

Deacon Business Park Plans SCI

February 2022



IEQT | EXETER

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Introduction

This Statement of Community Involvement (SCI) has been prepared by UK NETWORKS on behalf of the Applicant EQT Exeter in support of the submission of a full planning application for the demolition of the existing building and erection of a logistics unit of approximately 38,812 sq m (GIA) with a height of 18m to underside of haunch and ridge height of approximately 21m. The total floor area is 42,850 sqm (GEA) and includes 2,275 sq m (GIA) of Offices and 28 sq m (GIA) Gatehouse.

The National Planning Policy Framework (NPPF) 2021 recognises that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for everyone. In preparing the consultation strategy, the relevant provisions of the Localism Act 2011 and Knowsley Council's Statement of Community Involvement (SCI) 2017 have been considered.

The consultation strategy has sought to ensure that relevant stakeholders and members of the public are given every opportunity to review the plans and provide their feedback. The strategy has included a combination of traditional and modern means of consultation and engagement including resident notices, online briefings, a project website and online feedback form and the availability of a project telephone line and Freepost address so those without access to a PC can engage with the project team and the plans.

This report sets out a summary of the pre-application consultation that has taken place so far and with whom. The report identifies key themes and issues raised and sets out the Applicant's response to these, including changes to the design which have resulted as a direct response to consultation with stakeholders and the local community, where appropriate.

The project team is committed to ongoing engagement and will continue to maintain dialogue with relevant stakeholders and members of the local community as appropriate.

Consultation Overview

The consultation ran between November 26th 2022 to December 10th 2022.

- This report sets out details of the consultation;
- how the consultation was publicised
- key consultation activities
- the feedback received
- emerging themes for the design team to consider, and EQT Exeter's initial response to that feedback
- This report has been shared with EQT Exeter and the design team to ensure that all relevant feedback helps shape the final proposals for the redevelopment of Deacon Business Park in Kirkby prior to the submission of a planning application.

Consultation Summary

The consultation included a dedicated consultation website (www.deaconbusinessparkplans.co.uk) with an online feedback form.

- Approximately **5** individual feedback comments received across all channels/platforms of communication.
- **209** Total visits to the consultation website.
- Residents Notice that was distributed to **284** resident and commercial addresses by Royal Mail.
- **2** Completed Online Surveys.

Consultation and Engagement Materials

(Resident Notice)

DEACON BUSINESS PARK CONSULTATION



Have your say on EQT Exeter's investment plans for Deacon Business Park, Moorgate Road North, Kirkby

EQT Exeter is preparing a planning application for a modern logistics and employment scheme that meets the modern requirements of occupiers, is environmentally sustainable and economically and socially beneficial and is seeking feedback from the local community as part of its pre-application consultation.

The existing employment site is only partly occupied and currently has very limited social or economic benefit to Kirkby and the wider area and requires significant investment to bring it up to modern standards.

The investment plans will help attract new employers to Kirkby and the wider area, create hundreds of new jobs, both in development and when operational, replace an old and no longer fit-for-purpose employment space with one that is well designed, environmentally friendly, and makes a positive contribution to Kirkby and the surrounding area.

Members of the public can view the plans and provide feedback via the project website www.deaconbusinessparkplans.co.uk or contact the project team using the details below for more information.

The pre-application consultation will end on Saturday 10th December (12 noon).

All feedback will be considered by the project team, prior to the submission of the final planning application to Knowsley Council.

To find out more about the plans and provide your feedback:



Visit the project website
www.deaconbusinessparkplans.co.uk

Or:

E-mail: contact@deaconbusinessparkplans.co.uk

Telephone: 0151 640 0362

Please provide comments by Saturday 10th December (12 noon)



Consultation and Engagement Materials

(Distribution Area)



284 addresses (residential & commercial) received the resident notice via Royal Mail to the distribution area highlighted here.

Consultation and Engagement Materials

(Website)

The consultation website (www.deaconbusinessparkplans.co.uk) was launched on 26th November 2022 to provide member of the public and any other interested parties the opportunity to view the proposals and provide comments via the online survey. Deadline to submit comments via the survey was 10th December 2022.

There were 209 unique users that visited the site over the consultation period, with 2 online surveys completed.

DEACON BUSINESS PARK PLANS

Moorgate Road North, Knowsley, L33 7RX



[HOME](#) [BACKGROUND](#) [PROPOSALS](#) [TECHNICAL CONSIDERATIONS](#) [YOUR FEEDBACK](#)

Welcome to EQT Exeter's consultation website for the redevelopment of Deacon Business Park in Kirkby. Please review the information on the website and provide your feedback via the online feedback form.

This is the pre-application consultation stage and an opportunity for you to review the redevelopment proposals and provide your feedback to the project team to consider prior to the submission of a planning application to Knowsley Council.

Once a planning application is submitted, there will also be a further opportunity to view the proposals and provide feedback via the council's planning portal as part of the formal consultation undertaken by the council.



Background

[Find out more](#)



Proposals

[Find out more](#)



Technical Considerations

[Find out more](#)



Your Feedback

[Find out more](#)



contact@deaconbusinessparkplans.co.uk @

0151 640 0362 📞



[Privacy Policy](#)

Consultation and Engagement Materials

(Social Media)

Two 'paid for' social media adverts were published during the consultation period to try to raise awareness and boost engagement as there was limited visits to the website following the resident notices being issued. These paid for adverts did result in increased traffic to the website but not completed online surveys.

- 2 paid for social media adverts
- 2 Comments
- 7,606 Reach
- 180 Link Clicks (making up the majority of 209 website visits)

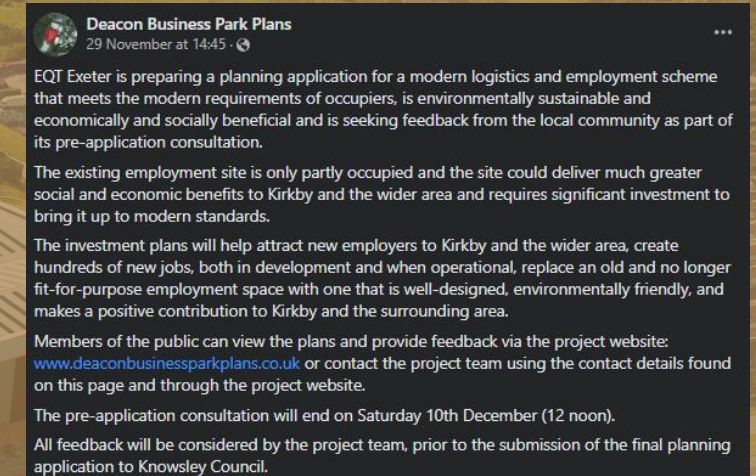


Deacon Business Park Plans
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EQT Exeter's consultation for the redevelopment of Deacon Business Park is ending on Saturday 10th December.

Please follow the links below to view the proposals and provide your feedback.

<https://www.deaconbusinessparkplans.co.uk/>
<https://forms.office.com/r/nF7L05GsLB>



Deacon Business Park Plans
29 November at 14:45 · 🌐

EQT Exeter is preparing a planning application for a modern logistics and employment scheme that meets the modern requirements of occupiers, is environmentally sustainable and economically and socially beneficial and is seeking feedback from the local community as part of its pre-application consultation.

The existing employment site is only partly occupied and the site could deliver much greater social and economic benefits to Kirkby and the wider area and requires significant investment to bring it up to modern standards.

The investment plans will help attract new employers to Kirkby and the wider area, create hundreds of new jobs, both in development and when operational, replace an old and no longer fit-for-purpose employment space with one that is well-designed, environmentally friendly, and makes a positive contribution to Kirkby and the surrounding area.

Members of the public can view the plans and provide feedback via the project website: www.deaconbusinessparkplans.co.uk or contact the project team using the contact details found on this page and through the project website.

The pre-application consultation will end on Saturday 10th December (12 noon).

All feedback will be considered by the project team, prior to the submission of the final planning application to Knowsley Council.



Consultation and Engagement Materials

(Online Survey)

Deacon Business Park Plans - Online Survey

EQT Exeter is inviting feedback from the local community on investment plans for Deacon Business Park, Moorgate Road North, Kirkby.

Please take a moment to view the plans on the project website and provide your feedback via this survey.

The investment plans will help attract new employers to Kirkby and the wider area, create hundreds of new jobs, both in development and when operational, replace an old and no longer fit-for-purpose employment space with one that is well designed, environmentally friendly, and makes a positive contribution to Kirkby and the surrounding area.

The proposed development is for demolition of the existing building and erection of a logistics unit of approximately 38,812 sq m (GIA) with a height of 18m to underside of haunch and ridge height of approximately 21m. The total floor area is 42,850 sqm (GEA) and includes 2,275 sq m (GIA) of Offices and 28 sq m (GIA) Gatehouse.

The development will have capacity for 40 loading doors, car parking for 430 cars and 68 HGV parking spaces.

You can view the full plans via the project website www.deaconbusinessparkplans.co.uk

Privacy Notice and Data Protection: www.deaconbusinessparkplans.co.uk/downloads/Privacy_Policy.pdf

* Required

1. Which of the below statements best describes you? (you may tick more than one box) *

- ☐ I am a resident living close to the site
- ☐ I work near or have a business near to the site
- ☐ I am an elected member
- ☐ I am responding on behalf of an organisation (community, amenity, education etc)
- ☐ Other

2. How useful was the consultation website in helping you understand the proposed development?

- *
- ☐ Useful
 - ☐ Neutral
 - ☐ Not that useful

3. Do you support the proposals for the site?

*

- ☐ Yes
- ☐ No
- ☐ Undecided

4. Please provide further comments below if you answered 'No' or 'Undecided' to Question 3. *

Enter your answer

5. Please provide your thoughts on the proposals or any further comments below that you would like the project team to consider.

Enter your answer

6. Please provide your postcode details below. This is not compulsory but will help us consider emerging feedback themes in relation to proximity to the site.

Enter your answer

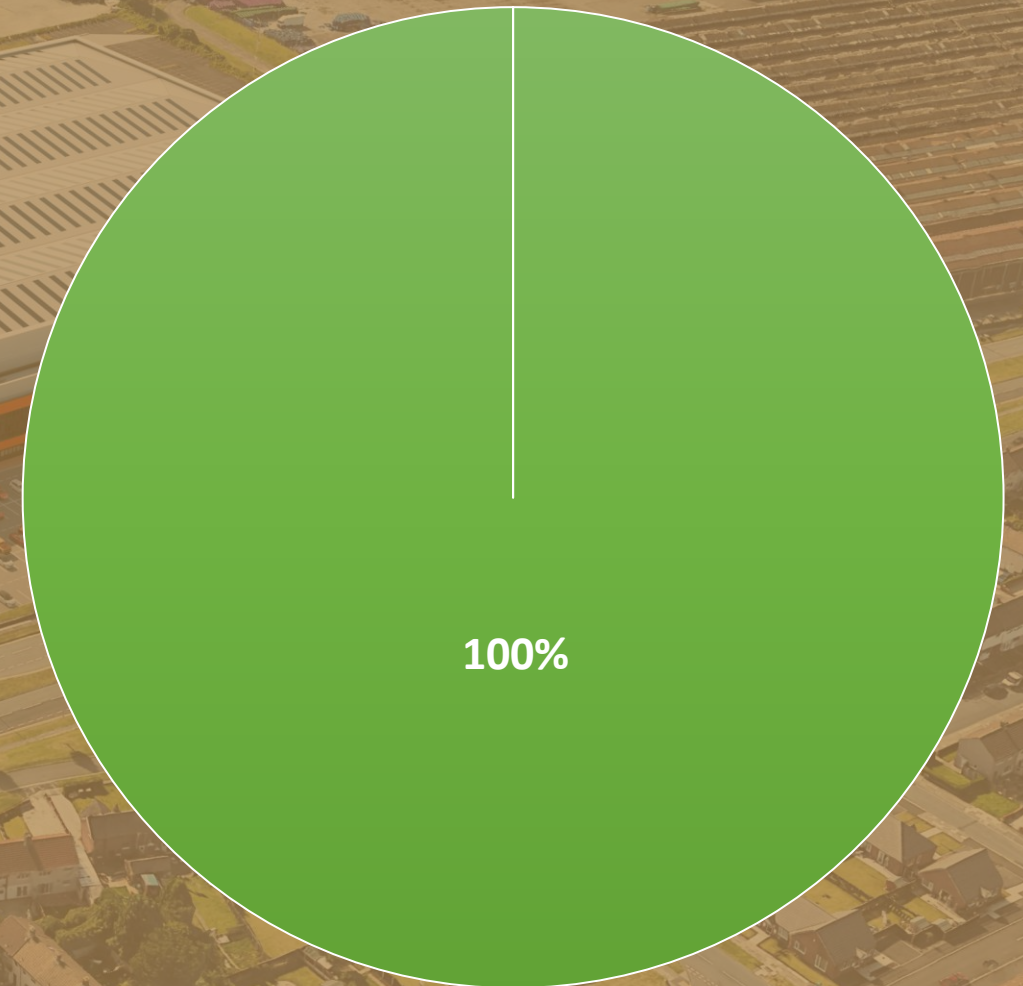
7. If you would like to receive any updates on the project please provide your email address. [UK Networks www.uk-networks.com] are the appointed community engagement consultants for the project. They are collecting your data and feedback on behalf of EQT Exeter as part of consultation on the proposed development. Your details will not be shared with any third parties.]

Enter your answer

Feedback Received from Website/Online Survey

1. Which of the below statements best describes you?

- ☐ I am a resident living close to the site
- ☐ I work near or have a business near to the site
- ☐ I am an elected member
- ☐ I am responding on behalf of an organisation
- ☐ Other



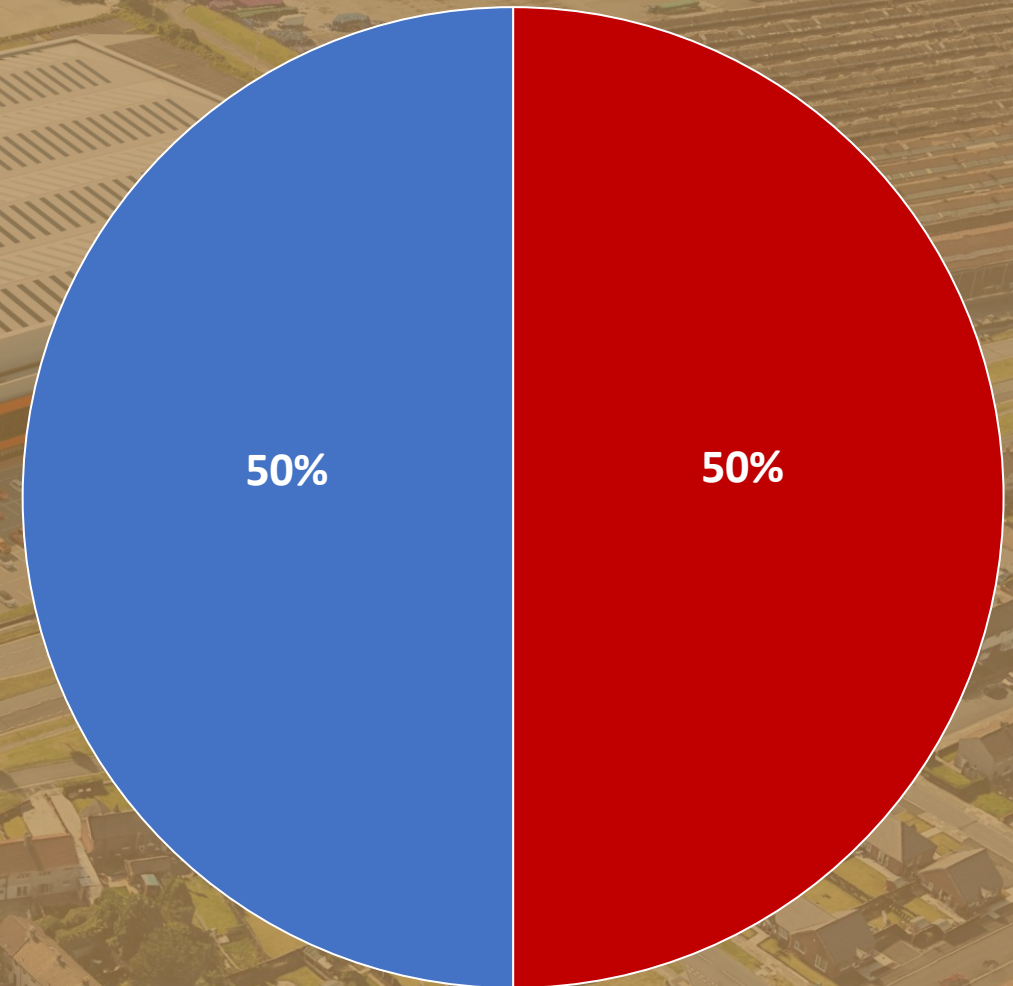
Feedback Received from Website/Online Survey

2. How useful was the consultation website in helping you understand the proposed development?

■ Useful

■ Not that useful

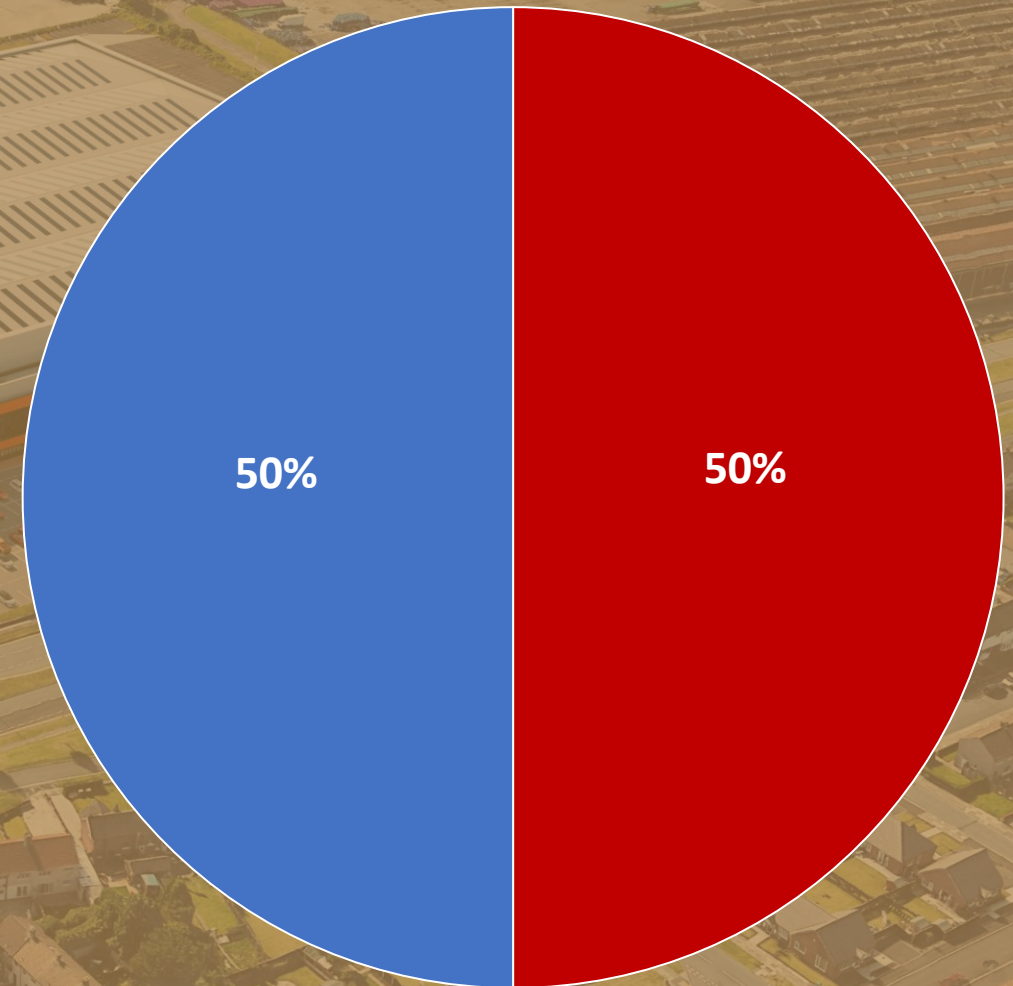
■ Neutral



Feedback Received from Website/Online Survey

3. Do you support the proposals for the site?

- Yes
- No
- Undecided



Feedback Comments from Website/Online Survey

4. Please provide further comments below if you answered 'NO' or 'UNDECIDED' to Question 3.

Does this mean moor heavy machinery and lorries going up Moorgate road. As the noise and vibrations from heavy traffic is really bad at present so it's going to get even worse. Both during and completion of the project.

Applicant Response: Although the key sources of sound would be coming from the HGVs, the specifically conducted Noise Impact Assessment has concluded that the impact on the proposed units and the surrounding existing factors would be "negligible" during the construction and operational phases.

I don't mind the Site being redeveloped as long as it's not for any Incinerators or anything that will be Harmful to the Health of the Nearby Residents or Public.

Applicant Response: The primary purpose of the proposal is to develop the Use Class B8 logistics accommodation and Use Class E(g)(i) office space. No waste treatment or other processes that impose health risk, are proposed on site.

Feedback Comments from Website/Online Survey

5. Please provide your thoughts on the proposals or any further comments below that you would like the project team to consider/Other Comments

Heavy traffic in and out of the premises not day and night

Applicant Response: The proposal will result in significant reduction in traffic comparing to the existing use of the site, as evidenced in the Transport Statement, accompanying this application.

If this Project Benefits the People of Kirkby and beyond I am all for People being Employed, and getting on in life.

Applicant Response: The proposed development aims to create approximately 453 full time equivalent jobs during the operational phase and £11,327.717 per annum GVA at Knowsley level, as specified in the provided Economic Impact Assessment.

Are ya knocking it down or doing it up?

Applicant Response: The Applicant is proposing to demolish the existing warehouse and construct a modern high-quality logistics accommodation.

Feedback Comments from Website/Online Survey

5. Please provide your thoughts on the proposals or any further comments below that you would like the project team to consider/Other Comments

Is all the old Delco going including the call centre

Applicant Response: It is understood that this query relates to Phoenix House, which is proposed to be demolished as part of the site's redevelopment. Delco vacated the site some time ago.

Map of Respondents by Postcode

(Online Survey)

