

**ECONOMIC STATEMENT**

**PLANNING APPLICATION FOR SITE 3, IMAGE BUSINESS PARK,  
KNOWSLEY**

**Prepared by Hale Architecture**

**On Behalf of**

**Seybourne Estates Ltd**

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## **1.0 DOCUMENT SUMMARY**

This Economic Statement has been prepared by Hale Architecture in accordance with National Planning Practice Guidance (NPPG) and Local Planning policy, to assess and address the economic benefits of the development proposals at Image Business Park, Knowsley.

The document will consider the regeneration & economic benefits of the development, whilst assessing the indirect implications for the wider community.

## 2.0 INTRODUCTION

This Economic Statement has been prepared by Hale Architecture in support of proposals for a detailed planning permission for the following industrial development:

The proposed development is for a detailed planning application for the erection of a single detached industrial unit with E(g)iii/B2/B8 use, together with car parking, service areas and landscaping at Image Business Park, Knowsley.

## 3.0 SITE AND SURROUNDING AREA

- 3.1. The planning application proposes an employment development creating 11,461m<sup>2</sup> (gross external) of floor space as a single detached speculative industrial unit.  
The proposed uses are E(g)iii, B2 & B8 which provide flexibility both initially and in the future for the significant investment this will bring into Knowsley.
- 3.2. Image Business Park consists of the old Kodak facility on Acornfield Road. The site was vacated and sold by Kodak in 2007, renamed Image Business Park then sold to Knowsley (Image Business Park) Ltd in 2018.  
This development forms the second application for the redevelopment on this old Kodak site, continuing a new era of redevelopment with new modern buildings and facilities to move the Park forward into a modern tenant-led industrial Park that reflects current occupier demands. The first phase of redevelopment saw a purpose-built warehouse for, Contenur, a well-known Spanish company which was completed in August 2021.
- 3.3. Knowsley Industrial Park accounts for around a quarter of total employment within the Borough, highlighting the importance of ensuring the Park retains and enhances its valuable employment role. This planning application aims to do just that by repurposing a brownfield site with existing infrastructure to create modern, high-quality units that are currently unavailable on the tenant market.

#### **4.0 ASSESSMENT OF REGENERATION & ECONOMIC BENEFITS**

- 4.1. This planning application marks the second wave in the ongoing redevelopment of the old Kodak facility in Knowsley. This regeneration is based around providing new modern buildings which meet and reflect the expectations and demands of dynamic occupiers and in some cases new industrial tenants, all providing an exciting opportunity for new jobs, new skills and stable and sustainable employment with all the benefits that brings to the immediate employees as well as the wider community.
- 4.2. This planning application has significant economic benefits. By providing a modern, up-to-date industrial unit that can facilitate the expansion of existing businesses in the area or provide opportunities for new ones to enter, and the potential new jobs that accompany it.

## 5.0 CONCLUSION

- 5.1. The new employment that will be derived from this development will have enormous economic benefits for Knowsley industrial Park generally and the local community in particular.  
It will bring demands for new jobs, new skills and new social integration through work into the community.
- 5.2. This development marks the second wave in the ongoing regeneration of the old Kodak facility in Knowsley, replacing redundant brownfield land and empty derelict buildings with up-to-the minute buildings and facilities which respond to the demands of modern and dynamic industrial operators.