

Statement of Consultation in support
of the planning application for the
development of land bounded by the
East Lancashire Road, Ormskirk Road
and Knowsley Lane, L34 8HA.

June 2022



Prepared for

Caddick
Developments.

By

mer·ion where it
all begins.

Overview of our Community Consultation

This Statement of Consultation (SoC) sets out Caddick Developments’ approach to the statutory stage of consultation on the proposed development of land bounded by the East Lancashire Road, Ormskirk Road and Knowsley Lane, to the east of Knowsley Business Park.

It has been prepared in accordance with s47 of the Planning Act 2008 (the 2008 Act). Section 47 (1) of the 2008 Act requires us to prepare a statement setting out how we have consulted about the proposed application on our client’s behalf and this SoC has been prepared in accordance with this requirement and subsequent guidance in the Localism Act of 2011.

In addition to numerous meetings with officers from Knowsley Council, utilities providers and the Environment Agency, our consultation has taken on board the views and insights of Councillor Frances Wynn, speaking on behalf of her two fellow ward councillors in Prescott North.

The site is a natural extension to Knowsley Business Park with just five houses nearby. Our engagement with each householder was publicised via personal visits

to each home, supplemented by a hand-delivered note in each case as the residents were not present at the time of the call.

This elicited a detailed telephone consultation with Mr Parr at The Homestead and a face-to-face meeting with Mr & Mrs Brown of The Cottage on Knowsley Lane and their neighbour Lorraine Kenyon of Strawberry Lodge. Caddick Developments have engaged with Mr McCauley, the owner of Tinkle Peg Farm, on multiple occasion over the last two years. The tenant of Strawberry Cottage has not responded and was said by his neighbours to be an infrequent visitor to the property, which appeared semi-abandoned at the time of our consultant’s visit.

The two consultation discussions were held on Thursday 19th and Friday 27th May respectively. The consultation was an important opportunity for the site’s neighbours to explore the nature of the proposed development and influence the proposals.

This SoC also records the findings of our consultation and how we have factored the comments received into our final proposals.

List of supporting consultants

The following consultants have supported the development of our proposals and the delivery of our public consultation:

Architects

fletcher | rae

Transport planning



Planning

NJL Consulting
Planning+Development

Ecology and environment



Community engagement

mer:ion

Caddick Developments Ltd

Caddick Developments is one of the largest, privately owned, multi-sector property development companies in the UK. The firm’s focus is the creation of high quality places and spaces across multiple asset classes.

Growing from its Yorkshire foundations 40 years ago, the company is a trusted delivery partner building institutional-grade assets across the country. The business specialises in the acquisition, development, construction and management of residential, industrial and regeneration projects.

As is proposed at Knowsley Park, Caddick Developments undertakes schemes both speculatively and directly for end-users. Caddick Developments is part of the wider Caddick Group which includes Moda Living, Oakgate Group, Caddick Construction, Caddick Civil Engineering, Caddick Land, as well as the Leeds Rhinos.

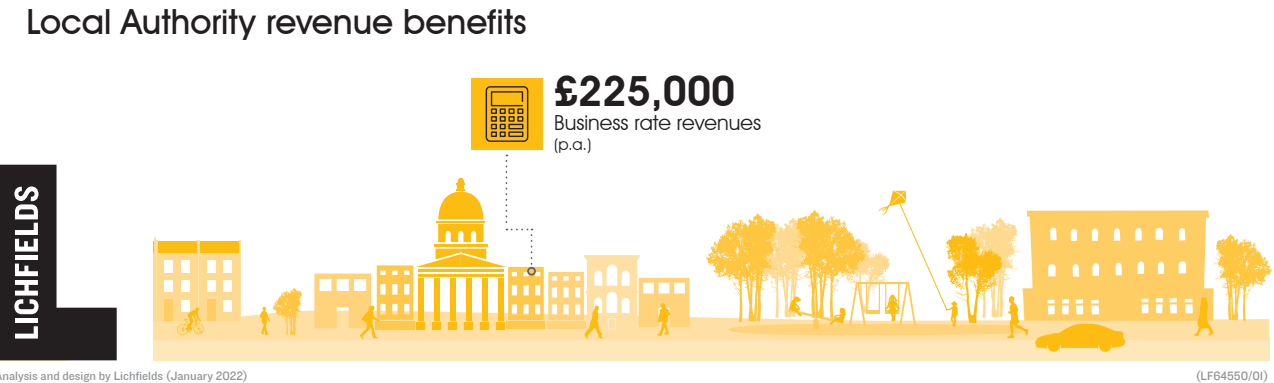
The economic benefits of Knowsley Park, Knowsley

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The proposed development will provide up to 157,500 sqft of B2, B8 and office employment space, creating jobs for local people and supporting Knowsley’s economy.

The proposal
150,000 sqft
B2/B8 Employment Floorspace

Other details:
With additional 7,500 sqft ancillary office



Consultation methodology

We followed a single-stage consultation methodology based on requesting one-to-one meetings with the local householders within proximity to the site.

To ensure that residents were properly informed we visited their homes and left a letter inviting them to contact our consultant to discuss the development proposals in detail.

Four out of the five householders responded and discussions were undertaken with them via telephone in the case of Mr Parr and face-to-face in the case of Mr McCauley, Mrs & Mrs Brown and Ms Kenyon. We have not been able to identify and contact the householder at Strawberry Cottage, although two efforts to get in touch have been made. Neighbours confirmed that the householder is rarely resident.

In addition, a telephone briefing was provided to Cllr Wynn and a follow-up note identifying her constituents’ issues also provided.



Our client’s proposals

The land is allocated in the Knowsley local plan for industrial development and the proposed scheme identifies scope for three units totalling 157,500 square feet (see schematic, below).

A scheme was developed for consultation by leading architects Fletcher Rae, which specialises in the design of industrial developments of this type.

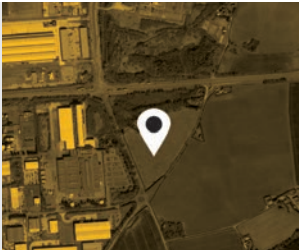
the proposed scheme identifies scope for three units totalling 157,500 square feet



Proposed Knowsley Park development

Knowsley Park aims to provide 157,500 sqft of industrial space across **three** buildings.

The land is allocated for this use in Knowsley Council’s local plan.



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How it would look when built



Interface distances with neighbouring properties



Traffic considerations

- All traffic to access and leave site via junction of East Lancs Road/Ormskirk Road
- Junction capacity/performance unaffected by new traffic created



- Key features of the proposals, as consulted upon, include:
- 3 units of 30,000 square feet, 50,000 square feet and 70,000 square feet respectively
 - Each unit with a further 5% office content and will benefit from secure cycle storage, showers and dry rooms
 - A new access road from Ormskirk Road only
 - A new attenuation pond with the dual purpose of providing additional biodiversity
 - Reinstatement of degraded hedgerows along Knowsley Lane
 - Extensive planting across the site will be undertaken which results in a 30% Biodiversity Net Gain

The design proposals were brought forward for consultation following extensive discussions between the client’s consultant team and highways, heritage and planning officers at Knowsley Council as well as the Environment Agency and other relevant statutory bodies, including ENW and United Utilities.



The response to our proposals: themes

A number of themes emerged from respondents’ open-ended comments.

All neighbours were aware that the land had been allocated for industrial development and expressed satisfaction at being contacted and consulted in a way that allowed them to query the proposals and express their ideas and concerns. Each neighbour engaged with the process in a pragmatic and focused way. They understood that the land was allocated in the local plan for industrial development and that a planning application at some point was likely.

A number of themes emerged from our discussions:

A desire to ensure that light pollution is minimised, both by the development’s lighting scheme and from the headlight beams of visiting vehicles.

Noise pollution from loading and unloading, the activities within the buildings and from lorry refrigeration units.

Ensuring utility load was not diminished. Residents reported that there had been previous issues with localised black-outs and water flow rates.

Provision of sufficient landscape screening to maintain and enhance privacy.

Concern that traffic would use Knowsley Lane rather than Ormskirk Road from its junction with East Lancashire Road.

Concern over impact on TV signals/aerial reception at Tinkel Peg Farm.

Concern over security at Tinkel Peg Farm.

Specific individual questions were asked in relation to the scheme’s design approach and possible impacts. Residents and Cllr Wynn received detailed answers to them under separate cover.

How we have sought to accommodate neighbours’ issues

Taking into consideration neighbours’ comments, various beneficial approaches were factored into our client’s proposals:

Light pollution

A lighting plan has been developed in consultation with the local authority which will ensure that there is no light pollution to neighbouring houses or Tinkel Peg Farm. Boundary walls should eliminate issues of headlamp intrusion.

Noise pollution

A supporting study has shown that neither daytime nor night-time noise impacts exceed the representative background sound levels at any of the noise receptors (neighbours’ houses).

For prudence, worst-case operational conditions and source locations have been used by our clients for the noise assessment. The rated noise impact also does not exceed the existing lowest residual daytime and night-time noise. This is a positive indication that the specific levels due to the noise sources associated with the development are unlikely to be significantly distinguishable against existing road traffic noise at the noise receptors.

Utility load

Extensive discussions with both ENW and United Utilities have confirmed there is sufficient capacity in the area to accommodate our client’s proposals and neither party anticipates that Caddick Developments’ proposals would disrupt local supply.

Landscape screening

Fences will be constructed around the yard area and, along with retaining walls, will separate the development from neighbours’ rear back gardens.

Traffic engineering

The scheme has been designed so that site ingress and egress is via Ormskirk Road near its junction with the East Lancashire Road. This is the most efficient route in terms of timing and convenience/road engineering and has been designed to take traffic away from neighbouring properties. Any additional load on Knowsley Lane can be expected to be minimal and a function of driver error.

TV signals/aerial reception at Tinkel Peg Farm

Caddick have agreed to mitigate any disruption in TV reception.

Security at Tinkel Peg Farm

Suitable security fencing will be installed around the development which benefits Tinkle Peg Farm.

Overview of our consultation with the local authority

Pre-application meetings were held and feedback received in September 2021 and March 2022 with officers of Knowsley Council who raised the following matters within and following these meetings:

Residential amenity

Necessity to consider the impacts on adjoining properties and how the scale of development impacts on residential amenity. This included daylight/sunlight matters. They asked that buffers be incorporated where possible to reduce potential impacts and this has been addressed.

Highways

The highways authority did not object to the principle of development as presented. Guidance was provided on the methodology and scope of a Transport Assessment and comments provided on car parking, EV charging points, and the content of s278 works to improve cycle and footpaths adjacent to the site.

Trees

Officers explained that significant loss of trees and little mitigation for their loss would not be acceptable and noted that trees should be retained where possible. Where their loss was unavoidable a 2:1 replacement ratio would be required. A full Arboricultural Impact Assessment and Method Statement was provided and the proposals now deliver a 30 per cent Net Bio Diversity gain.

Low Carbon and Renewable Energy

Proposals for specific technology are to be provided and it is welcomed that the development could achieve a BREEAM Very Good score.

Social Value

The applicant was asked to set out how they proposed to provide employment and training benefits for residents and the company’s contractor, Caddick Construction, is now in detailed discussions with the council’s chosen Social Value advisors over a range of opportunities regarding training, apprenticeships, job-ready support, guaranteed interviews and other such beneficial interventions.

Caddick Developments have taken on board the comments received by the council through this pre-application stage and have amended the scheme where possible and provided assessments and information to explain the scheme in relation to all the matters raised.



Conclusions

Our conclusion from these findings was that good design practice and a considerate approach to site layout, screening, noise and light attenuation will combine to deliver the best possible outcome for neighbours and a scheme firmly in line with the needs of the Local Plan and all relevant national planning policy guidelines.



Consultation undertaken on behalf
of Caddick Developments Limited by

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