

# Planning Policy Compliance Statement

For



Acornfield Road and Kirkby Bank Road,  
Knowsley, Merseyside. L33 7SY.

**Prepared by:**

Prime Property Consultancy Ltd  
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## **1.0 Instructions**

- 1.1 We have been instructed to prepare a full detailed planning application for the redevelopment of an existing brownfield site at the corner of Acornfield Road and Kirkby Bank Road, Knowsley Industrial Park, Merseyside, L33 7SY. The proposed development is submitted on behalf of the Directors of Acornfield Properties Limited, c/o Chichester House, 91 Moss Lane East, Manchester, M15 5GY. Our instructions are to prepare and submit a detailed planning application for the proposed construction of two detached industrial units with associated parking and loading areas.

Prime Property Consultancy Limited, commenced assessment of the speculative development opportunity in 2023. Discussions regarding the development have been held with, Lee Osborne, Senior Planning Officer, Knowsley Council, Yorkon Building, Archway Road, Huyton, L36 9FB.

- 1.2 The Planning Policy Compliance Statement is to provide justification for the proposed development.
- 1.3 We advise this report will be used as part of the full planning application submission by Acornfield Properties Limited for the proposed construction of two detached industrial units with associated parking / loading areas.

1.4 For further information of this statement contact:

**Mr Vinay Lad**

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1.5 This Planning Policy Compliance Statement shall be read in conjunction with the other planning application documents including:

- Planning Application Forms
- Certificates of Ownership
- Site Plan
- Proposed Plans, Elevations, Sections
- Planning Statement
- Design and Access statement.
- Transport Assessment
- Noise Assessment
- Drainage Strategy and Flood Risk Assessment Report
- Arboriculture Report
- Ecology Report
- Air Quality Assessment Report

## 2.0 Property Background and Description.



 Site Location

### 2.1 OS Grid Reference

Grid reference for the property: SJ 43604 98599

### 2.2 Conservation Status

The land is located within Knowsley, Merseyside; comprises of 0.60 hectares / 1.47 acres and the site and adjacent buildings are not located within a conservation area.

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### 2.3 Current Site Use

The southern site is currently a timber pallet yard and the northern site is a car park that is vacant.

### 2.4 Location Relative to Surroundings

The premises are located in an industrial area, surrounded by commercial, light and heavy industrial properties.

Within this industrial zone are located the following companies:

- Dams International
- Amazon
- Hermes Liverpool
- QVC
- Thomas Hardie Commercials
- Matalan Distribution
- Ocado Knowsley
- PDS International Logistics
- IBL Cold Stores
- C&C Diesels

The site is situated within a 5-minute drive of both the M57 and the A580 East Lancashire Road. A residential estate is located circa 1km to the west of the site and a retail development is circa 1.5 km to the west. The site is situated adjacent to a distribution yard. There are good access routes to the site from both Acornfield Road to the east and Kirby Bank Road to the south.

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### **3.0 Existing and Previous Use**

- 3.1 The southern brownfield site is currently occupied by a timber pallet company and the northern site is a vacant car park.
- 3.2 The southern site was originally a grassed area behind a concrete WWII bunker just north of the southern site. The northern site was originally a car parking area to the bunker site.
- 3.3 The site is currently partially remediated.
- 3.4 The land is bounded by an existing security fence to the north, east and west; with the south most boundary being accessible from the neighbouring land.
- 3.5 There have been no consultation or publicity with the existing neighbours that are on Acornfield Road and Kirkby Bank Road regarding this development.

### **4.0 Historic Environmental Issues**

- 4.1 Historically the site was used as undeveloped agricultural land until 1928, when a series of bunkers with related train lines were constructed on site.
- 4.2 A Phase II, Geo-Environmental report was completed by E3P in October 2019 for Prime Property Consultancy. The report identified a small area of contaminated land on the site which contained loose chrysotile fibres. Localised elevated PAH levels were also

identified. It has been advised that the made ground containing the contaminants is placed under the building slab or hardstanding areas to remove the pollutant linkage receptors on the site or disposed off site.

- 4.3 The Phase II report also confirmed that the majority of the site is Characteristic Situation 1, with elevated methane levels being identified as Characteristic Situation 2.

## **5.0 Heritage of the Site**

- 5.1 A Heritage Statement was prepared by SLR Consulting Ltd in January 2020 for Knowsley Council.
- 5.2 The site is within Knowsley Industrial Park, which is now one of the largest business parks in Europe.
- 5.3 The development of the site into industrial units will provide public benefits; offering short- and long-term employment within Knowsley.

## 6.0 The Proposed Development

6.1 The proposal is for two detached, B1/B2/B8 (storage or distribution) warehouse buildings with offices, reception and toilet facilities.

The floor area is proposed as follows:

**Total Site Area: 0.60 hectares / 1.47 acres**

### **Warehouse D**

**Internal Warehouse Area D1 434.0m<sup>2</sup> / 4644.0sq ft**  
**First Floor Mezzanine D1 110.0m<sup>2</sup> / 1177.0sq ft**

**Internal Warehouse Area D2 562.0m<sup>2</sup> / 6013.5sq ft**  
**First Floor Mezzanine D2 114.0m<sup>2</sup> / 1220.0sq ft**

**Internal Warehouse Area D3 565.0m<sup>2</sup> / 6045.5sq ft**  
**First Floor Mezzanine D3 114.0m<sup>2</sup> / 1225.0sq ft**

### **Warehouse E**

**Internal Warehouse Area E 724.0m<sup>2</sup> / 7747.0sq ft**  
**First Floor Mezzanine E 48.0m<sup>2</sup> / 514.0sq ft**

6.2 Warehouse D: There is proposed parking for 15 cars including 8 disabled spaces, 20 bicycle spaces. There is a hardstanding for HGV loading and unloading including for 3No. level access doors in total. (1No. per unit).

Warehouse E: There is proposed parking for 6 cars including 1 disabled spaces, 10 bicycle spaces. There is a hardstanding for HGV loading and unloading including for 1No. level access doors in total.

6.3 The proposed eaves height is 8.0 metres to the buildings.

## 7.0 Policy Statement

- 7.1 Knowsley Replacement Unitary Development Plan, Adopted June 2006, Objective 3, States;

*“To provide a comprehensive range of employment sites and premises of different sizes, types and locations, and to safeguard existing employment land and buildings that are needed.”*

- 7.2 Knowsley Replacement Unitary Development Plan, Adopted June 2006, Objective 4 States;

*“To facilitate development that safeguards or creates employment, particularly in the North West Development Agency’s target growth sectors.”*

It goes on to state that, *“Target economic growth sectors have been identified by the North West Development Agency, and are described in chapter 6 “Economic Development”. There is an under-representation of these sectors in Knowsley - the range of sites identified in the UDP for economic development will therefore aim to meet the needs of these target growth sectors, as well as other more established sectors.”*

- 7.3 National Planning Policy Framework (NPPF) July 2021,  
Paragraph 81 of the NPPF states that Planning policies should:

*a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.*

7.4 Policies of relevance to the proposal are:

- Policy CP1 Regeneration and Development Priority Areas.
- Policy CP3 Development Quality.
- Policy EC1 Strategy for Provision of Employment Land.
- Policy EC2 Site Allocated for Employment Development.

7.5 UDP Policy CP1 – Regeneration and Development Priority Areas. - The main priority will be the provision of new industrial or business uses which will safeguard or provide jobs (including but not solely limited to those within target economic sectors), or which will make these areas more attractive to potential new development for these purposes. The proposed development at the corner of Acornfield Road and Kirkby Bank Road, supports this UDP policy.

7.6 UDP Policy CP3 - Development Quality – Provide an efficient use of land and buildings, which will minimise the need to build on undeveloped greenfield sites to meet overall development needs. The proposed development at the corner of Acornfield Road and Kirkby Bank Road was previously an industrial site and this policy is therefore supported.

7.7 UDP Policy EC1 - Strategy for Provision of Employment Land. - The redevelopment or change of use of existing employment land or premises to other employment uses will in most cases be permitted as will applications for the renewal of existing planning permissions for employment development.

7.8 Policy EC2 - Site Allocated for Employment Development. – *The following sites are allocated on the Proposals Map for development for (Class B1) Business and Offices (Class B2 and B8), or storage and distribution (Class B8) uses unless otherwise stated below:*

*Sites in Knowsley Industrial Park*

*E6 Perimeter Road / Acornfield Road.*

7.9 The site has a frontage onto main roads (Acornfield Road and Kirkby Bank Road) with a poor vista overlooking the existing industrial buildings. There are no important trees and landscapes features on the site except a group of trees outlined in the Arboricultural Survey as G2 (Arboricultural Impact Assessment and Method Statement: Ref: 81-377-R1-2). These trees are Layland Cypress (*Cupressus x leylandii*) x 12.

## **8.0 Appraisal of Planning Policy**

8.1 The proposed development meets all the criteria for an employment development within the Knowsley Replacement Unitary Development Plan. The proposed development will provide significant employment potential to the area and will significantly improve the vista to the front of the site, off Acornfield Road and Kirkby Bank Road.

8.2 The NPPF outlines good design for proposed developments, consideration has been given to the following:

- The development has been designed in context of its surroundings and the existing street scene of adjacent buildings.

- Careful consideration has been given to the vehicular and pedestrian access from Acornfield Road and Kirkby Bank Road and also around the proposed building within the site.
- Vehicular/ Motorcycle and Bicycle Parking are located together with good pedestrian routes to the development, 21No. cars including 4No. disabled spaces, 8No. Motorcycle spaces are provided, 2No. per building, 30No. bicycle spaces are to be provided.
- The site is located within walking distance of public transport routes.

8.3 A Transport Assessment report has been produced by SK Transport reference 231005/SK22349/TS01(-01) which concludes that the proposal meets the requirements of local and national policy and the residual traffic, road safety and parking impact of the proposal will not be significant when tested against NPPF.

8.4 The Flood Risk Assessment produced by C J Emm Limited confirms the site is at low risk of flooding. Flood Zone 1.

8.5 Phase 1 and Phase II Geo-Environmental site assessment report has been completed by E3P (Report ref: 12-969-r1-1 issued October 2019), which has identified the following concerns:

E3P have produced the remediation strategy and are monitoring the remediation works and will provide a validation report on completion.

Localised impacted soils will be placed at depth during a carefully managed and regulatory authority-approved phase of enabling works, under strict construction-phase health and safety controls. Upon placement of asbestos impacted soils at depth beneath hardstanding or plots, they will present no unacceptable risk to the future site users.

- 8.6 A detailed environmental sound survey has been undertaken by E3P in October 2023 (Report ref: 50-910-R1-2). The assessment has determined that the predicted rating levels for the development would fall well below the lowest measured background sound levels with no adverse impact predicted.
- 8.7 An ecology survey and appraisal was undertaken by e3p, completed in August 2023 (Report Ref: 81-377-R2-1). The ecological appraisal has demonstrated that the proposed development is feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework.
- 8.8 Redmore Environmental have produced an Air Quality Assessment report in June 2023 (Ref: 6971p1).

The report identifies that during the construction phase, assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by demolition, earthworks, construction and trackout activities was predicted to be not significant.

Potential impacts during the operational phase of the proposed development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. These were assessed against the screening criteria provided within the IAQM guidance. Due to the relatively low number of trips anticipated to be produced by the proposals on any individual road link, negligible impacts were predicted.

Based on the assessment results, air quality issues are not considered a constraint to planning consent for the development.

## **9.0 Conclusion**

9.1 The proposed development is for two detached warehouse facilities with parking and hardstanding with good access from Acornfield Road and Kirkby Bank Road, Knowsley. L33 7SY. The site is not allocated as Green Space and is located within a primary industrial zone.

9.2 The southern site was originally a grassed area behind a concrete WWII bunker just north of the southern site. The northern site was originally a car parking area to the bunker site.

The southern brownfield site is currently occupied by a timber pallet company and the northern site is a vacant car park.

9.3 The development clearly meets The National Planning Policy Framework (NPPF) February 2019 guidelines, as well as those set out in Knowsley Replacement Unitary Development Plan, Adopted June 2006. The development will regenerate an area of land, providing modern facilities, which would attract new business and subsequently employment to the area and therefore we would request that consent is granted.

## Appendix Photographs



Site Location

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View of Acornfield Road. (Direction North).



View of Acornfield Road. (Direction South).



View of Acornfield Road. ((Site Entrance / Exit To Site E).



View of Acornfield Road / Kirkby Bank Road Junction.



View of Kirkby Bank Road (Site Entrance / Exit To Site D).