

Planning and Operational Need Statement

Unit 3, Knowsley Lane, Knowsley, L34 4AH

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Prepared for:

RelyOn Nutec UK

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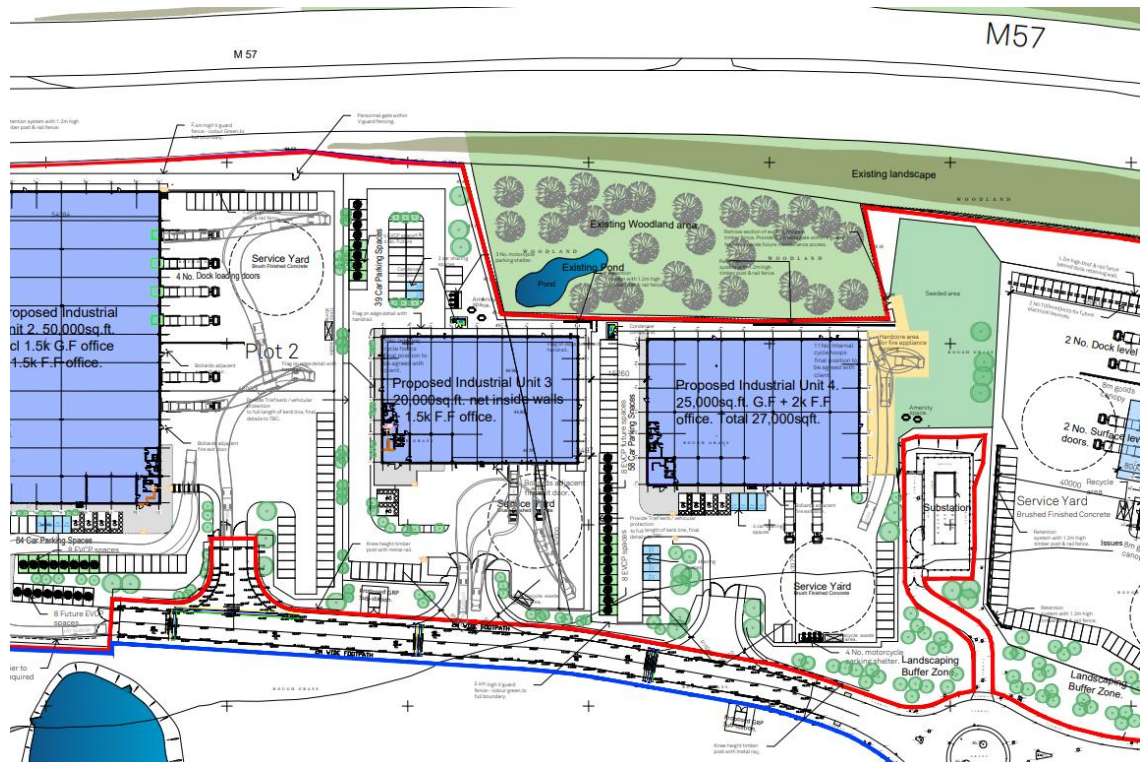
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1 Introduction

- 1.1. Vail Williams have been instructed RelyOn Nutec UK limited to prepare this planning statement including justification for the operational need for the proposals to seek a change of use of Unit 3 of Earlsfield Park, Earlsfield Lane, Huyston, Knowsley from Class E (g) (ii) (iii) and Class B8 to include Class F1 (a), training facilities. This requires a variation of condition 26 of application 20/00376/OUT as development has not yet been completed on Unit 3. A separate application has been submitted to vary condition 4 of application 23/01429/REM which also restricts the use of unit 3.
- 1.2. This statement will consider the planning history of the site, relevant national and local planning policy and assessing the proposals against these policies. This statement also includes some further justification regarding the specific operations of RelyOn and how their operations relate to employment generating uses.

2 Site and Surrounding Area

- 2.1. This application relates to Unit 3 within Earlsfield Park located to the North of Knowsley Lane and to the South of the M57 motorway. This site is bounded by the M57 to the north, Knowsley Lane and existing residential dwellings to the south and west, A57/M57 roundabout the east. Immediately adjacent to the site on the east and west are commercial/storage buildings with associated parking.
- 2.2. Unit 3 within Earlsfield Park contains 21,500sqft (GIA) of commercial space across the ground floor and a first floor mezzanine.



3 Planning History

3.1.

Reference	Description	Decision
20/00376/OUT	Outline planning permission for 30,530 sq m of employment floor space (use class b1 / b8) - access to be considered at this stage (all other matters reserved).	Granted 03/02/2021
22/00157/REM	Application for approval of reserved matters pursuant to outline planning permission 20/00376/out (outline planning permission for 30,530 sq m of employment floor space (use class b1 / b8)) - approval sought for layout of a site road (access approved at outline stage).	Granted 01/07/2022
23/01429/REM	Application for approval of reserved matters pursuant to outline planning permission 20/00376/out (outline planning permission for 30,530 sq m of employment floor space (use class b1 / b8) - access to be considered at this stage (all other matters reserved) - approval sought for appearance, landscaping, layout and scale.	Granted 08/12/2023
23/01429/NMA	Non material amendment following the grant of reserved matters 23/01429/rem (application for approval of reserved matters pursuant to outline planning permission 20/00376/out (outline planning permission for 30,530 sq m of employment floor space (use class b1 / b8) - access to be considered at this stage (all other matters reserved) - approval sought for appearance, landscaping, layout and scale). Amendments sought to approved plans for, ancillary office floorspace reduced on units 3 & 4. Floorspace and car parking spaces reduced and motor cycle parking revised to unit 4, revisions to car park layout to unit 5, including electric vehicle spaces moved to main car park, footpaths added to site entrance on all units, site radius altered to 15m on both sides of entrance to all units & subsequent changes to landscaping plans for all units.	Granted 13/02/2024

3.2. Condition 26 of application 20/00376/OUT:

The buildings hereby approved shall only be used for the following purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended):

- B1 comprising

(i) an office to carry out any operational or administrative functions,

(ii) the research and development of products or processes, or

(iii) any industrial process,

Being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit; or

- B8 comprising storage or distribution

Reason: For the avoidance of doubt and to ensure that the development is only used for the uses that were applied for.

3.3. Condition 4 of application 23/01429/REM:

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the premises to which this permission relates shall be used only for any use falling within Use Classes E parts (g) (ii) (iii) and Use Class B8 and for no other purpose, including any other use falling within Class E of the Schedule to that Order or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, except with the prior grant of a further planning permission.

Reason: To enable the Local Planning Authority to assess any proposal for a further use, whether or not it falls within the same Use Class and to comply with CS7 & CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

4 Planning Policy

National Planning Policy Framework (2024)

- 4.1. Paragraph 85 of the NPPF states, '*planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'*
- 4.2. Paragraph 87 goes on to state, *planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:*
 - a) *clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections);*
 - b) *storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods, especially where this is needed to support the supply chain, transport innovation and decarbonisation; and*
 - c) *the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.*' (our emphasis)

Local Planning Policy

Knowsley Local Plan: Core Strategy 2016

- 4.3. Knowsley's Core Strategy, part of its Local Plan, was officially adopted by the council on January 8, 2016. The strategy sets out the development framework for Knowsley up to 2028, including plans for 8,100 new homes, 400 acres of employment land, and regeneration of the borough's town centres. Relevant policies from Knowsley's Core Strategy are outlined below.
- 4.4. Policy SD1 (Sustainable Development) emphasizes a positive and proactive approach to development proposals, prioritizing economic, social, and environmental improvements in alignment with the National Planning Policy Framework (NPPF). It supports approving applications that align with local and neighbourhood plan policies unless material considerations suggest otherwise.
- 4.5. Policy CS1 (Spatial Strategy for Knowsley) outlines Knowsley's spatial development strategy until 2028, focusing on urban areas, maintaining settlement hierarchies, and contributing to the Liverpool City Region's growth. Priorities include rebalancing the housing stock, regenerating deprived neighbourhoods, enhancing employment areas, and improving transport and green infrastructure networks.
- 4.6. Policy CS2 (Development Principles) establishes principles for sustainable development in Knowsley, emphasizing economic growth, reduced inequalities, and health improvements. It calls for reducing carbon emissions, promoting sustainable transport, protecting environmental assets, and ensuring high-quality design. Development must efficiently use resources and infrastructure while addressing environmental impacts like air quality, biodiversity, and flood risks. These

principles guide decision-making and are supported by assessments such as Environmental Impact and Health Impact.

- 4.7. Policy CS4 (Economy and Employment) details the overall employment development strategy. This policy supports sustainable economic growth by providing adequate land for employment, enhancing existing business areas, and improving job accessibility through mixed-use developments and transport links. It emphasizes addressing skills gaps, supporting startups, and diversifying the rural economy. Existing employment land is safeguarded unless redevelopment offers broader benefits. The strategy includes “meet[ing] the development needs of established and emerging employment sectors, including the Liverpool City Region key economic sectors”. The policy also explains that “Sites identified within Policy SUE1 have been removed from the Green Belt and allocated to meet needs for a high quality business park, large scale distribution/logistics and any other appropriate uses within the Liverpool City Region key economic sectors up to 2028.”
- 4.8. Supporting text in paragraph 5.28 lists the four key sectors that have potential to create new jobs and new opportunities, identified by The Liverpool City Region Local Enterprise Partnership. These Liverpool City Region key economic sectors are detailed as follows:
 - Knowledge Economy – knowledge intensive industries including advanced manufacturing, life sciences, creative and digital industries, environmental technologies, and financial and professional services. Knowsley's infrastructure provides a competitive advantage across knowledge based industries in particular advanced manufacturing and financial and business services. Knowsley has an internationally recognised advanced manufacturing industry with companies such as Jaguar Land Rover, Getrag and Halewood International having chosen to locate in the borough.
 - Liverpool SuperPort – transformation of the City Region's ports, airport, road, rail and logistics assets into a low carbon SuperPort of international status. Studies supporting the SuperPort strategy⁷⁹ have identified a need for warehousing and available land for development that is suitable for logistics operations. Knowsley is well located to meet some of this demand by virtue of its excellent transport links with the port and the wider transport network, and large employment areas such as Knowsley Industrial Park.
 - Low Carbon Economy – job creation and growth through new opportunities in the low carbon sector including: renewable energy generation, retrofitting homes and buildings, and low emission vehicles and transport. Knowsley Industrial Park is home to a growing nucleus of businesses in renewable energy and environmental technologies and has the potential to be a 'Green Energy Hub'.
 - Visitor Economy – establishing the City Region as a major visitor destination through the marketing and development of the region's cultural and heritage assets, retail and hospitality offer and tourist attractions. The Council has identified considerable scope to further develop the established tourist destination of Knowsley Safari Park and to develop new facilities, for example connected with the historic heritage of Prescot and the borough's extensive Green Infrastructure network.
- 4.9. In the adopted Local Plan: Core Strategy the application site forms part of the Knowsley Lane Sustainable Urban Extension (SUE) - also referred to as Earlsfield Park, Huyton. Policy SUE1 (Sustainable Urban Extensions and Safeguarded Land) introduces the “9 sites (referred to as Sustainable Urban Extensions) [that] have been removed from the Green Belt and are allocated to provide additional land to meet development requirements up to 2028 and beyond.”
- 4.10. Policy SUE2 (Sustainable Urban Extensions - Development Principles) sets out comprehensive development principles for Sustainable Urban Extensions (SUEs), focusing on delivering sustainable, high-quality, and well-connected developments. Key requirements include providing necessary infrastructure contributions, high-quality design that enhances local character, integration of green spaces and transport links, and minimizing flood risks. Proposals must adhere

to borough-wide and local needs, respect historic assets, and clearly define urban boundaries. Developments must align with a single, Council-approved master plan, supported by legal agreements to ensure comprehensive infrastructure delivery.

- 4.11. SUE2a (Sustainable Urban Extensions) outlines the overall development strategy for the site. The site is allocated for mixed uses: approximately 100 new homes, at least 16 hectares of employment space focused on business uses, and public open space for recreational purposes. The allocation for employment development comprises of *“Business Uses (Use Class B1) or other appropriate employment uses within the Liverpool City Region key economic sectors”*. Developments must maintain good standards of residential amenity and incorporate traffic mitigation, gateway enhancements, and appropriate spatial interfaces between uses. A Supplementary Planning Document provides additional details, ensuring alignment with broader policies and a cohesive development framework.
- 4.12. Supporting text in paragraph 7.24 further explains:
- “Policy SUE2a specifies that at least 16 hectares of the Knowsley Lane site should be reserved for employment uses to provide a sustainable business park environment to supplement the existing provision nearby at Kings Business Park and meet identified sector needs. Development proposals which would lead to employment land provision being below this amount will not be permitted unless it can be demonstrated that such provision is no longer required having regard to the Council’s most up to date Monitoring Report and evidence base. Employment development within the site should be limited to Business uses (within Use Class B1) and other appropriate employment uses within the Liverpool City Region key economic sectors (as listed at paragraph 5.28) provided that these are compatible with nearby residential development. Uses within the LCR key economic sectors that are classified as ‘main town centre uses’ will be subject to the sequential and impact tests as appropriate.”*
- 4.13. Other policies relevant to the site’s locations which have also been considered include:
- CS19 - Design Quality and Accessibility in New Development
 - CS20 - Managing the Borough's Historic Environment
 - CS21 – Greenspaces and Trees
 - CS24 - Managing Flood Risk
 - CS27 – Planning and Paying for Infrastructure

Earlsfield Park (Knowsley Lane SUE) Supplementary Planning Document (SPD)

- 4.14. The Earlsfield Park SPD, adopted in 2017, outlines a development framework for the Knowsley Lane SUE, promoting a mixed-use area with residential, employment, and recreational spaces. The SPD also details site-specific requirements for achieving these objectives. The Earlsfield Park SPD ensures that development proposals for the site complied with the Core Strategy Policy requirements.
- 4.15. The SPD’s vision for Earlsfield Park emphasizes creating a prestigious business park aligned with Liverpool City Region's core economic sectors. It aims to enhance Huyton’s economic growth and objectives include providing high-quality employment opportunities and attracting "best-in-class" sectors to strengthen Knowsley’s prestige as a business location. The SPD recognises that the site’s strategic connectivity via the M57 motorway makes it ideal for growth. Additionally, the SPD prioritises local supply chains and workforce development, alongside sustainable housing and enhanced green infrastructure.
- 4.16. Key principles for development outlined within the SPD include delivering sustainable development, enhancing local distinctiveness, providing infrastructure, public open space, and green networks, and ensuring good connectivity. The SPD emphasizes high design quality,

integration with surrounding areas, and the protection of residential and environmental amenity. High-quality design, landscaping, and dedicated vehicular access will ensure functionality and visual appeal while integrating with local residential areas.

- 4.17. In line with Core Strategy Policy SUE 2a, policy KL4 (employment development) of the Earlsfield Park SPD's designates at least 16 hectares for business (B1) or other Liverpool City Region economic sectors like knowledge economy and low carbon industries. The SPD policy also recognises that ancillary uses like cafés may support the site but must remain secondary.
- 4.18. The SPD details how the employment strategy for Earlsfield Park aligns with Liverpool City Region's (LCR) growth plans, through leveraging its location near the M57 for a new high-quality business park. The site supports the LCR's objectives like boosting private-sector jobs, connecting with economic hubs (e.g., Liverpool SuperPort and Daresbury Enterprise Zone), and capitalizing on infrastructure improvements like the Mersey Gateway. Earlsfield Park's strategic role integrates housing and economic development, aiming to attract businesses, skilled workers, and investment, enhancing Knowsley's status as a desirable location within the region.
- 4.19. The ensuing Masterplan was adopted in 2017 and sets out the development, design and infrastructure opportunities for achieving a high quality mixed use scheme across the SUE. The masterplan incorporates the majority of the employment generating uses in the eastern zone of the site. This is consistent with the spatial development framework contained within the SPD, which seeks to showcase the economic and business profile of the site along the M57 corridor, as well as providing a clear connection to the established Kings Business Park. The Masterplan identified B1 and B8 employment uses (logistic & storage and distribution uses) for the eastern employment zone, and logistics (a B8 use) is identified as a growth sector in the Liverpool City Region Growth Strategy.

5 Proposals

- 5.1. The proposals are seeking permission to vary condition 26 of application 20/00376/OUT extend the approved uses of Unit 3 only from Class E (g)(ii)(iii) and B8 to include an additional F1(a) use for training facilities. The same amendment to condition 4 of application 23/01429/REM is also being sought to extend the approved uses for Unit 3.
- 5.2. The approved Class E(g)(ii)(iii) and B8 uses would remain included within the condition wording so the building could still be used for these commercial uses in the future.
- 5.3. The proposals relate to the principle of the change of use as works relate to internal fit-out works within the approved buildings. No external alterations need to be made to Unit 3 building elevations.
- 5.4. No below ground works are required externally in areas of car parking and landscaping.
- 5.5. The amendments are not proposed to result in any changes approved areas of soft landscaping.

6 Operational Need

- 6.1. This section provides further context of RelyOn's operations and the reason why proposals are coming forward on this site.
- 6.2. RelyOn are a global business delivering safety and competence services across the world and supports safety critical industries manage safety across their business. The work RelyOn undertake includes:
- Manage people and workforces to ensure that people are compliant and competent entering high-risk environments via our managed service solution
 - Develop, deliver, and maintain world-class simulators to the place of a business's choice and ensure up-to-date cloud-based applications
 - Share our subject matter expertise to help you build and sustain a safe workplace and protect your assets and the environment
 - Develop and provide state-of-the-art standalone software applications and technology developed and tailored to meet the high safety and competence requirements of safety critical industries
 - Deliver training using our advanced simulation technology, digitally via our fast-growing library of e-learning courses or practically at one of our facilities across the world
- 6.3. When referring to safety critical industries this relates to a wide variety of organisations and sections which includes Renewables, Utilities (Water / Gas / Electrical), Networks, Manufacturing and the current rapidly developing Data Centre market.
- 6.4. There is a widely recognised skills gap across the UK, identified as acute in the north west region of England. The demographic in the northwest is primarily manufacturing and maritime skills, industry is calling for the reskilling and a skills transfer to support growth in Renewables and Energy Transition including Carbon Capture. A well skilled and knowledgeable work force helps attract renewable focused companies to the region where the Celtic Sea is already high on the agenda for development as further licences are granted. A key focus for these companies is the skill set of the local workforce and the level of suitable training available in the region. These fast growing sectors require specialised training which is a mandatory requirement. RelyOn provides this training worldwide and is looking to establish a substantial presence in the north west, not only reskilling the local workforce but also in preparing the workforce of the future, skilling the next generation of the workforce through key partnerships with local college and universities ensuring that their students are ready to be deployed locally reducing transitory requirements for workforces outwith the region.
- 6.5. The primary areas of focus are the renewables sector, critical infrastructure including utilities such as electrical water and gas networks. Training is undertaken to prepare delegates in these areas for safe operation, survival, and rescue of themselves and others which working at height, in confined space, on rope access, while transferring by boat, administering first aid, the basics of firefighting operations, and technical operations training (electrical, pneumatic, mechanical, joint integrity, small bore tubing). Safe moving of loads via lifting techniques, rigging and slinging as well as banksman training are delivered. These are the key types of training but it is not limited to this as industry is continually identifying new skills needs.

Operations at Earlsfield Park

- 6.6. RelyOn will provide jobs on site and employ approximately 20 staff who will undertake and manage the training undertaken on site. These 20 staff will train approximately 100 people over the course of the week (average of circa 20 per day over a 5-day week). On a typical day it is anticipated there to be circa 20 people on site including staff. Due to the specialised nature of the training there has to be a low ratio for trainees to staff. The training will be undertaken during standard office hours and will not require any out of hours training during evenings or weekends.
- 6.7. As the unit will be used for training, the vast majority of traffic accessing the site will be cars with no HGVs needing to attend site other than for maintenance or if any crane training is required. This will result in a lower level of traffic movements entering and exiting the site than previously assumed under the original outline application, reducing traffic flows within the wider Earlsfield Park. The traffic movements associated with the proposals will also be daytime traffic movements, reducing the levels of nighttime traffic disturbance as a result of occupation of the unit for the proposed use.
- 6.8. The proposals are coming forward to allow for two existing sites in Liverpool and Manchester to centralise under one roof which will re-provide the existing training undertaken at Liverpool and Manchester but will also allow for the opportunity to expand training and associated staff required for the training.
- 6.9. RelyOn will provide a range of difference training courses based from the Earlsfield Park site including GWO (Global Wind Organisation), STCW (Standards of Training, Certification and Watchkeeping), ECITB (Engineering Construction Industry Training Board), City & Guilds, CITB (Construction Industry Training Board) which are recognised training organisations in the UK.
- 6.10. RelyOn have very specific site requirements for their training due to the nature of the training they undertake. RelyOn are seeking to occupy a new building within this area because of the identified skills gap within the northwest region. Locating the services within this area ensures they are within good accessibility to both Liverpool and Manchester, core areas where anticipated trainees are located. Furthermore, they require a commercial building with a minimum eaves' height of 10m which significantly reduces the opportunities for buildings which they can occupy. This is due to the specific technical training they have undertaken within the building relating to training for working at height. The working at height and rope access rigs require a minimum roof clearance to provide sufficient space within the building. This training needs to be undertaken within the building to ensure this form of training can be undertaken year-round and is unaffected by weather.

7 Planning Considerations

Principle of Development

- 7.1. The proposals do not seek to remove any of the approved uses for Unit 3 (E(g)(ii)(iii) and B8) but seek to extend the authorised uses to include F1(a) for training purposes. The training provided by RelyOn forms a vital resource to support the economy in the northwest and economic growth by ensuring that other organisations are able to obtain the necessary training for their business to operate safely.
- 7.2. Investment in renewable energy infrastructure and utilities is a key focus at both local and central government levels. Knowsley Council declared a Climate Emergency in January 2020, alongside the five other authorities within the Liverpool City region, identifying major changes and investment is required to achieve a net zero target. To enable the investment into the energy and utilities sectors, there must be associated growth in the skills within the organisations involved in the delivery of the infrastructure. RelyOn therefore provides an important component to provide organisations the necessary safety skills to these businesses. With further training and skills, this will, in turn, support and encourage economic growth.
- 7.3. The proposals therefore directly align with Strategic Objective 1 of the Core Strategy for Sustainable Economic and Employment Growth through improving skills within the workforce. The proposals also align with Knowsley Core Strategy's Spatial Vision which makes reference to how new adult training and skills initiatives can drive economic growth, as such training can help Knowsley's people access a wider range of jobs and better meet the needs of employers. Furthermore, education, employment and skills programmes are one of the primary delivery mechanisms for Policy CS4 (Economy and Employment) and the need for sites to address skills and educational barriers to employment is stated within Policy CS4.
- 7.4. Policy DUE2a presents a broad employment allocation for uses within the Liverpool City Region key economic sectors. The training facilities proposed under the change of use to class F1 could support the Liverpool City Region key economic sectors as the applicant offers safety training across several industries, including manufacturing and renewables. The overlap between the Liverpool City Region key economic sectors and the industries in which the proposed training facilities would serve demonstrates that the change of use would support Liverpool's economy.
- 7.5. The proposals will not only support the wider economy given the nature of the intended occupier but will still directly deliver employment on the site with circa 20 staff proposed to be based from the site and can still therefore be considered an employment generating use even if not strictly defined as use by the associate use class.
- 7.6. Overall, whilst the proposals do not explicitly fall into an employment generating category, the proposals will still result in an employment generating use within unit 3 and will support the wider economy by providing the necessary training for other employers in the commercial sector. The proposal is considered an appropriate employment use which will support and complement the Liverpool City Region key economic sectors and will not detract from the overall employment provision within Earlsfield Park. Consequently, when considered as a whole, the proposals do comply with Policy SUE2a and paragraph 85 of the NPPF. The proposals would also not restrict any future use of the site for E(g)(ii)(iii) or B8 uses in the future so an alternative employment generating operator could still operate the unit in the future if RelyOn were to ever vacate the unit in the future.

Other Considerations

- 7.7. The proposals are predominantly related to the principle of the change of use of the commercial building to enable the addition F1(a) training use for unit 3. There would be no impact material impact on technical aspects relating to drainage, landscaping, trees or ecology as there are no below ground works or building alterations which would affect these aspects.

8 Conclusions and Planning Balance

- 8.1. Vail Williams have been instructed to prepare this planning statement to support the variation of condition 26 of application 20/00376/OUT to extend the approved uses of Unit 3 only from Class E (g)(ii)(iii) and B8 to include an additional F1(a) use for training facilities.
- 8.2. The variation is required to enable RelyOn Nutec to occupy the building for training purposes. RelyOn provide important training for other commercial organisations to ensure they operate safely. Much of the training provided by RelyOn relates to safety training for renewable technologies. To support growth in Renewables and Energy Transition including Carbon Capture. A well skilled and knowledgeable work force helps attract renewable focused companies to the region where the Celtic Sea is already high on the agenda for development as further licences are granted. A key focus for these companies is the skill set of the local workforce and the level of suitable training available in the region. These fast growing sectors require specialised training which is a mandatory requirement. RelyOn provides this training worldwide and is looking to establish a substantial presence in the north west, not only reskilling the local workforce but also in preparing the workforce of the future, skilling the next generation of the workforce through key partnerships with local college and universities ensuring that their students are ready to be deployed locally reducing transitory requirements for workforces outwith the region.
- 8.3. Whilst the variation to enable a training use within unit 3 does not strictly align with the definition of employment uses, the nature of the proposed use will complement the wider employment park and supports wider economic growth in the area. The proposals are considered to align with strategic objective 1, Policy CS4 and DUE2a. The proposals will not materially affect the overall character and appearance of the approved Earlsfield Park and so can be considered a minor material amendment.

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