



Statement of Community Involvement

On behalf of:

Derwent Development Management Ltd

In respect of:

Huyton Trade Park,

Wilson Road

Huyton

L36 6JG



Date:

October 2022

Reference:

MA/DDML/008-06/R003

1.0 Executive Summary

- 1.1 This Statement of Community Involvement has been prepared by Aylward Town Planning Ltd (ATP) to consider opportunities to maximise awareness and engagement in terms of an emerging commercial development in Huyton and seeks to highlight how this exercise has influenced the scheme proposals.
- 1.2 This Statement of Community Involvement (SCI) is submitted on behalf of our client; Derwent Development Management Ltd (DDML) in support of a planning application submitted by them as landowner to meet the requirements of future opportunities to deliver modern multi-let industrial units to meet the needs of ingoing tenants for employment use.
- 1.3 Prior to submission, the applicant has entered into:
- Informal dialogue with planning and highways officers;
 - Engagement with affected tenants;
 - Engagement with other tenants at Huyton Trade Park; and
 - Correspondence with local councillors.
- 1.4 The application site is located south of Wilson Road and comprises an area of tired employment buildings and underused land. In addition to the dilapidated buildings, there are considerable areas of hard standing and a grassed area close to the entrance.
- 1.5 The residual areas to the west and east provide multi-let employment accommodation owned by DDML which is well let with frequent enquiries for modern specification units. Land to the other side of Wilson Road is also in established employment use. To the rear of the development plot (south) is an area in residential use.
- 1.6 Through this application, it is intended that the proposed development will deliver new employment opportunities on this long-established site whilst helping to attract further investment into the Huyton area.

2.0 Relevant Policy

- 2.1 The applicant will comply with the relevant statutory requirements and the relevant national, regional and local policies.
- 2.2 The site falls within an area identified as an existing “Primarily Industrial Area” though the Development Plan. The key saved policy from Knowsley’s UDP (Policy EC3) states that primary industrial areas that are located on the Proposals Map are appropriate locations for Business (Class B1), General Industry (Class B2), and Storage Distribution (Class B8) uses.
- 2.3 The proposal for flexible employment uses (light industry, B2 and B8) is therefore wholly in accordance with the Development Plan and is wholly compatible with the surrounding use.

National Policy Framework

- 2.4 The ambition to deliver social value is virtually synonymous with the three objectives (economic, social and environmental) that are laid out in the revised NPPF at paragraph 8.
- 2.5 The NPPF is supplemented by the Planning Practice Guidance (PPG), which is regularly updated, and the presumption in favour of sustainable development carried within national policy is of particular importance in the context of taking decisions. Development that accords with the statutory development plan, which for Knowsley is the constituent documents of the Knowsley Local Plan, should be approved without undue delay.
- 2.6 The Localism Act and the NPPF set out advice from Central Government on, amongst other things consultation requirements in associated with major development. The NPPF states that more effective community involvement is a key element of the Government's planning reforms and this is best achieved when stakeholders are engaged in the development process from an early stage. This will enable concerns to be assessed at an early stage.
- 2.7 The National Planning Policy Framework places importance on community engagement in the development of Local Plans:
‘Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.’

Statement of Community Involvement

- 2.8 Knowsley’s Statement of Community Involvement (SCI) was adopted in March 2017. The SCI therefore pre-dates the latest iteration of the NPPF but is published consequent to the

enaction of the Localism Act (adopted April 2014). Nevertheless it is concluded to be consistent with the approach promoted through national guidance. It includes a section relating to pre-application consultation on major planning applications.

- 2.9 The SCI includes advice within Section 5 that pertains to the consultation (both that which is necessary and that which is encouraged) relating to planning applications. The form of consultation suggested is tailored to the type and magnitude of proposal, which includes reference to formal pre-application engagement for larger schemes.
- 2.10 The SCI confirms that the Council welcomes and encourages pre-application discussions between applicants and other stakeholders and refers to a formal pre-application process which can positively shape a subsequent determination process for planning applications. However, the SCI also confirms that there is no statutory requirement for applicants to undertake their own consultation.
- 2.11 The SCI makes no specific suggestions as to the format by which this consultation should be undertaken but does clearly encourage a collaborative approach. We refer here to these general comments which are set out at paragraph 5.8:

"For proposals that are small-scale (e.g. household extensions/alterations, erection of fencing etc), there is usually no need for an applicant to undertake pre-application public consultation; but speaking to neighbours about plans and proposals can take place at an applicant's own discretion. For larger schemes it is critical that they should include comprehensive pre-application engagement with those likely to be affected. Engagement, with Ward Members, Town and Parish Councils (where they exist) and residents should be undertaken, and is strongly encouraged by the Council, so that a subsequent formal planning application can fully acknowledge and respond to the views and opinions of local people and consultees. The Council can provide further advice on relevant community groups and fora. Community consultation is a statutory requirement for very large schemes covered by the Planning Act 2008 (as amended)."

3.0 Consultation Approach

3.1 The applicant is committed to an iterative design approach and has sought to engage with stakeholders to help shape these proposals up to planning submission stage and would envisage that this process can continue through to determination and then through into construction where the significant regenerative benefits can be realised.

3.2 In terms of key components of this engagement strategy this has included:

- Pre-app dialogue with planning and highways officers;
- Engagement with Fusion 21 (to take forward Social Value ambitions);
- Engagement with affected existing tenants;
- Updates to other tenants at Huyton Trade Park;
- Engagement with neighbouring residential properties; and
- Engagement with ward councillors.

Pre-app dialogue with planning and highways officers

3.3 As set out in Section 1, the applicant has had constructive informal pre-application dialogue with Council officers (highways, environmental health and planning) in regard to the principle of development and the scope of documentation required.

3.4 This was instigated through an initial request for engagement during April 2021 that then resulted in an MS Teams call on 13/05/2021 which was attended by:

- | | | | |
|---|--------------|---|------------------------------------|
| • | Alan Kilroe | - | Knowsley MBC Planning |
| • | Mark Quinn | - | Knowsley MBC Planning |
| • | Maria Barry | - | Knowsley MBC Highways |
| • | Ian Gaskell | - | Knowsley MBC Environmental Health |
| • | Mark Aylward | - | ATP (planning consultant for DDML) |
| • | Leanne Elkin | - | DDML (client) |
| • | Andrew Day | - | DDML (client) |

3.5 This was a cordial discussion through which it was agreed that the principle of employment development on a site with long-established employment use and positive allocation would be entirely acceptable.

3.6 Brief discussion was had in terms of scope of documentation for the application (based upon initial list by the applicant) which was agreed to be appropriate subject to the addition of a Social Value Statement aligned to the SPD and provision of a s106 Heads of Terms document.

- 3.7 It was encouraged by officers that the applicant should ensure that the submission provided demonstration that:
- a) The noise climate for adjoining residential properties had been robustly assessed;
 - b) The scheme had been designed to ensure that service vehicles could enter and leave in forward gear, and that the operation of adjoining units can be maintained;
 - c) There is commitment to Social Value (contact details for Fusion 21 provided); and
 - d) The landscape scheme would ensure an attractive frontage to Wilson Road.

- 3.8 Rather than to proceed to submission without any engagement, the applicant team is grateful to officers for their time and engagement prior to submission through which we have discussed the proposed development, the form of application and received advice in terms of points which would require more detailed justification to assist the determination process.

Engagement with Fusion 21 (to take forward Social Value ambitions)

- 3.9 Following pre-app dialogue with planning officers, it was advised that there would be a need to provide a Social Value Statement with the application. It was also advised that the Council's delivery partner in this respect is Fusion 21 and contact details were supplied.
- 3.10 DDML's professional team have engaged with Fusion 21 and a strategy has been developed to ensure that (upon approval and then implementation of the scheme hereby proposed) the scheme will proceed to maximise local benefit from this investment and that s106 contributions will be made to cover the costs of Fusion 21 to manage these workflows.
- 3.11 This is set out within a submitted Social Value Strategy that includes input from Fusion 21, and the applicant wishes to acknowledge their contribution and recommendations.
- 3.12 This approach ensures that a locally based specialist organisation can deliver these objectives on behalf of the developer and the Council, with the advantage of economies of scale.

Engagement with existing tenants

- 3.13 DDML has been in ongoing dialogue with affected tenants for an extended period of time to ensure awareness of the proposals and to relay information and agree a way forward.
- 3.14 The remaining tenants of Huyton Trade Park are also aware of the proposals. The DDML team is agreeable to provide an opportunity for them to respond with any questions or queries.

Engagement with local councillors

- 3.15 ATP contacted the three ward councillors (St Gabriel's ward) and also the Leader and

Portfolio Holder, in order to give them prior notification and the opportunity to engage as they felt appropriate.

- 3.16 The following councillors represent the ward of St. Gabriel's:
- Cllr Crispin Evans;
 - Cllr Cath Golding;
 - Cllr Frank Walsh.
- 3.17 ATP contacted these councillors separately by email with bespoke letters and the proposed layout for the development (example included at Appendix A). The councillors were contacted on 28th September 2022 and were asked to respond with any questions or queries by 12th October 2022, either by email or Teams call.
- 3.18 ATP received responses from all three ward councillors and this was followed up through phone conversations and the potential for future dialogue through Teams meeting.
- 3.19 No further response was received from the Leader or Portfolio Holder by the deadline date of 12th October 2022, or indeed to the point of planning submission.

Engagement Summary

- 3.20 The applicant (DDML) and their advisers have consulted with the neighbouring businesses and key councillors (ward members and lead members) in regard to the proposed employment development.
- 3.21 Within the two week period, responses were secured from all three Ward Councillors which was then followed up. It has been agreed that engagement will continue and that the applicant team will keep them updated and provide further information as appropriate.
- 3.22 No response has been received to date by any of the neighbouring businesses.

Design Response to Consultation

- 3.23 The following section identifies how stakeholder engagement has influenced the scheme that has been developed and is now submitted for planning permission.
- 3.24 The design evolution includes:
- Instruction of advice from Fusion 21 to ensure that local regenerative benefits are embedded into the scheme;
 - Instruction of advice to assess acoustic impacts and the inclusion of acoustic barriers

to mitigate any harm to nearby residents;

- Preparation of robust planting scheme to ensure quality frontage to Wilson Rd, and “2 for 1” replacement of trees; and
- Inclusion of range of measures to optimise environmental performance.

Post-submission design responses

- 3.25 The applicant is content that the scheme submitted for planning is an appropriate design response to business requirements and local conditions. In regard to the latter, the previous section identifies how the design has evolved to date to respond to engagement.
- 3.26 Notwithstanding the above, the applicant is aware that there will be further engagement from statutory consultees and other stakeholders post-submission. We of course anticipate that the Council may decide to notify neighbours of the planning application in accord with their standing protocols.
- 3.27 The applicant is receptive to these comments and will look to incorporate those through further design response as far as may be practicable.

4.0 Conclusions

- 4.1 The development proposal seeks full planning permission for the erection of blocks of flexible employment units, along with associated external storage, landscaping, boundary treatments and car parking.
- 4.2 This SCI is submitted as a validation requirement and also as a tool to guide development to ensure that awareness of this regenerative development is optimised and opportunities for engagement are secured.
- 4.3 This SCI has sought to demonstrate and highlight:
- *The techniques employed to gain stakeholder comments;*
 - *A summary of the responses received;*
 - *A list of the main objections that have been raised;*
 - *Any other matters raised;*
 - *The developer's comments on the responses; and*
 - *The amendments made to the proposals as a result of the comments.*
- 4.4 The consultation which has occurred to date has been multi-faceted and valuable. It has allowed the scheme to be refined from point of the initial feasibility exercise and to take the opportunity to deliver a scheme which better reflects local ambitions and to maximise the regenerative benefits that can be secured by local stakeholders and businesses.
- 4.5 By carrying out a consultation with the neighbouring businesses and Local Ward Councillors, the applicant has exceeded what is required and has also provided positive contribution to the aims of the Localism Act by actively engaging with local stakeholders.

Our ref: MA/DDML/008-6/L001-1

Your ref: HUYTON TRADE PARK ENGAGEMENT



Date: 28 September 2022

Cllr Crispin Evans
43 St John's Road
Huyton
L36 0UR

Sent by email only

Dear Cllr. Evans,

Proposed Demolition of Existing Buildings and Erection of Buildings for Flexible Employment Use with associated works (including servicing, parking and landscaping), Land at Wilson Road, Huyton.

Derwent Development Management Ltd has owned the site previously known as Interchange Motorway Trading Estate for more than 20 years and this has recently been rebranded as Huyton Trade Park. Key to this is the ambition to complete significant investment to replace tired buildings and provide flexible modern employment space for Knowsley businesses to grow and attract new investment.

Derwent is looking to redevelop older and obsolete parts of the Huyton Trade Park site and retain better buildings which are well-let. This additional floorspace could provide up to 150 net additional jobs. This brownfield site in an established employment corridor will deliver stronger environmental performance and better quality space.

Proposal

The proposal will seek to deliver 2 blocks of employment units providing circa 7,742sqm of flexible employment space plus associated works. It will replace existing obsolete buildings of circa 5,317 sq m.



Consultation

We have already had positive dialogue with planning officers at Knowsley Council which has allowed us to take on board their initial advice and suggestions. The principle of the proposed employment use on a site which is long-established and allocated for that purpose is acceptable in principle, and the potential for additional job creation will be given positive weight. We have also had initial dialogue with the tenants that remain in the units that will be redeveloped and that liaison is ongoing.

We are currently carrying out a public consultation for the proposed development and as a ward councillor to the local area, we wanted to inform you of Derwent's proposals that are set out in the draft plan enclosed and invite you to discuss the proposals with us. For completeness, we confirm that we will also be copying this to the relevant Cabinet Member and the Leader.

If you have any questions or comments and would like to discuss the proposal further, please do not hesitate to contact me on the below email for a Teams call or via the phone number provided. We are looking to submit the application relatively soon (to allow the application process to complete and therefore expedite the investment and opportunity for new employment) so we therefore would invite you to provide any comments or queries by 12th October 2022. We look forward to hearing from you.

Yours sincerely,



Mark Aylward

ATP

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Cc Cllr Crispin Evans
Cllr Cath Golding
Cllr Tony Brennan
Cllr Graham Morgan