

PLANNING SUPPORTING STATEMENT

**APPLICATION FOR APPROVAL OF RESERVED MATTERS
PURSUANT TO OUTLINE PLANNING PERMISSION REFERENCE
20/00376/OUT (OUTLINE PLANNING PERMISSION FOR 30,350SQ.M
OF EMPLOYMENT FLOOR SPACE (USE CLASS B1/B8)) FOR NEXT
PHASE OF DEVELOPMENT AT EARLSFIELD PARK**

**PLOTS 2-6 EARLSFIELD (LAND OFF KNOWSLEY LANE), HUYTON,
KNOWSLEY, L34 4AH**

JUNE 2023

1.0 Introduction

- 1.1 This Planning Supporting Statement is prepared in respect of an application for approval of reserved matters pursuant to outline planning permission reference 20/00376/OUT (Outline planning permission for 30,350sq.m of employment floor space (Use Class B1/B8)) [the 'Outline permission'] for next phase of development at Earlsfield Park. The site is located off Knowsley Lane, Huyton, Knowsley, L34 4AH.
- 1.2 This Supporting Statement accompanies an application for reserved matters [the 'Application'] which has been lodged with Knowsley Council who are the Local Planning Authority (LPA). The primary purpose of this Supporting Statement is to set out the details of appearance, landscaping, layout and scale as the principle of the development including access has already been established by the Outline permission subject to Planning Conditions, some of which also need to be considered at this stage.
- 1.3 In line with requirements of the Outline Permission and as agreed with Knowsley Council at the pre-application stage, this Supporting Statement is submitted alongside the following technical documents which comprise the Application:
- M3167-100 (Rev D) Proposed Site Layout Plan
 - M3167-104 (Rev A) (sht 1) – Site Sections (Sheet 1 of 6)
 - M3167-104 (Rev A) (sht 2) – Site Sections (Sheet 2 of 6)
 - M3167-104 (Rev A) (sht 3) – Site Sections (Sheet 3 of 6)
 - M3167-104 (Rev A) (sht 4) – Site Sections (Sheet 4 of 6)
 - M3167-104 (Rev A) (sht 5) – Site Sections (Sheet 5 of 6)
 - M3167-104 (Rev A) (sht 6) – Site Sections (Sheet 6 of 6)
 - M3167-105 (Rev A) – Proposed GRP Substations
 - M3167-106 (Rev A) – Fencing Drawing
 - M3167-107 – Internal cycle hoops
 - M3167-108 (Rev A) – Location Plan
 - M3167-(2)-100 – Unit 2 – Floor Layout Plan
 - M3167-(2)-101 – Unit 2 – Roof Plan
 - M3167-(2)-200 – Unit 2 – Elevations
 - M3167-(3)-100 (Rev A)– Unit 3 – Floor Layout Plan

- M3167-(3)-101 – Unit 3 – Roof Plan
- M3167-(3)-200 (Rev A) – Unit 3 – Floor Layout Plan
- M3167-(4)-100 – Unit 4 – Floor Layout Plan
- M3167-(4)-101 – Unit 4 – Roof Plan.
- M3167-(4)-200 – Unit 4 – Elevations
- M3167-(5)-100 (Rev B) – Unit 5 – Floor Layout Plan
- M3167-(5)-101 – Unit 5 – Roof Plan
- M3167-(5)-100 (Rev B) – Unit 5 – Floor Layout Plan
- M3167-(6)-100 – Unit 6 – Floor Layout Plan
- M3167-(6)-101 – Unit 6 – Roof Plan
- M3167-(6)-200 – Unit 6 Elevations
- SF – 3422 LL01(Rev A) – Landscaping proposals – Unit 2
- SF – 3422 LL01(Rev B) – Landscaping proposals – Unit 3
- SF – 3422 LL01(Rev A) – Landscaping proposals – Unit 4
- SF – 3422 LL01 (Rev A) – Landscaping proposals – Unit 5
- SF – 3422 LL01(Rev A) – Landscaping proposals – Unit 6
- SF3422 AIA01 –Arboricultural Impact Assessment
- SF3422 Arboricultural Survey BS5837
- SF3422 TS01 Rev A – Tree Survey Plan
- Noise Impact Assessment NIA-10849-23-11117
- Design and Access Statement

1.4 The remainder of this Supporting Statement is set out as follows:

- Section 2 provides a description of the site, its location and history
- Section 3 describes the development proposals
- Section 4 outlines the pre-application advice that was given prior to this Application being made
- Section 5 sets out the planning policy context for the proposals
- Section 6 considers the site specific issues and provides an assessment of these against relevant planning policies
- Section 7 presents the overall conclusions including a summary of the environmental, social and economic benefits of the proposals

2.0 Site Description and History

- 2.1 This section of the Supporting Statement describes the site's location, its surroundings and sets out the history for the site. A more detailed analysis of the site including its opportunities for redevelopment are set out in the accompanying Design and Access Statement.

Site Location and Description

- 2.2 The wider application site covered by the Outline Permission extends to 9.06 hectares. It is part of a larger site that is designated as a Sustainable Urban Extension (SUE) in the CSLP (policies SUE2 and SUE2a) for employment development, new homes, and public open space comprising outdoor sporting provision and associated amenity space in the western part of the site. The SUE extends to 35 hectares and is a greenfield site located to the north of Knowsley Lane and south of the M57.
- 2.3 In addition to being located within the designated SUE, it also now forms part of the Earlsfield Park Development, which gained planning consent in June 2018. The site which constitutes this application does not contain any built form at present except for the internal access roads and a substation. There is a motorway services and Starbucks drive thru already constructed on Plots 2a and 2b but these are outside of the Applicants control.
- 2.4 The area of the site covered by this Application for reserved matters measures 7.44 hectares (including the existing access roads up to the adopted highways) and is formed from the northern most plots fronting the M57, the northern woodland area and the internal access roads that are already constructed but which are to remain private. This is depicted on the Site Layout Plan M3167-100 (Rev D) submitted with this Application by the red line. The blue line indicates other land within the Applicants control which benefits from the Outline permission.

Site History

2.5 The site history is set out below:

18/00062/HYB: Detailed application for 4,180sq.m of employment floor space (Use Class B1), 3,275sq.m ancillary floor space (use classes a1/a4/c1/sui generis), 154 residential dwellings, improvements to lord derby playing fields/oak plantation and associated landscaping and infrastructure including a dedicated 500kva substation for the residential neighbourhood and a 1000kva substation for the eastern employment area and the demolition of Knowsley Lane Farm. Outline application for up to 26,350sq.m of employment floor space (Use Classes B1) and associated landscaping and infrastructure. Granted: 17/07/2018

20/00376/OUT: Outline planning permission for 30,530sq m of employment floor space (Use Class B1 / B8) - access to be considered at this stage (all other matters reserved) Granted: 03/02/2021

22/00157/REM: Application for approval of reserved matters pursuant to outline planning permission 20/00376/OUT (outline planning permission for 30,530 sq m of employment floorspace (Use Class B1/B8 – approval sought for layout of a site road (access approved at outline stage) Granted: 1 July 2022

3.0 The Proposed Development

- 3.1 The proposed development comprises five light industrial (Use Class B1 now E(g)(iii)) and storage and distribution (Use Class B8) units with ancillary offices, electricity substations, car parking, service yards and landscaping. The development will be accessed from the internal access roads constructed within the site which take access from Knowsley Lane.
- 3.2 A full schedule of the accommodation is enclosed at Appendix 1 which includes the floor areas and heights for each building.
- 3.3 Planning permission with unrestricted operating hours is sought for the units in order to provide flexibility for the future occupiers.
- 3.4 The Application also seeks consent for minimal regrading of the site to suit the proposed layout, two electricity GRP substations, parking and service yards associated with the units. Detailed landscape proposals are also included with the submission.
- 3.5 More information about the proposed development is contained within the accompanying Design and Access Statement.

4.0 Pre-Application Advice

- 4.1 This section sets out the pre-application engagement that the Applicant has had with Knowsley Council prior to the submission of the Application.

Pre-Application Submission

- 4.2 On 20 March 2023 the Applicant submitted a request for pre-application advice to Knowsley Council which was subsequently validated and given the reference 23/00008/PREAPP.

Meeting with Knowsley Council

- 4.3 A pre-application meeting was held between the Applicant and Knowsley Council on 9 May 2023 when initial feedback was provided by Knowsley Council Planning Officers relating to the scale, layout, landscaping and appearance of the proposed development.
- 4.4 Following the pre-application meeting the design of the proposals evolved and the external materials, layout and landscaping of the proposed development was amended.

Design evolution

- 4.5 Following the pre-application discussions the proposals were updated and an external materials sample board was also submitted for further consideration. The key points of design evolution of the Proposed Development are as follows:
- The layout of the proposed development was amended to increase the amount of landscaping between the plots and along the internal road frontage to be more in line with the Earlsfield Park SPD.
 - The external appearance of the units has evolved to better reflect the guidance set out in the Earlsfield Park SPD
 - Additional parking provision from that originally proposed has been shown for all of the units
- 4.6 Overall, the site layout and design of the units has evolved following feedback from key consultees and the outcomes of assessments which have been undertaken as part of the pre-application process. A copy of the pre-application advice letter

provided by Knowsley Council Officers is appended to this Supporting Statement at Appendix 2.

5.0 Planning Policy and Guidance

- 5.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 identifies that planning applications should be determined in accordance with the statutory Development Plan unless material planning considerations indicate otherwise. Material considerations can include any Supplementary Planning Documents and site related technical issues.
- 5.2 In this case, the adopted Development Plan is provided by Saved Policies in the Knowsley Unitary Development Plan (UDP) and policies in the Knowsley Local Plan Core Strategy and the Joint Merseyside and Halton Waste Local Plan. Material considerations relevant to the determination of the Application include the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and the Supplementary Planning Documents referred to at the end of this section of the Planning Statement.

Development Plan Policies

Knowsley UDP Saved Policies

- 5.3 The UDP was adopted in June 2006 and whilst many policies have been replaced by the Core Strategy some were Saved and the following policies were considered relevant to the determination of the application at the Outline Permission stage:
- T5 Location of Major Traffic Generating New Development.
 - T7 New Development and Walking & Cycling Routes
 - T8 Transport Assessments
 - T9 Travel Plans
 - EC3 Primarily Industrial Area
 - DQ2 Security in the Built Environment
 - DQ3 Gateway Sites and Corridors
 - DQ4 Trees and Development
 - ENV2 Noise and Vibration
 - ENV3 Light Pollution
 - ENV5 Contaminated Land

Knowsley Core Strategy

5.4 The Knowsley Core Strategy was adopted in 2016 and replaced many of the strategic policies set out in the UDP. The following policies were considered relevant to the determination of the application at the Outline Permission stage:

- SD1 Sustainable development
- CS1 Spatial Strategy for Knowsley
- CS2 Development Principles
- CS4 Economy and Employment
- CS7 Transport Networks
- CS8 Green Infrastructure
- SUE1 Sustainable Urban Extensions and Safeguarded Land
- SUE2 Sustainable Urban Extensions – Development Principles
- SUE 2a Sustainable Urban Extensions – Knowsley Lane
- CS11 Principal Regeneration Area – Knowsley Industrial and Business Parks
- CS19 Design Quality and Accessibility in New Development
- CS20 Managing the Borough's Historic Environment
- CS21 Greenspaces and Trees
- CS22 Sustainable and Low Carbon Development
- CS24 Managing Flood Risk.
- CS26 Waste management

The Joint Merseyside and Halton Waste Local Plan

5.5 The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and the following policies were considered relevant at the time of the Outline Permission stage:

- WM8 - Waste Prevention and Resource Management
- WM9 – Sustainable Waste Management Design and Layout of New Development

National Planning Policy Framework

5.6 The National Planning Policy Framework (NPPF), which was first published in March 2012 and last updated in July 2021 sets out national planning policy advice and in particular a presumption in favour of sustainable development.

Achieving Sustainable Development

5.7 Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth. It explains at Paragraph 8 that there are three dimensions to sustainable development. These are economic, social and environmental.

5.8 Paragraph 10 states that at the heart of Framework, there is a presumption in favour of sustainable development. Paragraph 11 sets out the application of the policy for decision making and states:

“Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area;

or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;

or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Building a Strong, Competitive Economy

5.9 The Framework confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Paragraph 81 states that “significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

5.10 In addition, Paragraph 85 states that the use of previously developed land “and sites that are physically well related to existing settlements, should be encouraged where suitable opportunities exist”.

Promoting Sustainable Transport

5.11 The Framework promotes sustainable transport choices and seeks to support sustainable patterns of development. Paragraph 111 confirms that development proposals should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network ‘would be severe’.

Achieving Well Designed Places

5.12 The NPPF identifies good design as a key aspect of sustainable development, which creates better places in which to live and work and helps make development acceptable to communities.

5.13 Paragraph 130 explains that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive,

sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and create places that are safe, inclusive and accessible and which promote health and well-being.

Proposed Changes to the National Planning Policy Framework

- 5.14 On 22 December 2022, the Government published its proposed changes to the National Planning Policy Framework (NPPF) for consultation. The consultation period ran until 2 March 2023.
- 5.15 The accompanying paper that explains the changes to the NPPF suggests that the intention is to adopt this new version of national policy sometime in Spring 2023.
- 5.16 Whilst the proposed changes predominantly relate to housing development there is also an increased emphasis on high quality design with the draft NPPF including numerous references to developments needing to be “beautiful”.

Supplementary Planning Documents (SPDs)

- 5.17 The following SPDs are considered to be relevant:
- Earlsfield Park SPD
 - Ensuring a Choice of Travel SPD
 - Design Quality in New Development SPD
 - Trees and Development SPD

6.0 Planning Considerations

- 6.1 Having reviewed the adopted planning policy framework there are a number of considerations that are material in determining whether the proposals are acceptable. This Section appraises the proposed development for which approval of reserved matters relating to scale, layout, landscaping and appearance are sought as the principle of the development has already been established by the Outline Permission.
- 6.2 In addition the assessment below references the information required by conditions at the reserved matters stage which are:

Condition 3

Application for the reserved matters shall be in accordance with the parameters as submitted with the application in relation to the following: Drawing No. RYD-00-ZZ-DRA 2001 Rev P4 'Knowsley Lane - 1-1000 Proposed Phase 2 Building Heights Parameter Plan'

Condition 5

Notwithstanding the information provided, any reserved matters application at each individual plot formed within the application boundary must include existing and proposed site levels and finished floor levels. The submitted details shall include a number of sections across the site, which shall indicate existing and proposed ground levels, together with the floor levels of any proposed buildings through which the sections run and shall extend beyond the site boundaries to include any surrounding adjacent properties. The development shall thereafter be implemented in accordance with the approved details.

Condition 8

Any reserved matters application for approval of details of siting shall show adequate land laid-out within the site reserved for cycle parking and for the parking, manoeuvring, loading and unloading of all vehicles expected to call at the building(s) hereby permitted at any one time. Such parking, manoeuvring, loading and unloading provision shall be laid out on site in accordance with the details as approved by the Local Planning Authority before the building(s) it relates to is/are occupied, and shall thereafter be made available for use for vehicle parking, manoeuvring, loading and unloading at all times when the premises are in use.

Condition 13

Any reserved matters application must be supported by a tree survey, impact assessment and method statement in accordance with BS5837:2012. Any recommendations and/or mitigation and/or tree protection measures must be implemented in full to the satisfaction of the Local Planning Authority.

Condition 17

Fixed plant and machinery associated with the development shall be designed to a level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period.

Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS 4142:2014+A1:2019. Methods for rating and assessing industrial and commercial sound.

Noise limits for fixed plant are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Condition 18

The level of noise emitted from activities associated with the site shall not exceed the existing LA90 background noise level as set out within the Noise Impact Assessment submitted with the application (AC103830-1R13) and as measured at the following times:

LAeq (1 hour) between 0700-2300

LAeq (15 mins) between 2300-0700

Noise limits are to apply at a position 1 metre from the closest affected window of the nearest noise sensitive property.

Condition 19

Reserved matters applications shall include a Framework Operational Management Plan and Noise Mitigation Plan for the plot(s) to which they relate which have been informed by an approved noise survey. For the avoidance of doubt, the operational management plan and noise mitigation plans shall seek to ensure that the noise levels within the living rooms, bedrooms and gardens of the adjacent new residential area and the directly facing properties on the southern side of Knowsley Lane do not exceed the relevant standards, including taking account of the impact of HGV's using the junction at the entrance to the site during the evening and night time periods. Plans may include the provision of physical measures such as acoustic barriers etc and/or

restrictions for certain types of operation such as HGV servicing or other outdoor activities that cannot be mitigated by physical measures.

Prior to the first occupation of each unit, a detailed operational management and noise mitigation plan based upon the framework operational management and noise mitigation plan shall be submitted to and agreed in writing with the local planning authority. The unit shall then be operated in accordance with the agreed detailed operational management and noise mitigation plan and any physical works required shall be implemented before the first use of the unit they relate to, shall be retained as such thereafter and maintained in accordance with the manufacturers specification.

Condition 22

The Reserved matters application for any plot hereby permitted shall include the recommendations made within paragraph 6.9 of the Ecological Appraisal including bat and bird nesting boxes and suitable landscaping, in line with policy KL11 of the Earlsfield Park Supplementary Planning Document. Any relevant ecological enhancements shall be implemented before that unit is first used.

Condition 23

Reserved Matters applications for any plot alongside the M57 shall include a plan showing the alignment and elevational treatment of a fence of not less than two metres in height to be erected along the Northern boundary of the plot that is the subject of the Reserved Matters application (or at least one metre from any part of the existing motorway fence where the boundary lies within one metre of this).

The development on any plot shall not be occupied until the approved fence has been erected in accordance with the agreed details. Thereafter, the fence shall remain in situ and only be repaired or replaced in accordance with the requirements of this condition.

Scale of the Development

- 6.3 At the Outline Permission stage a Parameters Plan establishing the maximum heights for the proposed development and the layout of the units including intervening landscaping was approved and made subject to a condition (Condition 3). This Parameters Plan was carefully thought out and takes into consideration the wider context including existing residential properties along Knowsley Lane, new and future residential properties to the west on part of Earlsfield Park and the M57 motorway to the north.

- 6.4 The maximum height permitted for the northern-most plots is 19 metres to the ridge. Appendix 1 sets out the heights for the units and confirms that the proposed development is below 19 metres. It is therefore considered that the scale of the development is acceptable having regard to the site context as taken into consideration at the Outline Permission stage.

Layout of the Development

- 6.5 Once again, at the Outline Permission stage the Parameters Plan was approved which guides the layout of the development and intervening landscaping.
- 6.6 The Parameters Plan shows the retention of a woodland area to the north which is shown to be retained and will be maintained in perpetuity via a Management Company that will be appointed by the Applicant. Whilst access is shown through a gate on the Site Layout Plan it is intended that this won't permit general public access to the users of the development. However, individual break out areas within the grounds of each unit have been shown with benches etc.
- 6.7 The Parameters Plan also showed landscaped buffer areas along the site frontage between the internal access road and the units and between the units which are replicated within the proposed Landscape Proposals which accompany this Application.
- 6.8 In terms of car parking, the proposals provide for a sufficient number of spaces in total to meet local standards which are a maximum of 1 space per 100 sq m for B8 use and 1 space per 45 sq m for B1 use.
- 6.9 The Applicant has calculated the parking provision based on a 2/3 and 1/3 split as in their experience a mix of B1 and B8 uses in the units is what is usually required by the market. This has been accepted at similar sized business sites across the north of England.
- 6.10 Examples of where this approach has been accepted includes a business park at Gain Lane, Bradford and a copy of the Highway Officer consultation response to one of several of the reserved matters applications related to this scheme has been attached at Appendix 3. The Officer states *"Parking has been proposed based upon these units*

being made up of 2/3rds B2 use and 1/3rd B8 which has been accepted for the other industrial units at this site.”

- 6.11 The Applicant is mindful that during pre-application discussions Highways Officers did express some concern that the number of parking spaces provided at the other units would not be sufficient in the event these were to be used for a more intense Class E use (given the changes to the Use Classes Order introduced in September 2021 would permit a change of use to offices). However, the Applicant does not intend to allow for flexibility in the reserved matters permission for full office use of the buildings plus the design of buildings would not lend themselves to entirely office use. The description of the development is clearly for Class B1 now E(g) (iii) and B8 with only ancillary office use and furthermore the Applicant has confirmed they would be happy to accept a restrictive condition preventing a permitted change of use to full Class E(g)(i) office use if Knowsley Council considers it necessary.
- 6.12 Therefore, it is considered that the level of parking proposed is appropriate given the future occupiers anticipated requirements, the nature and scale of the development, the character and setting of its location, the current levels of public transport accessibility and opportunities for walking and cycling in the area.
- 6.13 In accordance with Condition 8, the amount of cycle provision required has been achieved with the use of internal hoops provided in each unit, as was requested at the pre-application stage. Drawing M3167-107 provides details of the internal cycle hoops proposed. In addition, all service yards and accesses have been tracked on the Site Layout Plan.
- 6.14 In accordance with Condition 23, fencing details have been provided with this Application on M3167-106 (Rev A)– Fencing Drawing showing the proposed boundary treatment along the M57. This same plan also shows the fencing details around each unit.

Landscaping and Ecology related considerations

- 6.15 Fully detailed landscape plans accompany this Application which show how the landscape spaces between the units will be treated in order to enhance the business park environment in accordance with the Parameters Plan and the Earlsfield SPD.
- 6.16 In relation to the existing trees (Condition 13) the relevant reports are provided with this Application as follows:
- SF3422 AIA01 –Arboricultural Impact Assessment
 - SF3422 Arboricultural Survey BS5837
 - SF3422 TS01 Rev A – Tree Survey Plan
- 6.17 In relation to ecology, all the necessary ecological surveys and reports were provided at the Outline Permission stage although a further bat roost survey of the trees on site is being undertaken to inform the future development. In addition, the bat and bird boxes required by the Outline Permission (Condition 22) have been shown on the landscape plans.

Appearance of the Development

- 6.18 The appearance of the development in terms of the external appearance units, has, by necessity, been driven by function and operational requirements.
- 6.19 The proposed units will be steel portal frames with the external envelope consisting of Composite cladding to the office areas and generally to the corner of the units, with twin skin cladding to the main elevations. The choice of colour palette has been proposed to communicate with the historic agricultural use of the site, with the colour tones chosen similar to those of 'hay bales' stacked in an open sided agricultural barn. The Mushroom and cream coloured cladding also links through with the cladding used on the newly constructed Star Bucks adjacent.
- 6.20 The main entrance curtain walling with entrance canopies over, provide an easily recognisable entrance and focal point to each unit.
- 6.21 This palette of materials and colours provides a modern proposed development and in turn, maximising buildability and maintenance throughout the life cycle of the units. All the units are proposed in the same colours, to provide a strong identity for the business park and attract companies to the park.

Noise related considerations

- 6.22 A Noise Impact Assessment was produced at the Outline Permission stage which establishes the baseline ambient and background noise climate. Noise levels associated with the units was assessed using BS4142 and the World Health Organisation standards. In order to protect residential amenity noise conditions relating to external plant and activities resulting from the development were imposed on the Outline Permission (Conditions 17, 18 and 19).
- 6.23 As part of this Application a further Noise Impact Assessment has been submitted by the Applicant to address Conditions 17, 18 and 19. This report confirms that noise associated with internal and external activities at the site are readily compliant with the requirements of Condition 18 with no specific mitigation measures required.
- 6.24 The control of noise associated with any fixed external plant can be achieved with the judicious selection of refrigeration plant and/or standard noise mitigation techniques, to establish compliance with the requirements of Condition 17.
- 6.25 With regards to Condition 19, it is evident that individual noise management plans will be required for each unit once the final occupiers, and their operations and vehicle types, are known.

Waste

- 6.26 In accordance with the recommendations of the pre-application advice from Knowsley Council the Applicant has shown a recycling area on the Site Layout Plan, to each service yard for all units.

7.0 Summary and Conclusions

- 7.1 This Planning Supporting Statement has been prepared to support an application for approval of reserved matters pursuant to outline planning permission reference 20/00376/OUT (Outline planning permission for 30,350sq.m of employment floor space (Use Class B1/B8)) [the 'Outline permission'] for next phase of development at Earlsfield Park. The site is located off Knowsley Lane, Huyton, Knowsley, L34 4AH
- 7.2 The proposals are in full accordance with the Outline Permission, national and local planning policy and there are no technical reasons which would prevent the development from being delivered.
- 7.3 For the reasons set out in this Supporting Statement we respectfully request that this application is granted without delay.

APPENDIX 1 – SCHEDULE OF ACCOMODATION

Schedule of Areas & Building heights : Earlsfield Park, Knowsley.

Unit 2	
Area type	Value (m2)
GF Office area	126
FF Office area	382
Warehouse area	4663
GIA	5038
GEA	5121

Unit 2	
Height	Value (m)
Haunch	12
Eaves	13.75
Ridge	15.25
Eaves and ridge height subject to steel sizes	

Unit 3	
Area type	Value (m2)
GF Office area	110
FF Office area	195
Warehouse area	1867
GIA	2060
GEA	2114

Unit 3	
Height	Value (m)
Haunch	10
Eaves	11.70
Ridge	13.60
Eaves and ridge height subject to steel sizes	

Unit 4	
Area type	Value (m2)
GF Office area	425
FF Office area	429
Warehouse area	2337
GIA	2766
GEA	2825

Unit 4	
Height	Value (m)
Haunch	10
Eaves	11.75
Ridge	12.85
Eaves and ridge height subject to steel sizes	

Unit 5	
Area type	Value (m2)
GF Office area	282
FF Office area	285
Warehouse area	6526
GIA	6790
GEA	6890

Unit 5	
Height	Value (m)
Haunch	12
Eaves	13.60
Ridge	15.35
Eaves and ridge height subject to steel sizes	

Unit 6	
Area type	Value (m2)
GF Office area	53
FF Office area	145
Warehouse area	1868
GIA	2012
GEA	2065

Unit 6	
Height	Value (m)
Haunch	10
Eaves	11.80
Ridge	13.70
Eaves and ridge height subject to steel sizes	

APPENDIX 2 – PRE-APPLICATION ADVICE FROM KNOWSLEY COUNCIL

Planning reference number: 23/00008/PREAPP

Site:

Earlsfield (Land off Knowsley Lane), Huyton, Knowsley, L34 4AH

Proposal:

Application for approval of reserved matters pursuant to outline planning permission reference 20/00376/OUT (Outline planning permission for 30,350sq.m of employment floor space (Use Class B1/B8)) for next phase of development at Earlsfield Park

Local Plan Core Strategy Allocation:

Sustainable Urban Extension
Strategic Road Network

Site Constraints:

Coal Consultation Zone – High Risk Area

Site History

18/00062/HYB: Detailed application for 4,180sq.m of employment floor space (Use Class B1), 3,275sq.m ancillary floor space (use classes a1/a4/c1/sui generis), 154 residential dwellings, improvements to lord derby playing fields/oak plantation and associated landscaping and infrastructure including a dedicated 500kva substation for the residential neighbourhood and a 1000kva substation for the eastern employment area and the demolition of Knowsley Lane Farm. Outline application for up to 26,350sq.m of employment floor space (Use Classes B1) and associated landscaping and infrastructure.

Granted: 17/07/2018

20/00376/OUT: Outline planning permission for 30,530sq m of employment floor space (Use Class B1 / B8) - access to be considered at this stage (all other matters reserved)

Granted: 03/02/2021

Policy Context

**NATIONAL PLANNING POLICY FRAMEWORK 2021
PLANNING PRACTICE GUIDANCE DCLG
NATIONAL DESIGN GUIDE**

THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM8 - Waste Prevention and Resource Management

WM9 – Sustainable Waste Management Design and Layout of New Development

**SAVED POLICES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN
(ADOPTED JUNE 2006)**

T5 – Location of Major Traffic Generating New Development.

T7 – New Development and Walking & Cycling Routes

T8 – Transport Assessments

T9 – Travel Plans

EC3 – Primarily Industrial Area

DQ2 – Security in the Built Environment

DQ3 – Gateway Sites and Corridors

DQ4 – Trees and Development
ENV2 – Noise and Vibration
ENV3 - Light Pollution
ENV5 – Contaminated Land

KNOWSLEY LOCAL PLAN: CORE STRATEGY POLICIES (2016)

SD1- Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS4 – Economy and Employment
CS7 - Transport Networks
CS8 – Green Infrastructure
SUE1 – Sustainable Urban Extensions and Safeguarded Land
SUE2 – Sustainable Urban Extensions – Development Principles
SUE 2a – Sustainable Urban Extensions – Knowsley Lane
CS11 – Principal Regeneration Area – Knowsley Industrial and Business Parks
CS19 - Design Quality and Accessibility in New Development
CS20 – Managing the Borough’s Historic Environment
CS21 – Greenspaces and Trees
CS22 – Sustainable and Low Carbon Development
CS24 - Managing Flood Risk.
CS26 – Waste management

SUPPLEMENTARY PLANNING DOCUMENTS

Earlsfield Park SPD
Ensuring a Choice of Travel SPD
Design Quality in New Development SPD
Trees and Development SPD

MASTERPLAN

Earlsfield Masterplan

1. Site and proposal

1.1 This pre application relates to the Knowsley Lane Sustainable Urban Extension site located to the north of Knowsley Lane and to the south of the M57 motorway. Specifically, this pre application relates to the land to the north of the internal service road.

1.2 The site would be accessed directly from Knowsley Lane.

1.3 The pre application has been amended during the consideration of the application and now five buildings are proposed with the following floor spaces:

Unit 2: 5,016sq.m
Unit 3: 2,043sqm
Unit 4: 2,740sq.m
Unit 5: 3,781sq.m
Unit 6: 1,197sq.m

1.4 Each unit would have its own access from the internal spine road and each unit would therefore have its own designated service yard and parking area.

1.5 Area of landscaping are proposed around and between the proposed units.

1.6 There remains two large parcels of land fronting Knowsley Lane which do not form part of this pre application.

2. Principle of the development

2.1 In the adopted Knowsley Local Plan: Core Strategy (2016) the application site is allocated as a Sustainable Urban Extension which allowed for building in Use Class B1 'Business' or other appropriate employment uses within the Liverpool City Region key economic sectors.

2.2 The 2018 planning application granted full permission for 4,180sq.m of employment floor space (Use Class B1) and outline permission for up to 26,350sq.m of employment floor space (Use Classes B1). The 2020 planning application extended on the original 2018 application by granting outline planning permission for 30,350sq.m of employment floor space (Use Class B1 'Business' and Use Class B8 'Storage and Distribution').

2.3 This proposal seeks permission for Use Classes B1 and B8 which complies with the outline permission. As you are aware Use Class B1 no longer exists, therefore the future application must make reference to the replacement Use Class E (g) 'Commercial, Business and Service'.

3. Built form

3.1 Scale of the development:

A total of five units are proposed. The units range from 1,197sq.m – 5,016sq.m. The building heights range from 12.85m to 15.35m which accords with outline consent which restricted the heights of the units to the rear of the site to no higher than 19m.

3.2 Subject to adequate car parking provisions (see Section 4) and landscaping proposal (see Section 5) the scale of the development appears appropriate for the site.

3.3 In accordance with condition 5 on the outline consent, existing and proposed site levels must be submitted with the reserved matters application.

3.4 Design:

One of the Councils key ambitions is to deliver a high-quality employment location that will build on the success of Kings Business Park. The Masterplan states that the site requires a bespoke design approach to the buildings in the eastern employment zone.

3.5 Section 3.27 provides detail of how the form of the employment units can communicate the historic agricultural use of the site, whilst using a simple palette of materials and colours to provide a modern contrast of grey brick, composite vertical profiled aluminium wall cladding with accents of bronze look cladding.

3.6 Section 3.42 states that one of the key principles of the site is an applied hierarchy of individual employment units that optimises the developable area whilst remaining sympathetic to the immediate semi-rural context.

3.7 Section 3.43 provides 'Guiding principles' within the Masterplan:

There is a philosophy that the layout of the units within the eastern employment zone will typically comprise individual buildings that are set within separate landscaped plots that are integral to the Green Infrastructure Framework and Landscape Strategy.

3.8 The proposed units would indeed be set within separate landscaped plots and this is welcomed.

3.9 Elevations have been provided for units 3, 4 and 5. The elevations of the industrial units are fairly typical for a development of this type. The materials proposed will differ from those outlined within the Masterplan and this should be addressed in the accompanying Design and Access Statement. With that said, the choice of materials may be appropriate.

3.10 There does not appear to be any outdoor/breakout area for employees. This is something the Council are keen to see and it often brought to the fore with the submission of a Health Impact Assessment.

4. Highways

4.1 Documents reviewed: M3167-SK43 'Proposed Site Plan'

4.2 The proposed development comprises 5 plots for E(g)/B8 use. The principle of the development has been established and consented at the outline planning stage, including the proposed off site highway impacts. Given that the quantum of development is in line with the Outline consent, a supplementary Transport Assessment will not be required. A travel plan will be required, although this can be conditioned.

4.3 Highways understand that the uses sought are Class E(g) (ii), (iii) and B8 with ancillary office use and that the applicant has stated that they would be willing to accept a restrictive condition preventing a permitted change of use to full Class E(g)(i) office use.

4.4 The car parking provision is calculated at a rate of 1/3rd light industrial and 2/3rd warehousing split, and this is translated into a proposed provision of around 1:63m² in units 2, 5 and 6.

4.5 The applicant states that Units 3 and 4 have increased provision to meet client needs, and this level of parking is acceptable. It is clear from the required increases, that tenants for units such as these do need parking above the 1:63 rate and that the provision at units 2, 5 and 6 therefore remain insufficient to cater for the more intensive uses which would still be sought. If parking were to be oversubscribed, overspill onto the spine road would occur, unless (being unadopted) private enforcement were in place, in which case, parking would occur on the adopted highway (Knowsley Lane) which is within 150m of the nearest unit, so distance would not prove a deterrent.

4.6 Highways do consider lower levels of parking which reflect a typical mix found within multiuser industrial estates, but this requires shared parking provision between units, more typically found in smaller units, and not something which has been proposed here.

4.7 To afford highways support, provision of additional parking at units 2, 5 and 6 will be necessary. Highways would be willing to consider flexible parking provision whereby use of the site in use class E (g) use exclusively, triggers the requirement for additional parking to be provided, via condition. Increased parking can often be found in HGV parking or manoeuvring areas when they are less intensively required. The increased provision would have to be demonstrated on a plan, which could be referenced within a planning consent, in order to be able to secure through condition. It is recommended a Transport Statement be submitted with the application to support the level of parking proposed.

4.8 Cycle and motorcycle parking has been shown at a rate of 1 space per 300m² which is acceptable, however, cycle parking should be internal to the building to encourage active travel. Shower and changing facilities should also be provided within each unit.

4.9 Electric vehicle charge points are provided which is welcomed.

4.10 In accordance with condition 23 of the 2020 outline consent, details of the fence along the M57 must be submitted with the reserved matters application. It is advised that a boundary plan is submitted with the reserved matters application.

4.11 This pre-application highway advice does not indicate any formal support or decision by the Local Highway Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted and other available information sources. A formal highway decision on a proposal can only be given on the submission of a planning application after its full consideration in consultation with other interested parties as deemed appropriate by the Local Highway Authority. Please bear in mind that any subsequent changes to highway legislation, highway design guidance or highway policies may affect the advice given.

4.12 A Travel Plan will be required to be submitted with the Transport Statement.

5. Trees and Landscaping

5.1 As briefly discussed in our meeting on 9th May 2023, landscaping is an important element on this site. Masterplan Section 3.46 'Co-ordinated, connected and distinctive green infrastructure' states that the future design of the site will be establish multi functional green spaces based on the idea that each space can perform a range of compatible functions. The Masterplan contains a landscape strategy and a green infrastructure plan.

5.2 As previously advised, the LPA would be happy to comment on your proposal landscaping and planting plans, which must form part of the reserved matters application.

5.3 The woodland area to the north of the site does not appear to have access to it. How is this to be maintained? It would be beneficial if staff could access this outdoor space.

5.4 Earlsfield Park SPD (KL11 'Landscape and Ecology') states that landscape buffers, in particular formal tree planting, should be used where appropriate for screening or framing views, including in particular the use of native species where possible.

5.5 Landscaping plan, planting plans, Arboricultural Impact Assessment and Arboricultural Method Statement must be submitted as part of the reserved matters application.

6. Ecology and Sustainability

6.1 Ecology:

Due to the limited habitats within the site, an Ecological Appraisal will not be required to be submitted.

6.2 Bats:

The existing trees on site may provide potential roost features for bats. Bats are protected species and a material consideration. Local Plan policy CS8 applies. A preliminary roost assessment would be required prior to determination.

6.3 A preliminary roost assessment assesses the trees, buildings and structures on site for their suitability for roosting bats and the value of the habitats for foraging and commuting. The survey and report are essential to determine if the Local Planning Authority needs to assess the proposals against the three tests (Habitats Regulations) and whether an EPS licence is likely to be granted. Surveys must follow Standing Advice and best practice guidance (Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition, Bat

Conservation Trust ISBN-13: 978-1-872745-96-1). Any deviation from these guidelines must be fully justified.

6.4 In accordance with condition 22, the recommendations made within the Ecological Appraisal approved under the 2020 outline consent must be proposed as part of the reserved matters application.

6.5 Waste:

Attention is drawn to compliance with Policy WM9 'Sustainable Waste Management Design and Layout for New Development' of the Merseyside and Halton Joint Waste Local Plan and the National Planning Policy for Waste. Information relating to commercial waste storage and collection is required by Policy WM9 and should be included with any planning application.

6.6 Low Carbon and Renewable Energy:

Attention is drawn to compliance with Knowsley Local Plan Core Strategy Policy CS22 'Sustainable and Low Carbon Development and CS23 'Renewable and Low Carbon Infrastructure.'

6.7 As with Section 6.6, your application is already consented under the outline consent, however it is still advised that low carbon and renewable energy is considered and proposed as part of the reserved matters application.

7. Noise

7.1 In accordance with condition 19 of the consented outline application, a Framework Operational Management Plan and Noise Mitigation Plan which shall be informed by an approved noise survey must be submitted with the reserved matters application. Please refer to the condition for further information.

7.2 The noise assessment needs to include any fixed plant / ventilation units/fans serving the warehouses. We could look to use our standard fixed plant noise condition if this information is not available at this stage (requires the noise from the development to be 5dB below the background at the nearest sensitive receptor).

8. Validation checklist

8.1 Should it be your intention to submit a planning application, a validation checklist has been provided below.

8.2 Planning Law requires the submission of certain information with a planning application dependent upon its type, scale and location. More detail including the Council's validation checklist can be found [here](#). Additionally, in this case the following documents would be required for this application.

DOCUMENT	STATUS
Existing & Proposed Plans and Elevations Plans must be to an identified scale, contain a unique drawing title, have a linear scale bar, illustrate key dimensions and show the direction of north	Essential

Air Quality Assessment	Essential
Arboricultural Impact Assessment	Essential
Arboricultural Method Statement	Essential
Biodiversity Net Gain Assessment	Essential
Boundary Treatment Plan	Essential
Design & Access Statement	Essential
Framework Operational Management Plan and Noise Mitigation Plan	Essential
Landscaping scheme and planting plans	Essential
Levels survey (existing and proposed) and cross sections	Essential
Planning Statement including Statement of Community Involvement	Essential
Preliminary bat roost assessment	Essential
See section 3 of the validation checklist for recommended submissions to avoid planning conditions or delay for the development	Desirable to avoid pre commencement planning conditions.
Biodiversity Net Gain Assessment	Desirable
Construction Management Plan	Desirable
Health Impact Assessment	Desirable
Materials	Desirable
Travel Plan	Desirable

8.3 Note: The risks and uncertainty associated with an application's outcome can be reduced if information requirements are met, when an application is submitted. It can alleviate the need for planning conditions requiring the submission and further approval of additional details.

8.4 The advice given here does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted, site observations and other available information sources. A formal decision on a proposal can only be given on the submission of a planning application after its full consideration, which will involve consultation with local residents, statutory consultees and any other interested parties. You should also bear in mind that any subsequent changes to planning legislation or planning policies may affect the advice given. The pre-application process involves engagement by both the Local Planning Authority and potential applicants and, as such, we would welcome further discussions as you consider necessary although protracted discussions may incur additional fees to be advised in advance.

APPENDIX 3 – BRADFORD COUNCIL LOCAL HIGHWAYS AUTHORITY CONSULTATION RESPONSE

To:
Malcolm Joy
Development Management
Britannia House, Hall Ings
Bradford, BD1 1HX

From:
Highways Development Control
Britannia House, Hall Ings
Bradford, BD1 1HX

**Highways Consultation Response to Planning Application
21/03550/MAR**

Location:
Phase 3
Land At
Woodhall Road
Bradford
West Yorkshire

HDC Ref: 21/00527/SIG
Date In: 20 Jul 2021
First Response: 19 Aug 2021
Latest Response: 19 Aug 2021

Applicant Name: Mrs Miranda Bell

Highway Officer: Jennifer Caven
Telephone Number: 01274 437416
Email: jennifer.caven@bradford.gov.uk

Highways Advice

I refer to the above application and offer the following highway advice.

This is a reserved matters application requesting consideration of layout, scale, appearance and landscaping for the erection of three industrial and warehousing units with ancillary offices, two electricity substations, car parking, service yards and landscaping (pursuant to outline approval 17/02463/MAO).

The layout proposed would be acceptable.

A note on plan, stating 'Proposed extension of existing estate road - to be adopted' is a little unclear as the extents of this are not shown. It is worth noting that the Council would be unlikely to adopt the length of access which travels south to Units A,B and C (with the exception of a stub forming a turning head at Unit 7).

Parking has been proposed based upon these units being made up of 2/3rds B2 use and 1/3rd B8 which has been accepted for the other industrial units at this site.

I have no highway objection to raise about the proposed development.

Kind Regards

Jenny

