

Briefing Note

Our ref 71327/01/SPM/CL
Date 23 December 2025
To Bellway Homes Limited (North West Division)

Subject Knowsley Five Year Housing Land Supply Review

1.0 Introduction

- 1.1 This note comprises a desk based assessment of Knowsley Council's [the Council] Five Year Housing Land Supply [5YHLS] position. It has been undertaken by Lichfields on behalf of Bellway Homes Limited (North West Division) [Bellway]. It considers the Council's 5YHLS position following the most recent publication of the National Planning Policy Framework [the Framework] (December 2024 and amended February 2025) and the introduction of the new standard methodology [SM3] for calculating local housing need [LHN].
- 1.2 The note comprises a summary of the Council's current development plan, relevant national planning policy and other material considerations. It then outlines the Council's latest claimed 5YHLS position and reviews the appropriate housing requirement to apply in the context of the recently published Framework. It then sets out our assessment of the Council's supply of deliverable sites and concludes what the Council's 5YHLS position is following the analysis undertaken.
- 1.3 This note accompanies an outline planning application for up to 120 homes at Land at Cronton Road, Cronton [the Site]. The application presents a Grey Belt case, on the basis that the Site meets the definition set out in the Framework. It is acknowledged that for residential development to not be considered inappropriate on Grey Belt land, the four criterion set out in Framework Paragraph 155 must be met. Specifically, Paragraph 155(b) requires there to be a demonstrable unmet need for the type of development proposed. For the provision of housing, this means the lack of a 5YHLS, including the relevant buffer, or where the Housing Delivery Test [HDT] was below 75% of the housing requirement over the previous three years.
- 1.4 This note seeks to demonstrate that the Council cannot demonstrate a 5YHLS and the relevant test in Paragraph 155 is met.

2.0 Planning Policy

Local Planning Policy

- 2.1 The Council's development plan of relevance to this assessment comprises:
- Knowsley Local Plan Core Strategy [LPCS] (adopted January 2016);
 - Saved policies from the Knowsley Replacement Unitary Development Plan [UDP] (adopted June 2006); and,

- Merseyside and Halton Joint Waste Local Plan (adopted July 2013).

- 2.2 LPCS Policy CS3 (Housing Supply, Delivery and Distribution) states that provision will be made for 8,100 new dwellings to be delivered between 2010 and 2028, at an annual average of 450 dwellings per annum [dpa]. The policy confirms that land for housing development will be identified to ensure that a five year supply of deliverable sites is maintained at all times.
- 2.3 Clearly the plan is in excess of 5 years old and has not been reviewed. The Council's Local Development Scheme [LDS] published in March 2025 states that the earliest practicable start date for a new local plan would be October 2025 however this is subject to change when more information becomes available from Government in respect of a new planning making system. We understand that the Council is yet to commence their plan making process.

National Planning Policy

National Planning Policy Framework (December 2024)

- 2.4 The Framework was most recently published in December 2024 and amended in February 2025. Of particular relevance, paragraph 78 states that local planning authorities [LPA] should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a 5% to ensure choice and competition in the market for land; or,
 - b 20% where there has been significant under delivery of housing over the previous three years (specifically where the HDT indicates that delivery was below 85% of the housing requirement), to improve the prospect of achieving the planned supply; or,
 - c From 1 July 2026, for the purposes of decision-making only, 20% where a LPA has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

Other Material Considerations

Standard Methodology

- 2.5 Alongside the Framework publication, the Government introduced a new stock-based SM3 for calculating LHN. The methodology uses 0.8% of existing stock as the starting point for calculating need in each authority, which is then adjusted upwards to account for affordability. The SM3 figure for Knowsley is 608 dpa, which is significantly higher than the

SM2 figure of 245 dpa (c. 148% increase) and the adopted Local Plan requirement of 450 dpa (c. 35% increase).

Housing Delivery Test

- 2.6 In December 2024 the Government published the Housing Delivery Test [HDT] results for 2023. The 2023 HDT for Knowsley is 316%, down from 372% in 2022. Given the Council's HDT exceeds 85%, they are not required to apply a 20% buffer to their 5YHLS calculation in line with Framework §78(b).

3.0 Knowsley's Claimed 5YHLS Position and Requirement

Knowsley's Latest Published Position

- 3.1 The Council published the Knowsley Strategic Housing Land Availability Assessment [SHLAA] (2024 Update) in December 2024. It sets out the Council's latest claimed 5YHLS position of **7.2 years**.
- 3.2 This position has been calculated by the Council, as summarised in Table 1 below.

Table 1 Council's Claimed 5YHLS Position at 1st April 2024

Claimed Position at 1 st April 2024		
A. Basis requirement	The borough's housing requirement of 450 per annum multiplied by 4 for the years 2024/25 to 2027-28. The housing requirement of 255 for the year 2028/29 is then added.	2,055
B. 5% buffer	No longer requirement by the Framework	0
C. Total requirement		2,055
D. Number of homes identified in years 0-5	Via commitments, allocations and SHLAA sites	2,958
E. Annual requirement over 5 years	C divided by 5	411
F. Number of years supply	D divided by E	7.20

Source: Council's SHLAA 2024 Update (December 2024)

Has the Council Correctly Calculated its Five-Year Requirement?

- 3.3 The Council's 5YHLS position was calculated based upon their LPCS housing requirement figure of 450 dpa for the first four years and then 255 dpa for the fifth year (based on SM2 and applying no 5% buffer which was removed in the Government's December 2023 publication of the Framework).

- 3.4 However, the Council adopted its LPCS in January 2016, more than five years ago. Consequently, the provisions of the recently published Framework [§78] require the Council to calculate their 5YHLS position against SM3.
- 3.5 Whilst the Council's HDT figure is above 85%, the Council is not required to apply a 20% buffer to the 5YHLS calculation. However, under paragraph 78(a), the Council should apply a 5% buffer to ensure choice and competition in the market for land.
- 3.6 It is important to note that, from 1st July 2026, for the purposes of decision-making, a 20% buffer will apply to the Council's calculation. This is because Framework paragraph 78(c) will kick in as the Council's housing requirement of 450dpa is less than 80% of the Council's SM3 figure (608dpa).

Council's Current Requirement

- 3.7 The Council's current requirement, reflecting the changes introduced in the Framework (December 2024) to use SM3 for calculating LHN and adding a 5% buffer, is set out in Table 2.

Table 2 Council's Current Five Year Requirement

Current Five Year Requirement	
Annual Requirement (r) (based on SM3)	608
Five Year Requirement (5*r)	3,040
Five Year Requirement with 5% Buffer (1.05*(5*r))	3,192

Source: Lichfields Analysis

- 3.8 If the above figure is used in the Council's calculation (in rows A and B of Table 1 above) then their housing land supply immediately drops to the equivalent of 4.6 years.

4.0 Deliverability Review

- 4.1 Table 6 of the Council's SHLAA (2024 Update) (December 2024) sets out the Council's claimed housing land supply to 2039, as of 1st April 2024. We have extracted the supply figures for the period 2024-29 (0-5 years) shown in Table 3 below.

Table 3 Housing land supply to 2029, as of 1st April 2024

Supply type	2024-29 (0-5 years)
Commitments from planning permissions	382
Local Plan Housing Allocations	1,456
SHLAA sites	1,070
Small sites windfall allowance (10 dpa x 5)	50
Total	2,958

Source: Council's SHLAA 2024 Update (December 2024)

- 4.2 In total, there are 43 sites that contribute at least one dwelling to the Council's claimed 5YHLS. 29 of the 43 sites contribute at least 10 or more dwellings to the Council's claimed

5YHLS. These sites of 10 or more dwellings make up 2,820 dwellings (c.95% of supply), with the remainder coming from sites that contribute less than 10 dwellings (c.3%) and the remainder on small site windfalls (50 dwellings – c.2%).

- 4.3 The Council's stated 5YHLS position at 1st April 2024 has been comprehensively reviewed, using Lichfields' Deliverability Review Framework set out at Appendix 1 of this report, to determine whether sites that have been included within the Council's five year trajectory should be considered 'deliverable'.
- 4.4 The consideration of deliverable has relied upon the definition in the Framework (at Annex 2) including sites with full planning permission (and small sites with outline planning permission) unless there is evidence to the contrary, and excluding other sites (that have outline planning permission for major development, have been allocated in a development plan, have a grant of permission in principle, or are identified on a brownfield register) unless there is clear evidence that housing completions will begin on site within five years.
- 4.5 The Deliverability Review Framework also sets out the lead-in time and build out rate assumptions for sites of 50 or more dwellings, taken from Lichfields Start to Finish 3 [STF3], which has informed this deliverability review. We have used this as a basis for reviewing the Council's assumptions on lead-in times and built out rates, given the lack of conclusive evidence behind the indicative lead-in times set out in Table 3 of the Council's SHLAA Update (December 2024).
- 4.6 Lichfields has undertaken analysis of all 43 sites that contribute towards the Council's claimed 5YHLS. We have considered each site proposed to be delivered within years 1-5 set out in the Council's Housing Commitments Forecast, Local Plan Housing Allocations Forecast, and SHLAA Sites Forecast.
- 4.7 Our analysis has broken these sites down by Category A sites and Category B sites. Specifically, Category A sites are those listed within the definition of deliverable and as such it is only when these sites expire or there is clear evidence that these sites will not deliver within the five-year period that they should not be considered deliverable. However, for Category B sites, as set out in Appendix 1, policy, guidance and precedent establish that it is for an LPA to demonstrate that such sites are deliverable, with 'clear evidence' that housing completions will begin on site within five-years published. We have set out below where we do not consider the Council's evidence represents 'clear evidence' to meet the Framework's definition of deliverable. A breakdown of these sites and our amendments to the Council's supply trajectory can be found in Appendix 2.
- 4.8 In the absence of any published updated SHLAA for 2025, we have supplemented the Council's Housing Commitments Forecast with our own review of new planning permissions for residential development granted between 1st April 2024 and 31st March 2025. We have then rebased the Housing Commitments Forecast, Local Plan Housing Allocations Forecast and SHLAA Sites Forecast for the five year period starting on 1st April 2025 i.e. to cover the period 2025/26 to 2029/30.

Housing Commitments Forecast

- 4.9 23 Housing Commitment Sites have been included within the Council's five year trajectory, and we have manually added a further 34 Sites that secured planning permission between 1st April 2024 and 31st March 2025. Of the 23 sites included within the Council's evidence, we consider there are three that do not meet the Framework's definition of deliverable (all of which are Category A sites given that they do not involve major development and have planning permission, or have detailed planning permission).

Land at Knowsley Road Farm, Knowsley Lane, Knowsley

- 4.10 Permission in principle (ref. 20/00664/PIP) was granted for the demolition of existing buildings and erection of up to a maximum of 8 no. dwellings on Land at Knowsley Road Farm, Knowsley on 22nd March 2021. The decision notice required an application for approval of Technical Details Consent to be made no later than three years from the date of planning permission. No Technical Details Consent has been forthcoming on the site and consequently, the permission in principle has lapsed.
- 4.11 The Council's trajectory suggests that 4 dwellings would be completed by March 2029, with a further 4 completed by March 2030 (outside of the five year period).
- 4.12 As a result of the permission expiring, the trajectory has been amended to remove the delivery of 4 dwellings within the five year monitoring period, and the additional 4 dwellings in 2029/30.

Foxhill Farm, Foxhill Lane, Halewood

- 4.13 Outline planning permission (ref. 20/00470/OUT) was granted on 4th February 2022 for a residential development on the site of 7 no. dwellings with appearance and landscaping reserved for future approval. No reserved matters application has been submitted pursuant to the outline planning permission within three years of the date of the permission. As such, the outline planning permission has now expired.
- 4.14 The Council's trajectory suggests that 7 dwellings would be delivered within the five year monitoring period (4 by March 2025 and 3 by March 2026). The trajectory has been revised to remove these 7 dwellings from the Council's 5YHLS.

Land to the rear of 36 to 46 Mintor Road, Northwood, Kirkby

- 4.15 Detailed planning permission (ref. 20/00695/FUL) was granted on 8th July 2021 on the site for the "erection of 2no 3 bed semi-detached houses. 1no 4 bed detached house and 2no 2 bed apartments together with parking, access and landscaping/boundary treatments." Development was required to commence within three years of the date of the planning permission (by 7th July 2024), however, there is no evidence that the permission has been implemented. A discharge of condition application has been submitted but is awaiting determination – this claims the permission was implemented on 3rd June 2024 however this cannot have been done lawfully without pre-commencement conditions being discharged.

- 4.16 The Council's trajectory suggests that 5 dwellings would be implemented within the first two years of the five year monitoring period (3 dwellings by March 2025 and 2 dwellings by March 2026). The trajectory has been revised to remove these 5 dwellings.

Other Sites

- 4.17 For the remaining 20 Housing Commitment Sites from the Council's five year trajectory we rebased the supply by rolling out any stated supply for the 2024/25 period on the assumption that all of those dwellings were delivered as expected (236 total). Whether these units were actually delivered would require individual site visits in the absence of the Council's monitoring data for the 2024/25 period, nor availability of MHCLG completions data.
- 4.18 For the additional 34 Sites that secured planning permission between 1st April 2024 and 31st March 2025 we have manually incorporated these into the five year trajectory for the years 2025/26 through to 2029/30 using the methodology set out in Appendix 1.
- 4.19 Overall, through our review and rebasing exercise we have reduced the Council's five year supply from commitments to 337 dwellings, from 382 – a net reduction of 45.

Local Plan Housing Allocations Forecast

- 4.20 The Council's five year trajectory for 2024/25 to 2028/29 includes five Local Plan Allocations, with the supply from these allocations totalling 1,456 dwellings between years 1 to 5. Two sites, specifically East of Halewood and South of Whiston (Halsnead) contribute 1,221 dwellings to the Council's 5YHLS (base date 1st April 2024) (c.84% of the total supply identified from Local Plan Allocations).
- 4.21 Land east of Halewood is being brought forward by Redrow Homes, Miller Homes and Bellway Homes and the entirety of the site is consented for residential development. Furthermore, the majority of Land South of Whiston (Halsnead) has either detailed planning permission or reserved matters approval pursuant to the outline planning permissions granted on the site. We have not contested the build-out rates for these two sites, which appear to have been informed by the developers' build out programmes, however we have been rebased the trajectory to the 5 year period 2025/26 to 2029/30 on the assumption that all 2024/25 projected supply was delivered as expected. As above, whether these units were actually delivered would require individual site visits in the absence of the Council's monitoring data for the 2024/25 period.
- 4.22 Both Land bounded by the A58, Prescott and the Former Kirkby Stadium, Valley Road have detailed planning permission for residential development were under construction or close to completion. We have not contested the build out rates on these two sites as there is evidence to conclude that these sites will be completed within the next five years, however we have rebased the supply by rolling out any stated supply for the 2024/25 period on the assumption that all of those units were delivered as expected (50 and 9 units, respectively). In the case of the Former Kirkby Stadium at Valley Road this means that the development is assumed to be complete, with two further years of completions expected at Land bounded by A58 Prescott.

- 4.23 Land at Carr Lane, Prescott received detailed planning permission (ref. 23/02677/FUL) for the erection of 88 affordable dwellings on 23rd January 2025. The Council's trajectory anticipates that all 88 homes will be delivered in the next 5 years (specifically 35 dwellings by March 2026, 35 dwellings by March 2027 and 18 dwellings by March 2028). However, based on Lichfields' STF3, the average lead in time between securing the planning permission to the completion of the first dwellings for sites between 50 and 99 dwellings is 2.3 years. 2.3 years from January 2025 (the date of the permission) would result in the first dwellings being completed on-site in the 2027/28 monitoring year. The trajectory for Land at Carr Lane, Prescott has therefore been revised to reflect delivery commencing in 2027/28.
- 4.24 Overall, through our review and rebasing exercise we have reduced the Council's five year supply from site allocations to 1,331 units, from 1,456 – a net reduction of 125.

SHLAA Sites Forecast

- 4.25 The Council has identified 15 SHLAA sites that contribute towards the Council's claimed 5YHLS for years 1 to 5, which we have assessed as part of this review. The following section highlights the Council's claimed Category A and Category B sites that we consider do not meet the definition of deliverable set out in the Framework.

Category A sites

Land at Copthorne Walk, Kirkby (ref. K0108)

- 4.26 The site identified in the SHLAA sites forecast is part of a larger site that has full planning permission (ref. 20/00695/FUL) for "*residential development for the erection of 15 no. dwellings comprising 4 no. semi-detached dwellings, 3 no. terraced dwellings and 2 no. two storey apartment blocks including 8 no. apartments together with associated parking, access, landscaping and boundary treatments.*" Permission was granted on 24th November 2021.
- 4.27 However, it appears that the Council has double counted the dwellings to be delivered on the site, given that the 15 dwellings consented under ref. 20/00695/FUL have been included within the Council's Housing Commitments Forecast (site ref. Land Adjacent To 86 Molverley Road and Land to the Rear of 2 - 18 Hanmer Road, Westvale, Kirkby).
- 4.28 As such, the 13 dwellings included for ref. K0108 have already been accounted for within the Council's five year trajectory. The trajectory has therefore been deleted.

Land south of Cherryfield Drive, Kirkby (ref. K0705)

- 4.29 Full planning permission (ref. 24/00068/FUL) was granted by the Council on 11th April 2025 on behalf of Barratt David Wilson Homes. The permission granted demolition of the existing buildings on the site and erection of 800 dwellings (use class C3). There is a live s96a application and a number of conditions subject to application for discharge which indicates the intent to deliver.
- 4.30 The Council's five year trajectory accounts for the delivery of 338 dwellings by March 2029, specifically 26 dwellings by the end of March 2025, and 78 dwellings for the four years

thereafter. Clearly, the Council's trajectory was overly ambitious given permission was granted after the Council assumed completions would have occurred.

- 4.31 The Council's indicative lead-in times, set out in Table 3 of the SHLAA Update (December 2024), outline a lead-time of 2 years from the date of planning permission to the completion of the first dwelling on sites of 50 dwellings and above. Therefore, this would point to a start on-site at the earliest in 2027/28.
- 4.32 Lichfields' STF3 does not set out average timeframes from securing a resolution to grant to the completion of first dwellings. Notwithstanding the above, we have assumed that planning permission will be implemented and that completions will begin from 2027/2028. We have rebased the Council's trajectory and based the build-out rate assumptions on STF3, reducing the yearly delivery rates from 78 dpa to 67 dpa for the three years starting from 2027/28.
- 4.33 Whilst this permission was granted after our 31st March 2025 cutoff for rebasing, given the significant scale of development permitted we have opted to include it in supply rather than exclude completely.

Category B sites

Little Moss Hey, Stockbridge, Huyton (ref. K0201)

- 4.34 The site comprises an existing playing field that is designated as Urban Greenspace within the Council's LPCS. The Council claim that the site is deliverable given that this Council owned site was formerly used for a comprehensive school, which was vacated in the early 1990s, and the site is no longer required for education or sporting provision and is surplus to the Council's requirements. However, it is noted that the loss of greenspace would need to be assessed. LPCS Policy CS21 (Greenspaces and Trees) states that new development resulting in the loss of urban greenspace will not be permitted unless one of the following tests is met, specifically a surplus of all types of greenspace provision would be maintained; the land is considered unsuitable; appropriate mitigation is provided; the development is required to improve greenspace provision of for ancillary facilities to support sport or recreation; or, where the proposal relates to the loss of indoor or outdoor sports provision, and there is no evidence of future or continuing need for sports use, or alternatively only land incapable of forming a playing pitch or sporting facility is affected.
- 4.35 The Council's own evidence states that the site is within the Council's Housing Land Disposal Programme and will come to the market in due course. No launch date is yet confirmed.
- 4.36 Since the publication of the Council's SHLAA 2024 Update (December 2024), it appears that the site is being marketed as a development opportunity by Invest Knowsley. However, there is no planning history of relevance on the site and the site is not currently the subject of any live planning applications.
- 4.37 The Council has accounted for the delivery of 26 dwellings by March 2028 and 26 dwellings by March 2029. The Council is unable to provide clear evidence to demonstrate that the 52

dwellings included within the Council's five year trajectory will come forward. Therefore, these dwellings have been removed from the Council's 5YHLS.

Hollow Croft, Stockbridge, Huyton (ref. K0390)

- 4.38 The site comprises existing green space that is designed as Urban Greenspace within the Council's LPCS. The Council claim that the site is deliverable given this Council owned site was formerly used for a school, but it is no longer required for education or sporting provision, it is currently vacant and has been identified as surplus by the Council's asset review. Given the site's Urban Greenspace designation, the loss of greenspace would need to be assessed in accordance with LPCS Policy CS21 (Greenspaces and Trees). The policy states that new development resulting in the loss of urban greenspace will not be permitted unless one of the following tests is met, specifically a surplus of all types of greenspace provision would be maintained; the land is considered unsuitable; appropriate mitigation is provided; the development is required to improve greenspace provision of for ancillary facilities to support sport or recreation; or, where the proposal relates to the loss of indoor or outdoor sports provision, and there is no evidence of future or continuing need for sports use, or alternatively only land incapable of forming a playing pitch or sporting facility is affected.
- 4.39 The Council's own evidence states that the site is within the Council's Housing Land Disposal Programme and will come to the market in due course. No launch date is yet confirmed.
- 4.40 Since the publication of the Council's SHLAA 2024 Update (December 2024), it appears that the site is being marketed as a development opportunity by Invest Knowsley. However, there is no planning history of relevance on the site and the site is not presently the subject of any live planning applications.
- 4.41 The Council has accounted for the delivery of 32 dwellings by March 2028 and 18 dwellings by March 2029. The Council is unable to provide clear evidence to demonstrate that the 50 dwellings included within the Council's five year trajectory will come forward, particularly given that the site remains on the market and is not the subject of a live planning application. Therefore, these dwellings have been removed from the Council's 5YHLS.

Former Municipal Building and Adjoining Land, Cherryfield Drive, Kirkby (ref. K0700)

- 4.42 The site, comprising land of the Council's former Municipal building and adjoining informal open space, is unallocated within the Council's LPCS. The Council claim that the site is deliverable, is owned by the Council and able to support up to 150 apartments. The Council's evidence states that the site comprises a multi-storey car park and informal open space which formerly sited the Knowsley Council municipal services building. With the exception of the car park there are no planning policy or known physical constraints that would make the site unsuitable for housing.
- 4.43 It appears that the site is being marketed as a development opportunity by Invest Knowsley. However, there is no planning history of relevance on the site and the site is not presently the subject of any live planning applications.

- 4.44 The Council has accounted for the delivery of 32 dwellings by March 2028 and 32 dwellings by March 2029. The Council is unable to provide clear evidence to demonstrate that the 64 dwellings included within the Council's five year trajectory will come forward, particularly in the absence of a live planning application on the site. Therefore, these dwellings have been removed from the Council's 5YHLS.

North Huyton, Phase 5 (ref. K0701)

- 4.45 The site, comprising North Huyton Phase 5, is informal open space that is designated as Urban Greenspace in the Council's LPCS. The loss of greenspace would need to be assessed in accordance with LPCS Policy CS21 (Greenspaces and Trees). The policy states that new development resulting in the loss of urban greenspace will not be permitted unless one of the following tests is met, specifically a surplus of all types of greenspace provision would be maintained; the land is considered unsuitable; appropriate mitigation is provided; the development is required to improve greenspace provision of for ancillary facilities to support sport or recreation; or, where the proposal relates to the loss of indoor or outdoor sports provision, and there is no evidence of future or continuing need for sports use, or alternatively only land incapable of forming a playing pitch or sporting facility is affected.
- 4.46 The Council's own evidence outlines that this Council owned site is currently vacant and functions as informal open space, which is poor quality and deemed surplus to requirements for the area. Consequently, the site is considered suitable for residential development. There is no planning policy or known physical constraints that would make the site unsuitable for housing (subject to justifying the loss of greenspace).
- 4.47 We understand that since the publication of the Council's SHLAA 2024 Update (December 2024), a full planning application (ref. 25/00540/FUL) for 136 dwellings has been submitted by Breck Homes (validated on 11th November 2025) and is currently awaiting determination. Applying STF3 to the date of validation, this assumes 6.0 years from validation to the completion of the first dwellings on-site (November 2030). This is outside of the five year period (base date 1st April 2025).
- 4.48 Therefore, in the absence of a full planning permission on the site, the lack of clear evidence provided by the Council and the application of STF3, all 81 dwellings have been removed from the 5YHLS. However we note that the site may come back into supply at a future point in time.

Boundary Hotel, Pilch Lane, Huyton (ref. K0706)

- 4.49 This brownfield site previously accommodated the Boundary Hotel in Huyton, which has since been demolished and remains vacant. The site is unallocated within the Council's LPCS. The Council's own evidence states that this previously developed site has been cleared of any built structures and is located within a sustainable location. There are no other planning policy or known physical constraints that would make the site unsuitable for housing.
- 4.50 The site is subject of a live planning application for residential development of 35 units (ref. 25/00344/FUL) which was validated on 23rd June 2025.

- 4.51 The Council has accounted for the delivery of 10 dwellings by March 2027 and 10 dwellings by March 2028. Whilst there is a live planning application, it has only been recently submitted and therefore the Council is unable to count it towards their supply until it is permissioned (in the absence of an outline planning permission on the site; lack of housing allocation on the site; no permission in principle on the site; or its identification on the Council's brownfield land register). Therefore, these dwellings have been removed from the Council's 5YHLS, however we note that 35 units may come back into supply at a future point in time.

Fallows Way, Whiston, Liverpool (ref. K0707)

- 4.52 The site comprises land situated adjacent to the Village Hotel, Whiston, that is currently in use as a car park. The site is therefore brownfield in nature. However, the site is partly located within a primarily residential area, with the remainder of the site situated within a primarily industrial area. LPCS Policy CS4 (Economy and Employment) is therefore of relevance, which seeks to safeguard existing employment land from other types of development, except where there is no current or likely future demand for employment uses on the land; or where other uses would bring wider regeneration, environmental and amenity benefits.
- 4.53 The Council's own evidence states that the site is deliverable, and whilst the site currently forms part of the operational land of Village Hotel Liverpool, it is considered surplus to requirements. The site is partly located within a primarily industrial area, but it is considered that residential development would have no impact on employment uses or the wider industrial area. It is also considered the proposal would not result in an unacceptable loss of industrial land because the site has been lost to the hotel use already. The Council consider that there no other planning policy or known physical constraints that would make the site unsuitable for housing development.
- 4.54 There is no planning history of relevance on the site and the site is not currently the subject of any live planning applications.
- 4.55 The Council's five year trajectory includes the delivery of a total of 10 dwellings, 5 by March 2028 and 5 by March 2029. However, the Council is unable to provide clear evidence to demonstrate that these 10 dwellings will come forward in year 0 to 5. This is particularly in the absence of an outline planning permission on the site; the site's part designation as a primarily industrial area; no permission in principle on the site; or its identification on the Council's brownfield land register. The dwellings have been excluded from the Council's 5YHLS.

Huyton Campus (ref. K0710)

- 4.56 The Huyton Campus site, comprising the Municipal office buildings for the operations of the Council alongside associated car parking provision, is identified within the SHLAA (ref. K0710). Full planning permission (ref. 23/02803/FUL) for enabling and engineering works for the demolition of the municipal building and computer building; existing car parks and hardstanding, removal of trees, ground reprofiling and remediation and installation of below ground infrastructure and formation of a temporary car park was granted on the site

on 19th March 2024. The demolition and enabling works approved under ref. 23/02803/FUL are yet to be undertaken and the buildings appear to still be in operational use. An EIA screening opinion request was received on 28th July 2025 for a hotel, up to 420 residential dwellings and community and commercial space (up to 5,600sqm).

- 4.57 The Council's own evidence confirms that the site is Council owned and that the 10-year development plan for Huyton Village Centre establishes the principle of residential development on the site in the context of the wider town centre. The Council considers that there are no known planning policy or physical constraints that would make the site unsuitable for housing development, and the site can be considered deliverable.
- 4.58 Despite the EIA screening request, no detailed planning applications have been submitted on the site to bring forward residential development and prior to bringing forward any future development on the site, the Council employees will need to be relocated out of their current offices. The SHLAA identifies a potential yield on the site of 450 dwellings, with the Council's trajectory accounting for the delivery of 210 dwellings in years 0 to 5 (specifically 70 dwellings by March 2027, 70 dwellings by March 2028 and 70 dwellings by March 2029). In the absence of a live planning application for housing on the site, Lichfields' STF3 states that for schemes between 100 and 499 dwellings, the medium timeframe from validation of the application to securing planning permission is 2.8 years and a further 3.2 years from the grant of planning permission to the completion of the first dwellings (6 years in total). Consequently, the dwellings have been discounted from the Council's 5YHLS. It is, however, recognised that c.420 dwellings may come back into the supply in future years should the mixed-use hotel, residential, community and commercial scheme secure detailed planning permission and progress to delivery.

Sewell Street/Kemble Street (ref. KO712)

- 4.59 Land on Sewell Street / Kemble Street is an unallocated brownfield site located in Prescott. It contains a number of existing buildings, vacant land and an existing car park. We understand that that the Council has granted a number of planning applications on the site in the past 20 years, including most recently granting outline planning permission (ref. 16/00788/OUT) (all matters reserved) for mixed use development (classes A1, A2, A3, A4, and A5) on 10th April 2017. However, in the absence of a reserved matters application being submitted pursuant to the outline permission, the permission has now expired.
- 4.60 The Council's evidence regarding the site's deliverability states that this parcel of land is owned by the Council. It highlights that previous proposals for the site related to hotel development. As this hasn't been forthcoming, the Council consider the site would be suitable for residential. There is no other planning policy or known physical constraints that would make the site unsuitable for housing development.
- 4.61 However, the site is located within a Conservation Area and contains the Grade II Listed Former Picture Palace Cinema, Prescott, which will need to be considered when bringing forward the site for development. Additionally, from a review of the land titles that cover the site, it appears that the site isn't solely owned by the Council (as claimed in their evidence).

- 4.62 The Council's five year trajectory accounts for the delivery of 23 dwellings, specifically 20 by March 2027 and 3 by March 2028. However, there is no clear evidence that the Site will come forward for housing in the next five years. All dwellings have therefore been discounted from the supply.

Junction of Church Street and High Street (ref. KO713)

- 4.63 The land parcel located on the Junction of Church Street and High Street, Prescot is an unallocated brownfield site comprising a number of existing buildings, including a car garage. The Council's own evidence outlines that the land parcel is owned by the Council and owing to the principle of residential development in the surrounding residential area, and of the current site ownership, the site can be considered deliverable. There is no other planning policy or known physical constraints that would make the site unsuitable for housing development.
- 4.64 However, the site is not currently the subject of any live planning applications and the only planning application of relevance to the site (ref. 12/00602/FUL) for the erection of a three storey apartment block on part of the site was refused on 19th December 2012 and dismissed at appeal on 7th October 2013.
- 4.65 Any development to come forward on the site will also need to give consideration to its location within a Conservation Area.
- 4.66 The Council's five year trajectory includes the delivery of 23 dwellings, specifically 20 by March 2027 and 3 by March 2028. However, there is no clear evidence that the Site will come forward for housing in the next five years. All dwellings have therefore been discounted from the supply.

SHLAA Summary

- 4.67 Overall, through our review of SHLAA sites and rebasing exercise we have reduced the Council's five year supply from SHLAA sites to 367 units, from 1,070 – a net reduction of 703. We note, however, that some large SHLAA sites may come into supply in future years, namely an annual delivery of the c.599 homes not yet counted in our supply for Cherryfield Drive in Kirkby which have detailed planning permission, the live planning application for 35 dwellings at Boundary Hotel in Huyton, and the prospective 420 dwellings at the Huyton Campus subject to a live EIA screening request.
- 4.68 It is important to note that we have also undertaken a review of sites identified in the SHLAA (base date 1st April 2024) to come forward in year 6 (2029/30). This is to better understand whether, when rolling the position forward to base date 1st April 2025, any of this supply should be included. The Council identified an additional 70 dwellings to come forward on 8 SHLAA sites in year 6. Having undertaken a review of these sites, all remain unpermissioned and are not currently subject to a live planning application. No clear evidence is provided by the Council to meet the Framework's definition of deliverable for Category B sites. This supply has not been included.

Windfalls

- 4.69 A total supply of 50 dwellings from small site windfalls (10 dpa) is included within the Council's 5YHLS. In relation to windfall allowances, the Framework [§75] states that:
- “Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”*
- 4.70 The Council's windfall allowance, as set out in the SHLAA Update (December 2024), has been informed by the total net windfall completions over the previous five years. However, the windfall allowance has been applied to year 1 to 5 in the Council's 5YHLS.
- 4.71 By their nature, windfall sites have not yet obtained planning permission and will take time to come forward through the planning process and progress to completion. It is therefore not appropriate to allow for windfalls in years 1 to 3. This approach has been widely accepted and applied by Planning Inspectors examining local plans and considering planning appeals.
- 4.72 We consider that it is currently a reasonable approach to include an allowance for 10 dpa in years four and five.

5.0 Knowsley 5YHLS Position

- 5.1 A summary of our assessment of the Council's 5YHLS is set out in Table 4 below.

Table 4 Knowsley Five Year Supply

	Council (base date 1 st April 2024)	Lichfields (base date 1 st April 2025)
Housing Commitments	382	337
Local Plan Allocations	1,456	1,331
SHLAA Sites	1,070	367
Windfalls	50	20
Total	2,958	2,055

Source: Knowsley Five Year Supply / Lichfields Assessment

- 5.2 As set out above, the Council's total claimed 5YHLS at 1st April 2024 was 2,958 dwellings.
- 5.3 Lichfields' assessment of the 43 sites included within the Council's 5YHLS, together with our rebasing exercise to 1st April 2025, has concluded that a total of 2,055 dwellings contribute to the Council's five year supply. We have supplemented the Council's commitments data with residential planning permissions granted between 1st April 2024 and 31st March 2025 which contribute to this supply figure.

- 5.4 We consider that the Council can demonstrate **a deliverable supply of 2,055 dwellings at 1st April 2025** (noting we have been overly cautious by including 3 years' worth of supply from Cherryfield Drive although granted just after the 31st March 2025 cutoff).

Amended 5YHLS Position

- 5.5 The Council's 5YHLS position, based on the changes published in the Framework (December 2024) and revised methodology for calculating LHN, is set out in Table 5 below.

Table 5 Council's Amended 5YHLS Position (at 1st April 2025)

Estimated Position at 1 st April 2025		
Annual Requirement	LHN for Knowsley based on SM3	608
Five Year Requirement	608*5	3,040
Buffer	5%	152
Five Year Requirement (2025-2030)	3,040 + 152	3,192
Five Year Supply		2,055
Five Year Position	(2,055 / 3,192)*5	3.22 years

Source: Lichfields' Analysis

- 5.6 Based on our analysis and applying the new SM3 figure of 608 dpa for Knowsley, alongside a 5% buffer in accordance with the Framework, we estimate that **the Council would only be able to demonstrate 3.22 years' supply at 1st April 2025.**
- 5.7 This is significantly below the Council's claimed position of 7.20 years as at 1st April 2024. This position was based upon the previous publication of the Framework (December 2023) and applied their Local Plan requirement figure of 450 dpa for the first four years and then 255 dpa for the fifth year (based on SM2 and applying no 5% buffer). This methodology for calculating 5YHLS is now out-of-date.
- 5.8 **It is therefore considered on our analysis and the facts as far as we understand them and explained in this note, that the Council cannot demonstrate a 5YHLS position.**
- 5.9 **The position will likely worsen from 1st July 2026 when a 20% buffer will apply to the calculation for the purposes of decision-making.**
- 5.10 The Council mentioned verbally through the pre-app that they may be able to rely upon the delivery of dwellings on the safeguarded site at Knowsley Village (LPCS Policy SUE1 – Sustainable Urban Extensions and Safeguarded Land) in discussions around the Council's 5YHLS position. This site has not been accounted for in the Council's most recent SHLAA. Part of the site is subject to a live outline planning application (ref. 25/00486/OUT) for the erection of 700 dwellings. The application was validated on 21st August 2025 and is currently awaiting determination.
- 5.11 There is currently an absence of clear evidence from the Council to confirm this site will come forward in the next five years. Therefore, in the absence of this, the site fails to meet the Framework's definition of deliverable for Category B sites. Notwithstanding this, STF3

outlines a 4.9 year timeframe for schemes of this size from the validation of a planning application (to include outline applications) to the completion of the first dwellings. This would result in the site first delivering dwellings in around July 2030 (of the year 2030/31). This is outside of the five year period (base date 1st April 2025).

Appendix 1 Lichfields Deliverability Review Framework

- A1.1 For the purposes of assessing the Council's 5YHLS deliverable supply the below sets out a review of relevant policy and guidance in terms of what is required of LPAs to demonstrate that they have sufficient land to meet five years' requirement for housing. This sets out a framework for how we review the Council's supply in the following section of this report.
- A1.2 To demonstrate a 5YHLS, paragraph 78 of the Framework sets out that LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- A1.3 The Framework defines a 'deliverable' site as:
- To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - b *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- A1.4 The Secretary of State has confirmed his interpretation that the definition of 'deliverable' should not be taken as being a 'closed list'¹. It was stated that "*examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition*" (Paragraph B of the Consent Order). Therefore, sites not specifically listed in the definition of deliverable can be found to be 'deliverable' where that site can be shown to be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
- A1.5 The PPG provides further guidance on what constitutes a 'deliverable' site in the context of decision-making:
- "In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:*

¹ See Consent Order for East Northamptonshire Council v Secretary of State for Communities and Local Government (Co/917/2020) - <https://cached.offlinehbpl.hbpl.co.uk/NewsAttachments/RLP/CO009192020.pdf>

- *have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.” [ID: 68-007]*

A1.6 Further guidance on the interpretation of what constitutes a deliverable site has also come through appeal decisions and Inspectors’ reports regarding Annual Position Statements.

Interpreting the Policy and Guidance

A1.7 The below sets out our interpretation of policy and guidance in relation to what constitutes a ‘deliverable site’:

- ‘Category A’ sites are those listed in the definition of ‘deliverable’ (i.e. sites with a detailed permission) and – in accordance with the PPG (ID: 68-007- 20190722) – are sites that are ‘in principle’ deliverable. It is only when these sites expire or the third-party present ‘clear evidence’ that these sites will not deliver within the five-year period that they should not be considered deliverable (i.e. to overturn the presumption that they are ‘deliverable’).
- ‘Category B’ sites are – in effect – any site that does not have a detailed permission (including those types of sites not specifically listed in the definition). It is for an LPA to demonstrate these sites are deliverable with published ‘clear evidence’ that housing completions will begin on site within five-years. The test is not whether or not the Council’s assumptions on any one site are unrealistic, it is that they have to be shown to be clearly realistic².

A1.8 What does and does not form ‘clear evidence’ to demonstrate Category B sites are deliverable has been a matter of much debate at planning appeals. Ultimately, there is no definition of ‘clear evidence’ and determining what does form ‘clear evidence’ is a matter of

² Appeal ref. 3236460 (IR65)

planning judgement. Having reviewed a large body of precedent in Inspector and Secretary of State decisions we consider the below points to be most important:

1 Deliverability is determined on the content and value of the evidence prepared, not simply the fact that evidence itself has been provided.

As confirmed by the ‘Popes Lane’ decision³, it is the evidential value of the evidence gathered that demonstrates that a development’s prospects of delivery are realistic: forming ‘clear evidence’. The value of any site-specific evidence is itself dependant on the site’s context and the specific circumstances of that site⁴. Evidence can also take account of information gathered after the base date as long as it is used to support sites identified as deliverable as of the base date⁵.

2 While there is no minimum criterion for clear evidence⁶, the type and form of ‘clear evidence’ for Category B sites will vary depending on circumstances of the site (e.g. its size or how quickly it is expected to deliver).

By way of example, the type and form of evidence that could be considered robust to demonstrate a ‘realistic prospect’ of completions beginning within the five-year period for a hypothetical Category (B) site that has outline permission for 50 homes and has a reserved matters application pending consideration with an assumed output in line with average lead-in times/build rates for the Borough will be markedly different to that required for either a large-scale strategic site for 1,500 homes that has an allocation but no extant outline permission, or a site that is assumed to be building out sooner and/or more quickly than has typically been the case for comparable sites in an LPA or elsewhere.

3 LPAs should undertake a critical analysis of whatever evidence is gathered from developers.

In the ‘Rectory Farm’ decision⁷ the Inspector noted that the Council did not simply accept the proforma returns from developers on face-value. Where the Council thought the rates overly ambitious the rates were altered. This appeared to give additional weight to the Council’s findings. Another Inspector in the earlier ‘Land to the south of Williamsfield Road’ decision⁸ echoed these comments.

Lead-in Times and Build Rates

A1.9 In determining the deliverability of a site, it is important to consider when the site might reasonably start delivering homes and at what rate it will deliver them. The Council has provided indicative lead-in times for schemes below 50 dwellings and 50 dwellings and above, however the table is not accompanied by local evidence. It also sets out a general

³ Appeal ref. 3216104 (IR 23)

⁴ Confirmed in both the ‘Popes Lane’ (ref. 3216104 (IR 23) and ‘Rectory Farm’ (ref. 3234204) (IR 32) decisions

⁵ As the Secretary of State confirmed in the ‘Woburn Sands’ decision (ref. 3169314) (DL 12)

⁶ Land to the South of Williamsfield Road (ref. 3207411) (IR 27)

⁷ Appeal ref. 3234204 (IR 32)

⁸ Appeal ref. 3207411 (IR 27)

build-out rate of 20 dpa per development for sites up to 49 dwellings and 35 dpa for sites of 50 dwellings or more.

A1.10 However, we have used Lichfields' recently published 'Start to Finish (3rd Edition)' (2024) report to benchmark sites. This report uses empirical evidence to inform the production of realistic housing trajectories for plan making and decision taking. This evidence has been used to inform numerous local plan examinations, s.78 inquiries and five-year land supply position statements.

A1.11 The medium average timeframes from validation of the first application to completion of the first dwelling, taken from Start to Finish (3rd Edition), are summarised in Appendix 1 Table 1 below. The 'planning approval period' represents the time taken from the validation of the first application to the first detailed permission. For large sites, this period typically comprises the determination of an outline application, and then a reserved matters application (but in some cases, it may be a single full/ hybrid application). The 'planning to delivery' period is from the first detailed permission to completion of the first dwellings.

Table 6 Lead in Time Assumptions

	50-99 dwellings	100-499 dwellings	500-999 dwellings	1,000-1,499 dwellings	1,500-1,999 dwellings	2,000+ dwellings
Planning approval period	1.5	2.8	3.4	4.9	5	5.1
Planning to delivery	2.3	3.2	1.5	1.3	1.6	1.6
Total	3.8	6.0	4.9	6.2	6.6	6.7

Source: Start to Finish (3rd Edition)

A1.12 The mean build-out rates, also taken from the Start to Finish (3rd Edition) report, are summarised in Table 2 below.

Table 2 Build-Out Rate Assumptions

	50-99 dwellings	100-499 dwellings	500-999 dwellings	1,000-1,499 dwellings	1,500-1,999 dwellings	2,000+ dwellings
Mean build out rates	20	49	67	90	110	150

Source: Start to Finish (3rd Edition)

Appendix 2 Lichfields' Amendments to the Council's Housing Supply Trajectory (base date 1st April 2024, rebased to 1st April 2025)



Housing Commitments Forecast

							Council's Supply						Lichfields Supply (rebased)					Comments
Status	Application Number	Address	Lichfields Ref	Pro forma?	Completions to date	Remaining dwellings at 01.04.2024	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2025/26	2026/27	2027/28	2028/29	2029/30	
Outline PlanningPermission	20/00664/PIP	Land At Knowsley Road Farm 315 Knowsley Lane Knowsley Knowsley L34 7HE	KNOW1	Yes	0	8					4	4						Permission in principle expired - removed
Outline PlanningPermission	20/00470/OUT	Foxhill Farm, Foxhill Lane, Halewood, Knowsley, L26 4XG	KNOW2	Yes	0	7	4	3										No reserved matters application come forward within 3 years of the expiration of the outline planning permission - removed
Under Construction	18/00178/FUL	The Park Hall Huyton Hey Road Huyton L36 5SE	KNOW3	No	0	5	5							5				Permission granted then superseded by 24/00041/FUL for CoU, 5 units, Granted 7th Feb 2025. Likely to come forward in next 5 years
Under Construction	19/00434/FUL	Former HSBC Bank 2, Eccleston Street, Prescot, L34 5SB	KNOW4	No	0	8	4	4					4	4				Permission granted, appears to have been implemented on StreetView. Application to discharge condition 5 (materials) refused in March 2025; revised application pending, but likely to come forward within next 5 years
Under Construction	20/00115/FUL	Land Adjacent To Hillside Avenue Huyton Knowsley	KNOW5	No	61	117	35	35	35	12			35	35	12			Under construction by Gleeson Homes - rolled forward delivery
Full PlanningPermission	20/00559/FUL	Land To The Rear Of 36 To 46 Minton Road Northwood Kirkby Knowsley L33 5XQ	KNOW6	Yes	0	5	3	2										Permission expiry 7th July 2024. Discharge of condition application has been submitted but is awaiting determination - claims permission was implemented on 3rd June 2024 however pre-commm conditions not discharged - removed
Under Construction	20/00622/FUL	Land To Rear Of 39 - 63 Ash Grove Prescot L35 5BE	KNOW7	No	10	26	13	13					13					Permission being built out - rolled forward
Under Construction	20/00695/FUL	Land Adjacent To 86 Melverley Road And Land To The Rear Of 2 - 18 Hanmer Road, Westvale, Kirkby	KNOW8	No	6	9	5	4					4					Permission being built out - rolled forward
Under Construction	19/00692/FUL, 16/00575/NMA	Land to Rear of Kingsnorth to 50 Mattock, Whiston	KNOW9	No	28	23	23											Permission being built out - assume completed
Under Construction	19/00297/FUL	Land At Greenwood Close, Cross Lane And At Former Watch Factory Site, Off Bookbinders Lane Prescot Knowsley	KNOW10	No	180	11	11											Permission being built out - assume completed
Under Construction	17/00647/REM	Land Bounded By And To The Rear Of Knowsley Community College Princess Drive, 43-127 Stockbridge Lane, 184-190 Lourdens Road, 79-153 Ashbury Road And Fronting Melbury Road, Huyton	KNOW11	No	257	46	35	11					11					Permission being built out - rolled forward
Under Construction	21/00534/FUL	41 Dinas Lane Roby L36 2NL	KNOW12	No	0	11	3	5	3				3	5	3			Permission granted on 28/09/2022. Applicant Prima housing Group and land within Prima's ownership. Application to discharge condition 4 approved in October 2024, discharge condition 3 submitted in November 2024 awaiting determination. From review of google earth development looks like it has commenced. Rolled back delivery
Under Construction	21/00742/FUL	Land At Junction Of Lickers Lane And Sherwood Drive Whiston Knowsley L35 3XZ	KNOW13	No	0	8	4	4						4	4			Permission granted 31/10/22 and expires on 31/10/25. Does not appear development has commenced but may still come forward. Rolled back delivery.
Under Construction	20/00064/ FUL	Weston House, North End Lane, Halewood, L26 5QB	KNOW14	No	0	7	3	4					4					Permission being built out - rolled forward
Under Construction	21/00491/FUL	Land At Junction Of Gerrads Lane And North End Lane (Adjacent To The Coachouse) Halewood Knowsley L26 5QA	KNOW15	No	2	5	5											Permission being built out - assume completed
Under Construction	18/00805/FUL	Land To Side Of 46, High Street, Prescot, L34 6HQ	KNOW16	No	0	5			5					5				Permission being built out - rolled forward
Full PlanningPermission	19/00469/FUL	Knowsley Village Stables School Lane Knowsley Business Park Knowsley L34 9ER	KNOW17	Yes	0	5		5						5				Permission granted on 16 June 2022. Permission to expire on 16 June 2025. Site visit required to understand if development has commenced on-site. Application to discharge condition 3 and 4 submitted in March 2025 awaiting determination. Revised scheme for 8 dwellings dismissed at appeal on 21st May 2025 ref. 24/00155/FUL - applicant stated intention to implement extant permission. Retained and rolled back.

Full PlanningPermission	22/00703/FUL	Land Adj 71 Brook Hey Drive Northwood Kirkby Knowsley	KNOW18	No	0	20		5	10	5			5	10	5			Permission granted on 17th August 2023. Applicant Advent Construction Ltd / Livv Housing. Site fencing up. Application to discharge condition 10 submitted in June 2025 and awaiting determination. Retained
Full PlanningPermission	22/00630/FUL	Land At Mp Foods Lyneham Whiston Knowsley L35 3TN	KNOW19	No	0	19		5	9	5			5	9	5			Permission granted on 22nd September 2023. Discharge of condition 12 granted in September 2024 and discharge of conditions 4&10 granted in August 2025. Retained
Full PlanningPermission	22/00470/FUL	Woodend, Sterling Inks Uk Netherley Road Tarbock Green Knowsley L35 1QE	KNOW20	No	0	10		4	6				4	6				Permission granted on 25th October 2023 by GDB Property Investments Limited. Retained
Full PlanningPermission	23/00327/FUL	Land To The Rear 1 - 25 Hope Street Prescott Knowsley	KNOW21	No	0	6		1	3	2			1	3	2			Permission granted on 20th November 2023. Application to discharge conditions submitted in January 2025 and awaiting determination. Retained.
Full PlanningPermission	23/02818/PDC	25 Derby Road Huyton Knowsley L36 9UG	KNOW22	No	0	5		1	4				1	4				Permission granted on 23rd January 2024. Retained
Under Construction	23/02015/FUL	Mundoxpress Farmers Arms Moorfield Tower Hill Kirkby Knowsley L33 1XD	KNOW23	No	0	20		3	17				3	17				Permission granted on 12th September 2024. Building has been demolished and application for discharged conditions was submitted in January 2025. Retained
Granted - Full Planning Permission (15th Jan 2025)	24/00241/FUL	Land Adj 33 Lancaster Avenue, Whiston Knowsley L35 3QS	KNOW24	No	0	1			1					1				No discharge of Conditions have been granted. Detailed permission assumed to come forward within 5 years
Granted- Full Planning Permission (23rd Oct 2024)	23/02832/FUL	Dales Bar Okell Drive Halewood Knowsley	KNOW25	No	0	9			5	4				5	4			Google Earth shows no above ground work - Variaton of Condition 2 (Elevations) Approved: 19th March 2025 : 25/00087/FUL - App to discharge condition 3 (Highway) and 4 (CEMP) Awaiting Decision :25/00020/DISCON Detailed permission assumed to come forward within 5 years
Granted - Full Planning Permission (04 Oct 2024)	22/00233/FUL	Dye House Liverpool Road Prescott Knowsley The site is bound by LP Housing Allocation APP (19/00684/FUL) (Whitakers Garden Centre)	KNOW26	No	0	45				20	25	15			20	25	15	Google Earth shows no above ground work Application to vary conditions in process - Condition 11 (trees),12 (CEMP) 18(Bin Storage) 24/00624/DISCON :Discharged 8th April 2025 - Condition 17 (Archaeology) 24/00625/DISCON: Awaiting Decision - Conditon 8 (Contaminated Land) 24/00649/DISCON: Awaiting Decision - CONDITION 15 (LEVELS) 24/00650/DISCON; Awaiting Decision - APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 22/00233/FUL 22/00233/NMA:Granted (11th March 2025) - CONDITION 13 (HARD AND SOFT LANDSCAPING) 22/00233/COND2:Awaiting Decision -DISCHARGE CONDITION 5 (NOISE MITIGATION) 22/00233/COND3 - Discharged 20th June 2025 Detailed permission expected to come forward within 5 years
Granted- Full planning permission - (5th April 2024)	21/00972/FUL	Millbrook Manor Knowsley Lane Knowsley L34 0JN	KNOW28a	No	0	1				1					1			No Conditions discharged. Detailed permission assumed to come forward within 5 years
Granted - Full Planning Permission (5th April 2024)	23/02682/FUL	Wheathill Riding Centre, Naylors Road, Roby		No		4			4					4				Detailed planning permission granted in April 2024. Does not appear that the application has yet come forward. Detailed permission assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (10th June 2024)	23/02833/FUL	9 Lognor Road Westvale Kirkby Knowsley				-1			-1					-1				An application to discharge condition 3 submitted. Assumed to come forward within 5 years.
Granted - Full Planning Permission (30th July 2024)	24/00171/FUL	30 Evans Street, Prescott				1			1					1				COU application granted in July 2024. Assumed to come forward within 5 years.

Granted - Full Planning Permission (12th July 2024)	24/00140/FUL	St Helenas Residential Home, 6 Roby Road				16				16					16			An application to discharge conditions 4 and 5 pursuant to the planning permission was granted in February 2025. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (12th July 2024)	24/00055/FUL	Tray Ash Farm, Ash Lane, Tarbock Green				-1			-1					-1				COU application granted in July 2024. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU 9th July 2024)	22/00242/FUL	110-112 Tops Pharmacy Dinas Lane Roby				-1			-1					-1				COU application granted in July 2024. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (19th August 2024)	24/00350/FUL	18A Childwall Parade, Childwall Lane, Roby				-1			-1					-1				COU application granted in August 2024. Assumed to come forward within 5 years.
Granted - Certificate of Lawfulness (13th August 2024)	24/00264/CLD	21 Lancaster Road, Huyton				-1			-1					-1				Certificate of Lawful Use granted in August 2024. Assumed to come forward within 5 years.
Granted - Certificate of Lawfulness (13th August 2024)	24/00263/CLD	14 Wallace Avenue, Huyton				-1			-1					-1				Certificate of Lawful Use granted in August 2024. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (20th August 2024)	24/00009/FUL	Seel Arms, 22 Hall Lane, Huyton				3				3					3			Application to discharge condition 2 pursuant to the planning permission granted in March 2025.
Granted - Full Planning Permission (20th August 2024)	23/002149/FUL	Land at Chapel Street Prescott Knowsley				5				5					5			Application does not yet appear to have come forward, with no discharge of conditions applications yet submitted. However, given planning permission has been granted, it is assumed this will come forward in 5 years.
Granted - Full Planning Permission (11th August 2024)	24/00374/FUL	122 Sugar Lane Knowsley				-1			-1					-1				COU application granted in August 2024. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (25th September 2024)	22/00757/FUL	Former site of Prescott Police Station				11				11					11			Application does not yet appear to have come forward, with no discharge of conditions applications yet submitted. However, given planning permission has been granted, it is assumed this will come forward in 5 years.
Granted - Certificate of Lawfulness (29th October 2024)	24/00470/CLD	7 Edenfield Crescent Huyton Knowsley				-1			-1					-1				Certificate of Lawful Use granted in October 2024. Assumed to come forward within 5 years.
Granted - Certificate of Lawfulness (14th October 2024)	24/00266/COU	School House, 111 Tithebarn Road, Knowsley				-1			-1					-1				Certificate of Lawful Use granted in October 2024. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (18th November 2024)	24/00486/FUL	32 Minstead Avenue Northwood Kirkby				-1			-1					-1				COU application granted in November 2024. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (11th November 2024)	24/00386/FUL	177 Saxon Way Tower Hill Kirkby				-1			-1					-1				COU application granted in November 2024. Assumed to come forward within 5 years.
Granted - Certificate of Lawfulness (16th December 2024)	24/00607/CLD	6 Sycamore Avenue Halewood				-1			-1					-1				COU application granted in December 2024. Assumed to come forward within 5 years.
Granted - Certificate of Lawfulness (10th December 2024)	24/00567/CLD	14 Old Rough Lane Northwood Kirkby				-1			-1					-1				COU application granted in December 2024. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (10th January 2025)	24/00605/FUL	11 St Peters Close Tower Hill				-1			-1					-1				COU application granted in January 2025. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (21st January 2025)	24/00371/FUL	73 St Helens Road Prescott				-1			-1					-1				COU application granted in January 2025. Assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (26th February 2025)	25/00009/FUL	19 Copthorne Road Westvale Kirkby				-1			-1					-1				COU application granted in February 2025. Assumed to come forward within 5 years.
Granted - Full Planning Permission (18th February 2025)	24/00671/FUL	35 Greenes Road Whiston				1												Full Planning Permission granted in February 2025. Application does not appear to have come forward but assumed to come forward within 5 years.
Granted - Full Planning Permission for COU (26th February 2025)	24/00545/FUL	47 Childwall Lane Roby				-1			-1					-1				COU application granted in February 2025. Assumed to come forward within 5 years.
Granted - LBC and Full Planning Permission for COU (7th February 2025)	24/00042/LBC / 24/00041/FUL	The Park Hall Huyton Hey Road Huyton				5				5					5			Hoardings are up around site but does not appear to have yet been converted. LBC and full planning permission granted in February 2025. Assumed to come forward within 5 years.
Granted - Full Planning Permission (25th February 2025)	22/00501/FUL	Roby Hotel Public House 104 Greystone Road				9					9					9		It does not appear that works have commenced on-site. Full planning permission was granted in February 2025. Assumed to come forward within 5 years.

Granted - Certificate of Lawfulness (27th March 2025)	25/00124/CLD	8 Beldate Parl Kirkby Park				-1				-1					-1			Cerificate of Lawful Use granted in March 2025, Assumed to come forward within 5 years.
Granted - Certificate of Lawfulness (21st March 2025)	25/00105/CLD	48 Holland Road				-1				-1					-1			Cerificate of Lawful Use granted in March 2025, Assumed to come forward within 5 years.
Granted - Full Planning Permission (28th March 2025)	24/00533/FUL	Church Road, Roby, Knowsley				-4				-4					-4			A full planning application to convert 4 flats into a family assessment centre was granted in March 2025. Assumed the loss of 4 C3 dwellings will take place within the 5 year period.
Granted - Full Planning Permission for COU (31st March 2025)	24/00438/FUL	Prescot Dry Cleaning, 40 High Street, Prescot				-1				-1					-1			COU application for the converion of a flat into offices granted in March 2025. Assumed to come forward within 5 years.
							153	109	86	82	38	19	93	106	89	34	15	
							468						337					



Local Plan Housing Allocations Forecast

								Council's Supply						Lichfields' Supply (rebased)					Site update	
Status	Application Number(s)	Site Name	Column1	Lichfields Reference	Pro forma?	Completions to date	Remaining dwellings at 1/4/25	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2025/26	2026/27	2027/28	2028/29	2029/30	2024 comments	2025 update
Allocation	19/00684/FUL	Land Bounded by A58, Prescott		KNOWALL1	Yes	139*	88*	50	50	38	0	0	0	50	38				Being built out.	July 2024 Street view shows site to be around 3/4 completed. Site projected to be fully completed. Rolled forward
Allocation	23/02677/FUL	Carr Lane, Prescott		KNOWALL2	Yes	0	88	0	35	35	18	0	0	0	0	35	35	18	Permission granted in January.	No construction work has commenced. Discharge of Conditons 3, 8 and 32 (Awaiting decision) associated with pre-development groundwork. Validated 12th feb 2025 Retained but rolled back
Allocation	19/00104/FUL, 19/00521/HYB, 22/00466/REM, 20/00063/FUL, 21/00074/FUL, 23/02836/FUL	East of Halewood		KNOWALL3	Yes	515*	734*	159	143	149	103	70	70	143	149	103	70	70	Trajectory not contested - rolled forward	19/00104/FUL - Site Built out June 2024 (Street View) 19/00521/HYB - Coming up to completion June 2024 (Street View) 22/00466/REM - Coming up to completion June 2024 (street view) 20/00063/FUL - Construction completed June 2024 (Street View) 21/00074/FUL - Google earth/maps/street view show no construction. No discharge of condition (12 dwellings). 23/02836/FUL - Validated 10th July 2024 (Awaiting Decision) 18 dwellings which seeks to supercede 21/00074/FUL *Supply rolled forward*
Allocation	18/00283/HYB, 20/00399/OUT, 20/00417/FUL, 22/00213/REM, 23/02378/REM, 20/00329/FUL, 22/00600/FUL	South of Whiston (Halsnead)		KNOWALL4	Yes	279*	1120*	104	92	105	156	140	127	92	105	156	140	127	Trajectory not contested - rolled forward	18/00283/HYB - Phase one of permission built out (Street view) 20/00399/OUT - Under construction 20/00417/FUL - Built out - Phase 2 (208 dwellings) Under construction Aug 2024 (Street View) 23/02378/REM - Under construction, ground work Aug 2024 (Street View) 20/00329/FUL - No construction can be seen Discharge of condiiton Ref 24/00373/DISCON status : Unknown 22/00600/FUL - Full Planning Permission 30th May 2024, condition discharged (120 dwellings)
Allocation	20/00193/FUL	Former Kirkby Stadium, Valley Road		KNOWALL5	Yes	257	9	9	0	0	0	0	0						Being built out - assume completion	Under Construction July 2024 (Predominantly Built Out)
*assumed by Lichfields								322	320	327	277	210	197	285	292	294	245	215		
								1456						1331						



SHLAA Sites Forecast

									Council's Assumption						Lichfields' Assumption					Comments
Site ID	Gross Site Area (ha)	Density Assump tion	Net Developable Area	Site Name	Lichfields Reference	Pro forma?	Remaining Capacity at 1/4/2024	Potential Yield	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	
K0108	0.23	100%	0.23	Land at Copthorne Walk, Kirkby	KNOW29	Yes	13	13	0	0	7	6	0	0	0	0	0	0	0	Dwelling numbers have been double counted. Included in ref. KNOW8.
K0163	0.54	100%	0.54	Former Huyton College, Huyton Hey, Huyton	KNOW30	Yes	40	40	2	20	18	0	0	0	20	18	0	0	0	Development currently being constructed - rolled forward
K0201	5.4	75%	4.05	Little Moss Hey, Stockbridge, Huyton	KNOW31	Yes	216	162	0	0	0	26	26	26	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites)
K0365	1.449	100%	1.449	Former Gas Works, Moss Street, Prescott/Whiston	KNOW32	Yes	40	40	0	0	20	20	0	0	0	0	20	20	0	Outline planning permission granted in June 2023. RM application ref. 25/00251/REM validated 10th June 2025. Reasonable evidence that dwellings will complete within five years (assumed 2027/28).
K0390	1.83	90%	1.647	Hollow Croft, Stockbridge Village, Stockbridge, Huyton	KNOW33	Yes	55	50	0	0	0	32	18	0	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites)
K0700	1.35	90%	1.215	Former Municipal Building and Adjoining Land, Cherryfield Drive, Kirkby	KNOW34	Yes	150	135	0	0	0	32	32	32	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites)
K0701	9	75%	6.75	North Huyton, Phase 5	KNOW35	Yes	350	263	0	0	29	26	26	26	0	0	0	0	0	Live planning application ref. 25/00540/FUL for 136 dwellings (validated 11th November 2025) awaiting determination. STF3 assumes 6 years from validation of application to completion of first dwellings (November 2030), which is outside of the 5 year period.
K0702	0.35	100%	0.35	Former St Chad’s Clinic, Kirkby	KNOW36	Yes	53	53	0	0	35	18	0	0	0	35	18	0	0	Permission being built out - rolled forward
K0702	0.95	100%	0.95	Huyton Fire and Ambulance Station	KNOW37	Yes	53	53	18	35	0	0	0	0	35	0	0	0	0	Permission being built out - rolled forward
K0705	22.54	100%	22.54	Land south of Cherryfield Drive, Kirkby	KNOW38	Yes	800	800	26	78	78	78	78	78	0	0	67	67	67	Planning permission for 800 dwellings was granted on 11th April 2025. Various discharge conditions applications submitted and NMA currently live. 5YHLS study rebased to 1st April 2025 and therefore these units are technically outside of scope, however given detailed permission granted they should be expected to come forward within 5 years are included in supply
K0706	0.725	90%	0.6525	Boundary Hotel, Pilch Lane, Huyton, Liverpool, L14 0JG	KNOW39	Yes	22	20	0	0	10	10	0	0	0	0	0	0	0	Does not meet the definition of deliverable (category b sites)/(2024). Note Application ref. 25/00344/FUL for 35 units validated on 23 June 2025 and awaiting decision.
K0707	0.32	100%	0.32	Fallows Way, Whiston, Liverpool, L35 1RZ	KNOW40	Yes	10	10	0	0	0	5	5	0	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites)
K0710	1.74	100%	1.74	Huyton Campus	KNOW41	Yes	450	450	0	0	70	70	70	70	0	0	0	0	0	Does not meet the definition of deliverable (category b sites) given no detailed planning application on site and Start to Finish states 6 years to start on site from validated application (beyond 5 years). EIA screening opinion (ref. 25/00446/SO) for a hotel, up to 420 residential dwellings and community and commercial space (up to 5,600sqm) validated on 28th July 2025 and awaiting determination. No other live planning applications on the site.
K0712	0.32	100%	0.32	Sewell Street/Kemble Street	KNOW42	Yes	23	23	0	0	20	3	0	0	0	0	0	0	0	Site remains unpermissioned, Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
K0713	0.32	100%	0.32	Junction of Church Street and High Street	KNOW43	Yes	23	23	0	0	20	3	0	0	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
K0042	0.155	100%	0.155	Adj. to Farmers Arms Dinas Lane, Huyton			5	5	0	0	0	0	0	2	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
K0061	0.224	100%	0.224	Land at Pod 10 (west) Boode Court, Stockbridge, Huyton			7	7	0	0	0	0	0	3	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
K0062	0.222	100%	0.222	Land at Pod 10 (east) Boode Court, Stockbridge, Huyton			7	7	0	0	0	0	0	3	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
K0088	0.585	90%	0.5265	Pod 9 Boode Croft, Stockbridge, Huyton			18	16	0	0	0	0	0	4	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
K0175	0.188	100%	0.188	Land at Custley Hey, Stockbridge, Huyton			6	6	0	0	0	0	0	3	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
K0704	0.59	90%	0.531	Bewley Drive, Kirkby			17	15	0	0	0	0	0	15	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
K0708	0.51	90%	0.46	Land at Reeds Road (Parcel A)			22	20	0	0	0	0	0	20	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
K0709	0.35	100%	0.35	Land at Reeds Road (Parcel B)			24	24	0	0	0	0	0	20	0	0	0	0	0	Site remains unpermissioned. Does not meet the definition of deliverable (category b sites) given no detailed planning application on site
									46	133	307	329	255	302	55	53	105	87	67	
									1070						367					