

Planning Statement

(Including Affordable Housing & Housing Delivery Statements, Flood Risk Sequential Assessment and Draft Heads of Terms)

Land east of Knowsley Lane, Knowsley Village

On behalf of Hallam Land Management Ltd

Date: August 2025 | Pegasus Ref: P21-3399_R007v4_PL_MAN_GL_AD

Author: GL / AD





Document Management

Version	Date	Author	Checked/ Approved by:	Reason for revision
RO07	23/06/2025	AD	GL	Initial internal review
RO07v1	11/07/2025	AD	GL	Second internal review
RO07v2	14/07/2025	GL	GL	For client review
RO07v3	06/08/2025	AD	GL	Changes after client review
RO07v4	08/08/2025	GL	GL	Final Draft



Contents

1.	Introduction.....	4
	Application Submission (including Environmental Statement).....	4
	Report Structure	5
2.	Site and Surroundings.....	6
	Application Site	6
	Surrounding Area.....	8
	Site Context	8
	Connectivity	8
	Facilities and Services.....	9
	Planning History	9
3.	Pre-Application Advice and Consultation	10
	Pre-Application Advice.....	10
	Public Consultation.....	11
4.	Development Proposals	13
	Use & Layout	13
	Scale and Appearance.....	14
	Access and Connectivity.....	14
	Landscaping / Public Open Space.....	15
5.	Affordable Housing Statement.....	16
6.	Planning Policy.....	17
	The Development Plan.....	17
	Knowsley Local Plan Core Strategy (January 2016).....	17
	Knowsley Replacement Unitary Development Plan (June 2006).....	20
	Merseyside and Halton Joint Waste Local Plan (July 2013)	21
	National Planning Policy Framework (December 2024).....	21
	Delivering a sufficient supply of homes.....	22
	Promoting healthy and safe communities	22
	Promoting sustainable transport.....	22
	Achieving well-designed places.....	23
	Protecting Green Belt Land	23
	Conserving and enhancing the natural environment.....	23
	Conserving and enhancing the historic environment.....	24
	Emerging Planning Policy.....	24
	Housing Delivery SPD.....	24
	Emerging Local Plan.....	24
	Liverpool City Region Spatial Development Strategy (LCR SDS).....	25
	Supplementary Planning Documents & Other Guidance.....	25
	Design and Quality in New Development SPD (January 2016).....	26
	New Residential Development SPD (Updated September 2018)	26
	Developer Contributions SPD (June 2016)	26



Trees and Development SPD (June 2016).....	26
Adding Social Value to Development: Employment and Skills SPD (September 2018).....	27
Other Relevant Evidence Base Documents.....	27
7. Planning Assessment	29
Principle of Development.....	29
Housing Delivery Statement	30
5 Year Housing Land Supply	31
Ongoing Housing Supply/ Trajectory (2024-2039)	32
Principle of Development Summary.....	35
Design.....	36
Heritage & Archaeology	36
Trees, Ecology & Biodiversity	37
Landscape and Visual Impact.....	37
Public Open Space.....	38
Highways & Sustainability.....	39
Flood Risk & Drainage (including Flood Risk Sequential Assessment)	41
Flood Risk Sequential Assessment.....	42
Noise	44
Air Quality	44
Ground Conditions.....	44
Sustainability & Energy.....	44
Social Value	45
8. Draft Heads of Terms.....	46
Parties	46
Development.....	46
Obligations.....	46
Affordable Housing.....	46
Education.....	46
Outdoor Sports Provision & Maintenance.....	47
Highways	47
Social Value	47
9. Planning Balance.....	48
Benefits of the Proposal.....	48
Adverse Impacts.....	49
10. Conclusions	51
Appendix 1: Open Space Requirements.....	52
Appendix 2: Planning Principle Pre-App Response (20/02/2025)	55
Appendix 3: Flood Risk Sequential Pre App Response (05/03/2025).....	56
Appendix 4: Economic Benefits Infographic.....	57

1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of Hallam Land Management Ltd (hereafter referred to as 'Hallam Land') and Hyperion Ventures, in support of an outline planning application for up to 700 residential dwellings on land to the east of Knowsley Lane, Knowsley Village.
- 1.2. This Statement draws together the key technical information from the suite of detailed reports submitted with the application and tests the proposals against the relevant planning policies and material considerations in accordance with Section 38(6) of the Planning and Compulsory Purchase Act.
- 1.3. The description of development is as follows:
- “Outline application, including detailed access to but not within the site, for the erection of up to 700 dwellings together with public open space, landscaping, new vehicular access junctions, active travel links, sustainable urban drainage systems and other associated works.”*
- 1.4. The site was removed from the Green Belt in January 2016 through the adoption of the Knowsley Local Plan Core Strategy, where it formed part of a wider land parcel safeguarded to meet the development needs of the borough post 2028, and comprises the only such 'safeguarded land' parcel in the plan as set out in Policy SUE1.

Application Submission (including Environmental Statement)

- 1.5. The full list of submission documents are set out within the associated cover letter (Ref: L007) in line with the Council's updated validation requirements (which were adopted in July 2025) and have been agreed with Officers as part of the pre-application consultation process.
- 1.6. This Planning Statement also includes the following documents:
- Affordable Housing Statement;
 - Housing Delivery Statement;
 - Flood Risk Sequential Assessment; and
 - Draft Heads of Terms.
- 1.7. In advance of the application submission, Hallam Land has undertaken a public consultation exercise with the local community. Full details of all pre-application consultation can be found in the Statement of Community Involvement submitted in support of this planning application and within Section 3 below.
- 1.8. The application is supported by an Environmental Statement (ES) as agreed through a Scoping exercise, with the Hallam Land submitting a Scoping Report on 26th March 2025 and the Council providing a formal response on 21st May 2025 (along with several standalone responses from relevant consultees). This confirmed the methodology for assessment and the topics to be assessed as part of the EIA, which are listed below:

- Socio-economics and Health (Chapter 5);
- Landscape and Visual (Chapter 6);
- Ecology and Nature Conservation (Chapter 7);
- Cultural Heritage (Chapter 8);
- Transport and Access (Chapter 9);
- Air Quality (Chapter 10);
- Noise and Vibration (Chapter 11); and
- Flood Risk and Drainage (Chapter 12).

1.9. Full details of the Scoping exercise and all relevant chapters are set out within the associated ES, prepared by Pegasus Group.

Report Structure

1.10. The remainder of this report includes the following sections:

- Section 2 – Site and Surroundings
- Section 3 – Pre-Application Advice and Consultation
- Section 4 – Development Proposals
- Section 5 – Affordable Housing Statement
- Section 6 – Planning Policy
- Section 7 – Planning Assessment (including Housing Delivery Statement and Flood Risk Sequential Assessment)
- Section 8 – Draft Heads of Terms
- Section 9 – Conclusions

2. Site and Surroundings

Application Site

- 2.1. The application site is located on the southern edge of Knowsley Village and around 9 kilometres from Liverpool city centre. The site lies within the administrative boundary of Knowsley Metropolitan Borough Council (KMBC).
- 2.2. The site is bound by Knowsley Lane (B5202) to the west, Home Farm Road and properties on Sugar Lane along its northern extents, and Knowsley Estate to the east and south. The M57 motorway lies further west, providing strategic connections to Aintree and Whiston Cross.
- 2.3. The site extends to 33.75 hectares and comprises arable agricultural land divided by hedgerows, with two central woodland areas known as Spookies Wood. An overhead telecom line runs north–south through the site.

Figure 2.1 – Site Location Plan



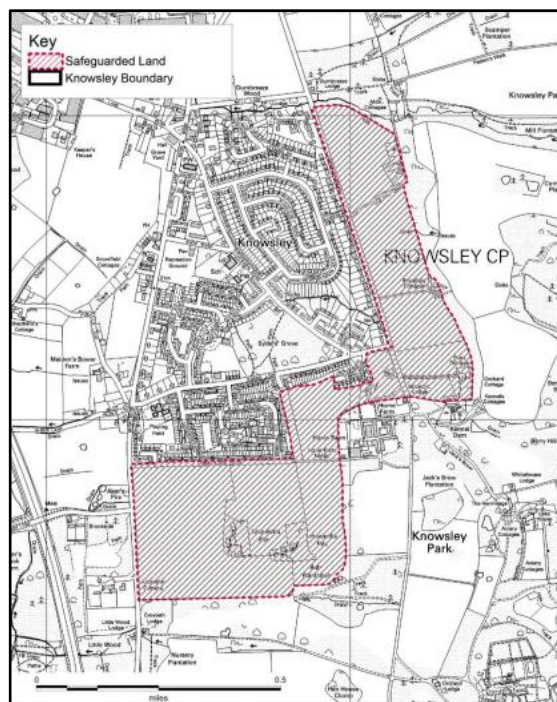
- 2.4. There are no Public Rights of Way (PROW) within the site boundary (see pink routes on Figure 2.2 below to see PROWs in wider area). However, Bridleway KN5/1 adjoins the western boundary along Fluker's Brook Lane and continues north alongside the M57 (see yellow route on figure 2.2 below). National Cycle Network Route 862 is located approximately 360 metres west of the site, adjacent to the M57 motorway.

Figure 2.2 – Local PROW Network



- 2.5. The topography is generally flat, with a gentle rise from west to the east towards Knowsley Park and Hag Brow, while remaining relatively level to the north, south, and west.
- 2.6. The site forms part of the only safeguarded land allocation identified under Policy SUE1 of the Knowsley Local Plan Core Strategy (adopted January 2016). The safeguarded area as a whole measures 58.9 hectares and is identified for residential development with a notional capacity of 1,093 dwellings.

Figure 2.3 – Safeguarded Land identified under Policy SUE1 in the Knowsley Local Plan Core Strategy (adopted January 2016)



Surrounding Area

- 2.7. The site is defined by the following boundaries:
- North: Home Farm Road, with residential properties forming the southern edge of Knowsley Village;
 - East: A commercial area to the northeast and woodland (Ash Plantation) forming part of Knowsley Park, which is designated as a Registered Park and Garden and Local Wildlife Site;
 - South: A stone wall and tree line separates the site from Knowsley Park and Knowsley Hall;
 - West: Knowsley Lane, with woodland and the M57 motorway beyond.

Site Context

- 2.8. There are no Tree Preservation Orders (TPOs) on the site. However, the central woodland and ponds are of ecological value and will be retained and enhanced through development proposals. The central woodland offers potential as a focal landscape feature.
- 2.9. The site is largely flat and informally used by local walkers, albeit it is private land with signage in place. Surrounding residential development to the north comprises predominantly red-brick, semi-detached, two-storey dwellings. To the south, the site is bordered by agricultural land and woodland.
- 2.10. Knowsley Village is designated as a 'Rural Village' in the Knowsley Local Plan Core Strategy (2016), with a population of approximately 11,343. The village benefits from good access to informal countryside recreation and formal leisure opportunities.
- 2.11. Importantly, the site is not located within the Green Belt, having been designated as Safeguarded Land in the adopted Core Strategy.

Connectivity

- 2.12. The site benefits from strong transport links, being located on Knowsley Lane with direct access to Knowsley Village and nearby Prescot, and close proximity to the M57 motorway.
- 2.13. Public transport provision includes several nearby bus stops: Knowsley Lane, Shannon's Lane (both directions), Croxteth Lane, and Sugar Lane. Services include:
- 217 and 217A to Bootle, Huyton and Kirkby (every 30 minutes during the day, and hourly on evenings and Sundays); and
 - 297 to St. Helens and Kirkby (6-7 services each way on weekdays).
- 2.14. The nearest railway station is Huyton (5.2km south), which can be reached via a 17 minute cycle (with 12 bike stands available) or 26 minute bus journey (on the 217 bus service), and offers up to nine services an hour to destinations such as Wigan, Blackpool, Preston, Liverpool, St Helens, and Manchester.

- 2.15. Headbolt Lane Station is 6.7km north west of the site and similarly accessible by bike or 217 bus, with more regular services to Liverpool Central.
- 2.16. Further detail on connectivity is provided within the submitted Transport Assessment.

Facilities and Services

- 2.17. The site is well served by local amenities. There are two primary schools within 1km and three additional primary schools within 3km. Two secondary schools, Meadow Park School and The Prescot School, are also within 3km. Knowsley Community College is also located 2km south of the site
- 2.18. Local shops include a Go Local convenience store, pharmacy, off licence, beauty salon, barbers and takeaways within 500 metres. Several Aldi supermarkets are located within a 5km radius.
- 2.19. Other local amenities include a healthcare centre, church, and public house in Knowsley Village, and the Bob Whiley Community Centre on Shop road. There are also existing recreational areas within the village, including Mill Lane Open Space, Syders Grove and Ross Close Playing Field immediately adjacent to the north western edge of the site. There is also area of playing fields at Pool Hey in Stockbridge 800m south of the site (west of the M57).
- 2.20. In respect of employment uses, the site is well connected to the Knowsley Industrial Estate just to the north of Knowsley Village and the Stanley Grange Business Park that adjoins the site to the east.

Planning History

- 2.21. A review of Knowsley Council's online planning records indicates that there are no previous planning applications associated with the site.

3. Pre-Application Advice and Consultation

Pre-Application Advice

- 3.1. As noted in Section 1, in advance of the application submission, Hallam Land has undertaken a public consultation exercise with the local community. Full details of this and the extensive pre-application consultation process undertaken with Knowsley Council Planning Officers can be found in the Statement of Community Involvement submitted in support of this planning application, with the pre-application consultation responses summarised below:

Environmental & Ecology (MEAS)

- EIA Screening required
- Site near multiple designated ecological areas therefore a HRA is needed
- Must deliver 10% Biodiversity Net Gain (BNG)
- Botanical and archaeological surveys required
- Waste storage info needed (Policy WM9)

Highways

- Transport Assessment required with junction capacity and Active Travel toolkit
- Spine road must be widened for buses; shared foot/cycle paths needed
- Parking pressure expected at Sugar Lane.
- Additional data needed: traffic flows, collision stats, TRICS, routing, committed developments, and SRN junction assessments

Education

- On the basis of 700 x 3 bed homes, a primary shortfall of 19 places which equates to a £379,791 contribution.
- On the basis of 700 x 3 bed homes, a secondary shortfall of 37 places which equates to a £1,017,204 contribution.

Environmental Health (EHO)

- No objections, subject to conditions:
 - Construction management
 - Noise control
 - Air quality and contaminated land assessments

Landscape

- Strong wildlife corridor needed (min. 20m wide)
- Prefer one large play area over two small ones
- Main POS should be separate from drainage attenuation
- Ancient woodland buffer (15m) required
- Street trees, permeable surfaces, and naturalised SuDS recommended

Strategic Housing

- 25% affordable (75% rent / 25% intermediate)
- Emphasis on 1, 2, and 4-bed units
- Homes to look to support low carbon technologies

Conservation & Design

- Preserve historic separation between Knowsley Village and Park
- Recommend substantial stand-off from park boundary
- Layout to reflect estate village character

Planning Officer (Group Planning Manager)

- Council supports principle of residential development on the site via an outline application.
- Site is safeguarded land.

Flood Risk & Drainage

- No objection in principle (Flood Zone 1)
- Explanation of existing system and flow paths required.
- Must adopt SuDS-led approach, following drainage hierarchy.

Public Consultation

- 3.2. As set out in further detail in the Statement of Community Involvement, the local residents of Knowsley Village were consulted on this application (with consultation leaflets distributed to 1,170 separate households). In total, 103 residents responded with the vast majority voicing objections to the proposals. There were two responses that were broadly supportive, noting the need to build houses and to improve affordability in the area, and two more that offered constructive feedback – supporting the need for new houses, but highlighting how local services etc will need improving to facilitate this.

- 3.3. The objections raised a wide range of concerns, including:
- Strain on local infrastructure (GPs, schools, transport)
 - Loss of green space and wildlife habitats
 - Increased traffic congestion
 - Impact on the village's character and conservation area
 - Lack of public consultation and transparency
- 3.4. There were no comments on the scheme specifics, in terms of the Illustrative Framework Masterplan presented and summaries of the various technical issues, with the comments entirely focused on principle of development and sustainability of the wider settlement.
- 3.5. As such the layout itself has not changed as a result of the consultation, however the applicant has given thought to package of off-site mitigation that can be offered to address some of the concerns around traffic congestion and strain on local services (including off-site junction improvements and education contributions respectively).
- 3.6. These comments have been incorporated into the submitted Statement of Community Involvement (Ref: RO08v2).

4. Development Proposals

Use & Layout

- 4.1.1. The Application seeks outline planning permission for the following description of development:

“Outline application (including details of access to but not within the site) for the erection of up to 700 homes together with public open space, landscaping, new vehicular access junctions, active travel links, sustainable urban drainage systems and other associated works.”

- 4.2. The proposed development will provide a range of types and tenures of varying sizes, and proposes 25% affordable housing, in line with Core Strategy Policy CS15 (see further detail in section 5 below). The development is split over five main parcels, separated by the central woodland area and retained hedgerows / green corridors on site as shown on the submitted Parameter Plan (Ref: 333102382 0113).

- 4.3. The detailed layout and housing mix will be determined at the reserved matter stage, however the following indicative mix, based on a total of 700 dwellings, has been used to inform the Illustrative Framework Masterplan (Ref: 333102382 0112) and open space calculations, which considers the Council’s latest evidence and requirements on mix and tenure, recent developments in the area, current housebuilder requirements and local market testing.

Figure 4.1 – Indicative Mix

Dwelling Size	Total no of units	No of Market Units	No of Intermediate AH Units	No of Rented AH Units	Total % Dwelling Size
Studio / 1 bed	42	0	3	39	6%
2 bed	94	42	15	38	13.4%
3 bed	360	289	19	52	51.5%
4+ bed	204	194	6	3	29.1%
TOTAL	700	525	43	132	
TOTAL %		75%	6.25% (25% of AH)	18.75% (75% of AH)	

- 4.4. In terms of overall land use, the Parameters Plan shows an overall developed area of **20.63 Ha** (circa 60% of the total site are of 33.75 Ha) with Green Infrastructure totalling 10.2 Ha (circa 30%) and retained woodlands at **3.2 Ha** (circa 10%).
- 4.5. In respect of layout, a legible network of streets is proposed with a clear and distinct movement hierarchy as explained in more detail within the submitted Design and Access Statement and Strategic Design Code.
- 4.6. The development blocks have been designed to ensure that the new homes will front each edge to create active and lively streetscapes and frontages.

- 4.7. The new homes are proposed to front out onto public areas of open space, which promotes social cohesion and a reduction in crime.

Scale and Appearance

- 4.8. Whilst matters of scale and appearance are Reserved Matters for later determination, the development proposals have been designed to respect the existing character of the area, the existing style/density of homes in this area and the neighbouring uses.
- 4.9. In line with the Design Quality in New Development SPD, the homes will vary in height to create focal points and variety within the street scene. Given the detail of the house types is not available at this outline stage, for the purpose of assessment and to ensure a worst case assessment, the maximum height for built form is assumed to be 12.5m above proposed ground level. Proposed ground levels will be prepared as part of the detail construction and detailed drainage strategy, however there are not expected to be significant levels changes to achieve required development platforms.
- 4.10. As with layout, matters of scale and appearance are addressed in more detail in the submitted Design and Access Statement and Strategic Design Code.

Access and Connectivity

- 4.11. Vehicular access to the proposed development will be provided through two points of access/egress from Knowsley Lane to the west of the site, connected by a primary vehicular corridor which loops through the site for use as a bus route.
- 4.12. These access points are submitted in detail, as per the submitted junction drawings provided by Astute, however the internal road network and associated pedestrian and cycle routes are to be confirmed at Reserved Matters Stage.
- 4.13. The principal access points will facilitate efficient vehicle movement across the site, forming the main framework for internal circulation. The streets and public realm will include a hierarchy of road types designed to accommodate different modes of movement and support an attractive, functional streetscape. This will likely include primary, secondary and shared streets.
- 4.14. Car and cycle parking across the site will comply with the Council's current parking standards and include on plot spaces, and cycle parking within garages (as permitted by the standards) or cycle sheds. Based on the indicative mix this will generate a requirement for 1,562 parking spaces and 2,670 cycle parking spaces.

Figure 4.2 Vehicular Parking Requirements

Size of dwelling	Total no of units	Car Parking Standards	Car Parking Spaces Required	Cycle Parking Standards		Cycle Parking Spaces Required (can be provided in garages)	
				Allocated	Communal	Allocated	Communal
Studio / 1 bed	42	1	42	1	1	42	42
2 bed	94	2	188	2	1	188	94

3 bed	360	2	720	2	1	720	360
4+ bed	204	3	612	4	2	816	408
TOTAL	700		1,562			1,766	904

Landscaping / Public Open Space

- 4.15. Landscaping is a Reserved Matter and as such the proposals include an Indicative Landscape Masterplan (P21-3399_EN_1002 Rev E).
- 4.16. This demonstrates how the proposals respond to the existing green infrastructure on site by retaining existing hedgerows and trees where possible, and creating a large parkland area around the two wooded areas in the centre of the site. This is supplemented by formal play areas and incidental open spaces, with pedestrian routes running throughout to offer a varied activity network, utilising landform, planting and natural features.
- 4.17. In respect of open space, the Parameters Plan includes a total of 10.2 Ha of green infrastructure of which **4.52 Ha** is considered fully usable public open space (based on the Illustrative Landscape Masterplan) including a Neighbourhood Equipped Area for Play (NEAP), orchard, kickabout area, footpaths and general amenity space. This exceeds the policy requirement of 4.10 Ha (based on the indicative mix in Figure 4.1 above) by 10%, with a further 1.76 Ha of rough grassland and wet meadow considered partially usable, and this must be considered a benefit of the scheme.

5. Affordable Housing Statement

- 5.1. Core Strategy Policy CS15 seeks 25% affordable on-site within the SUEs (which includes the Knowsley Village safeguarded site), subject to viability, with the supporting text paragraph 8.8 suggesting a tenure split of 75% affordable rent and 25% intermediate housing.
- 5.2. This position has been confirmed by the Strategic Housing Officer within their pre-application consultation response adding that:
- The 2024 NPPF has removed the requirement for First Homes and for at least 10% of all homes on-site to be affordable home ownership.
 - There is a preference for affordable rent properties to be social rented given current rent levels in Knowsley.
 - A preference for 1, 2 and 4 bed affordable properties.
- 5.3. The indicative mix set out in Figure 4.1, which has been used to inform the Indicative Masterplan and open space calculations, takes account of the above requirements including 25% affordable. The tenure split and detail with respect of the affordable mix will be agreed through the planning application process.
- 5.4. Accordingly, it is currently proposed that the 25% affordable requirement will be met in full on site, in line with Policy CS15.

6. Planning Policy

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2. This section sets out the relevant policies of the statutory Development Plan, and the material considerations of relevance to the determination of this application including supplementary planning documents, national policy and other associated guidance and evidence base documents.

The Development Plan

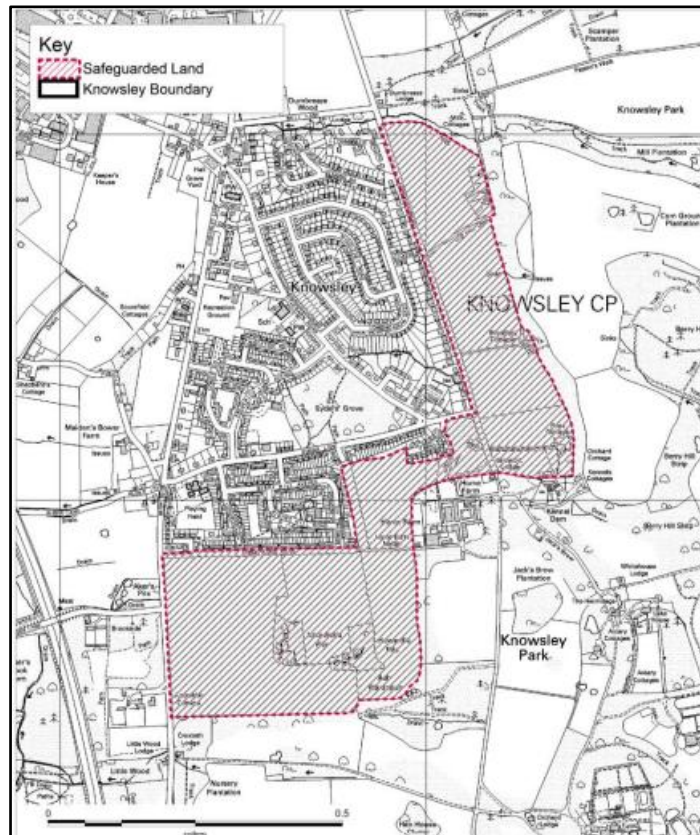
- 6.3. In the case of Knowsley, the adopted development plan comprises the following documents:
- Knowsley Local Plan Core Strategy (January 2016);
 - Saved Policies of Knowsley Replacement Unitary Development Plan June 2006; and
 - Mersey and Halton Joint Waste Local Plan July 2013.

Knowsley Local Plan Core Strategy (January 2016)

- 6.4. This Core Strategy was adopted by Knowsley Council on 6th January 2016 and sets out the spatial strategy for Knowsley up to 2028, replacing the strategic policies of the Knowsley UDP which expired in 2016.
- 6.5. Chapter 3 sets out the spatial vision for the Borough, stating that, by 2028, Knowsley Borough will be known for its successful suburban townships that provide a sense of place and community, having sustainable, diverse, more prosperous and healthy populations.
- 6.6. It then lists nine Strategic Objectives designed to achieve the vision, including Objective 2 which aims to promote a well-balanced housing market throughout Knowsley by providing a sufficient quantity and mix of high quality sustainable housing in appropriate locations to meet needs and demand.
- 6.7. Chapter 5 outlines the proposed Spatial Strategy, with **Policy CS3** confirming a housing requirement of 8,100 over the plan period (2010–2028) equating to 450 dwellings per annum (dpa).
- 6.8. **Policies CS1 and CS5** confirm this will be achieved by a focus on development within existing urban areas (Policy CS1 part a) and through the removal of Sustainable Urban Extensions (SUEs) from the Green Belt (Policy CS1 part e & Policy CS5 part 4).
- 6.9. The trajectory at Figure 5.1 suggests that the SUEs will start contributing to supply immediately (2015/2016), with delivery from 2017/18 onwards.
- 6.10. Chapter 7 then identifies the SUEs and safeguarded land that have been released from the Green Belt within Policies SUE1 and SUE2.

- 6.11. **Policy SUE1 – Sustainable Urban Extension, Safeguarded Land** – Identifies the nine sites that have been removed from the Green Belt to meet development requirements to 2028 and beyond:
- a) Bank Lane, Kirkby (residential) = 8.52 Ha / 207 dwellings;
 - b) East of Knowsley Industrial & Bus. Parks, Kirkby (emp) = 31.34 Ha / 7.2 Ha emp land;
 - c) Knowsley Lane, Huyton (resi & emp) = 40.04 Ha / 94 dwellings & 16 Ha emp;
 - d) Edenhurst Avenue, Huyton (resi) = 7.21 Ha / 86 dwellings;
 - e) Land bounded by A58, Prescott (resi) = 14.39 Ha / 133 dwellings;
 - f) Carr Lane, Prescott (resi) = 3.31 Ha / 74 dwellings;
 - g) East of Halewood (resi) = 81.86 Ha / 1,124 dwellings;
 - h) South of Whiston (resi) = 110.3 Ha / 1,503 dwellings; and
 - i) Land South of M62 (emp and country park) = 77.28 Ha – 22.51 Ha of emp land.
- 6.12. **Policy SUE2 – Sustainable Urban Extensions Development Principles** outlines the Council's proactive vision for the development of SUEs. Part 3 highlights the requirement for a Supplementary Planning Document (SPD) for each site, which will provide a clear spatial development framework and define infrastructure needs. Part 4 reinforces the importance of a comprehensive and cohesive approach, stating that future development proposals will be supported where they align with a detailed masterplan for the entire SUE.
- 6.13. In addition to the 9 SUEs, the land at Knowsley Village was also removed from the Green Belt but safeguarded from development until beyond 2028.
- 6.14. **Appendix E** of the Core Strategy provides profiles of each of the SUEs including this site, named Knowsley Village SUE, including a plan as shown below in Figure 6.1.
- 6.15. This confirms the Gross Site Area of 58.29Ha with a notional capacity of 1,093 dwellings. It goes on to list the following additional site constraints:
- Local Wildlife and Geological Site 40 (Knowsley Park) is located along the eastern and southern boundaries of the site.
 - This land is safeguarded for post-2028 development needs.

Figure 6.1 – Plan of Knowsley Village Safeguarded Site



6.16. The Inspectors Report provides some additional commentary on the site, stating that:

- The sites Green Belt harm is commensurate with the scale of development (para 104);
- Heritage impacts on the Listed Park and Conservation Area can be mitigated (para 105);
- No lower quality agricultural land is available, and all ecological impacts can be mitigated, by retaining wooded areas etc (para 106);
- The village has a reasonable range of facilities and is on a bus route (para 107);
- No evidence that local highway network could not accommodate development (para 107);
- Development of site wouldn't unacceptably harm character of wider the village (para 108).

6.17. With paragraph 55 summarising:

"Taking all these factors into account, the safeguarding of land which could accommodate about 1,100 dwellings is an appropriate response to the Framework's objective that Green Belt alterations should meet longer term development needs stretching well beyond the plan period, and it satisfies the 'where necessary' test."

- 6.18. **Policy CS15 Delivering Affordable Housing** – states that the Council will seek 25% affordable on sites identified as SUEs within Policies SUE1 to SUE2c, through in-kind or financial contributions from developers, through an appropriate legal agreement or other mechanism.
- 6.19. It goes on to state that a lower proportion of affordable housing will be permitted where it is clearly demonstrated that achieving provision at the level set out would render the development not economically viable.
- 6.20. Other relevant policies within spatial strategy chapter (5) and thematic policies chapters (8–11) are listed below:
- Policy CS2 – Development Principles
 - Policy CS7 – Transport Networks;
 - Policy CS8 – Green Infrastructure;
 - Policy CS17 – Housing Sizes and Design Standards;
 - Policy CS19 – Design Quality and Accessibility in New Development;
 - Policy CS20 – Managing the Borough’s Historic Environment;
 - Policy CS21 – Greenspaces and Trees;
 - Policy CS22 – Sustainable and Low Carbon Development;
 - Policy CS24 – Managing Flood Risk; and
 - Policy CS27 – Planning and Paying for New Infrastructure.

Knowsley Replacement Unitary Development Plan (June 2006)

- 6.21. Some policies from the UDP 2006 have been saved by the Secretary of State, until they are replaced by future development plans; however with the plan period expiring in 2016, these are no longer up to date and can therefore only be given limited weight.
- 6.22. That said, the following policies are considered relevant to the development proposals:
- DQ2 – Security in the Built Environment;
 - DQ4 – Trees and Development;
 - ENV2 – Noise and Vibrations;
 - ENV5 – Contaminated Land;
 - T5 – Location of Major Traffic Generating New Development;
 - T7 – New Development and Walking and Cycling Routes;

- T8 – Transport Assessments; and
- T9 – Travel Plans.

Merseyside and Halton Joint Waste Local Plan (July 2013)

- 6.23. The Merseyside and Halton Joint Waste Local Plan was formally adopted as part of the Local Plans of six councils in July 2013 (Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral) and covers a plan period up to 2027. It was published before the 2014 National Planning Policy for Waste but is in general conformity and can therefore be given some weight.
- 6.24. The relevant policies that need to be considered in relation to this development are WM8 and WM9. Policy WM8 – ‘Waste Prevention and Resource Management’ requires any development which involves demolition and/or construction to implement measures to achieve the efficient use of resources; whilst Policy WM9 – ‘Sustainable Waste Management Design and Layout for New Development’ seeks to ensure that developers incorporate sustainable waste management principles into their proposals.

National Planning Policy Framework (December 2024)

- 6.25. The NPPF outlines the key national planning policies in relation to the determination of planning applications. As outlined in paragraph 2 of the 2024 NPPF, the Framework is a material consideration in planning decisions.
- 6.26. Paragraph 8 confirms that in order to achieve sustainable development, the planning system has three overarching objectives that need to be pursued. These objectives are as follows:
- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - **An environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.27. A key element of the NPPF (as outlined at paragraph 11) confirms that local planning authorities should apply the **presumption in favour of sustainable development**. For decision taking this means:

“approving development proposals that accord with an up-to-date development plan without delay”; or:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

- 6.28. The NPPF sets out a series of key aims and objectives of the planning system, the most relevant of which we paraphrase below.

Delivering a sufficient supply of homes

- 6.29. Paragraph 61 of the Framework confirms the Government's continued objective to significantly boost the supply of housing. It is also reiterated that it is important that a sufficient amount and variety of land can come forward where it is needed.
- 6.30. Paragraph 78 outlines that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum five years' worth of housing against their housing requirement set out in adopted strategic policies.

Promoting healthy and safe communities

- 6.31. Paragraph 96 notes how planning decisions should aim to achieve healthy, inclusive and safe places, through provisions such as site layouts encouraging walking and cycling and ensuring that crime and disorder and the fear of crime do not undermine the quality of life or community cohesion.

Promoting sustainable transport

- 6.32. Paragraph 116 states the following in relation to the determination of planning applications:
- "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."*
- 6.33. Paragraph 117 notes how applications for development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use.
- 6.34. Paragraph 118 notes how all developments that generate significant amounts of movement should be supported by a Transport Assessment or Transport Statement.

Achieving well-designed places

- 6.35. Paragraph 131 explains how good design is a key aspect of sustainable development and that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the development process should achieve.
- 6.36. Paragraph 135 notes how planning decisions should ensure that developments are visually attractive as a result of good layout, are sympathetic to local character and history and should establish or maintain a strong sense of place. It should also be ensured development will function well and add to the overall quality of the area.
- 6.37. Paragraph 136 highlights the valuable role that trees play in enhancing the character and quality of urban environments. Planning decisions should promote the integration of green infrastructure in new developments. Applicants and local planning authorities are encouraged to collaborate with highway and tree officers to ensure appropriate planting strategies that align with infrastructure standards and accommodate the needs of all users.

Protecting Green Belt Land

- 6.38. Paragraph 149 sets out guidance regarding safeguarded land, noting that when defining Green Belt boundaries, plans should:
- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
 - b) not include land which it is unnecessary to keep permanently open;
 - c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
 - e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
 - f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Conserving and enhancing the natural environment

- 6.39. Paragraph 187 notes how planning decisions should contribute to and enhance the natural and local environment. This can be achieved by a number of measures, including minimising impacts on and providing net gains for biodiversity.
- 6.40. Paragraph 198 states that planning decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment.

Conserving and enhancing the historic environment

- 6.41. Paragraph 207 states that in determining applications, local planning authorities should require an Applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Emerging Planning Policy

Housing Delivery SPD

- 6.42. In line with the government's March 2025 consultation on housing delivery reform, applicants are now expected to submit a Housing Delivery Statement as part of the planning process. This statement must include a detailed housing trajectory, outlining projected delivery rates over the plan period. The trajectory should demonstrate how proposed developments will contribute to meeting local and national housing targets, including evidence of site phasing, delivery timelines, and alignment with five-year housing land supply requirements. This approach aims to enhance transparency, ensure accountability, and support the timely provision of housing in areas of identified need.
- 6.43. The Council is currently in the process of preparing a new Housing Delivery Supplementary Planning Document (SPD), which we understand will include more guidance around what Housing Delivery Statements should contain.
- 6.44. There is also a strong suggestion that it will include a requirement for Reserved Matters applications to be submitted within 2 years of the relevant outline consent, instead of the standard 3 years, as a way of accelerating delivery, and maximising the 5 year supply contribution of each site.
- 6.45. According to the published timetable, adoption of the SPD was scheduled for June 2025. However, at the time of writing this report, the document has not yet been published for consultation and therefore carries no weight.

Emerging Local Plan

- 6.46. In March 2025, Knowsley Council published an updated Local Development Scheme (LDS) setting out the timetable for a new Local Plan, as required by government alongside the publication of the updated NPPF in December 2024 and revised standard method for calculating housing requirements.
- 6.47. The revised standard method has led to significant increases in housing requirements across the country, rendering a large proportion of Local Plans out of date and requiring those local authorities to progress new plans to meet these increasing needs.
- 6.48. In the case of Knowsley, the new standard method housing requirement was 600 dpa (and has since increased to 608 under the latest 2024 affordability ratios and stock data). This is nearly 2.5 times the previous standard method figure of 255, and a 33% uplift on their last adopted requirement of 450 dpa, which significantly impacts the Council's housing land supply position.

- 6.49. In respect of timetable the LDS suggests that work is unlikely to begin before October 2025, to allow time to review emerging government guidance on the new plan making system:

“The timetable for the production of a new Local Plan will be directly related to the finalised legislation, further updates to national planning policy and associated practice guidance. This is expected to emerge throughout 2025 but leaves the Council currently unable to fully establish a precise project structure and detailed programme for the project. Nevertheless, the Government have said that the new plan making system will take effect in Summer/Autumn 2025; the earliest practicable start date for a new local plan would therefore be October 2025. However this date is subject to change when more information becomes available.”

- 6.50. These new plans are supposed to target adoption within 30 months which would suggest an earliest adoption date of April 2028, which would dovetail with the expiry of the adopted plan (March 2028), albeit this is considered optimistic.

Liverpool City Region Spatial Development Strategy (LCR SDS)

- 6.51. The Combined Authority of the Liverpool City is currently working on a Spatial Development Strategy (SDS) in partnership with each the constituent Local Authorities. These are Knowsley, Halton, Liverpool, Wirral, St Helens and Sefton.
- 6.52. Once adopted the SDS will form part of the development plan for the Liverpool City Region. This LDS does not need to set out the timescales for the preparation of the SDS as that is a matter for the Combined Authority. However, progress on the SDS will have a bearing on the production of a new local plan as it will provide strategic policies that will form part of Knowsley’s development plan.
- 6.53. Three stages of consultation have been undertaken on the SDS so far, with the most recent comprising ‘Stage 3: Towards a Spatial Development Strategy’ in February 2024, which included a call for Strategic Sites exercise, for sites with capacity of more than 500 dwellings, and details of the application site were submitted to this process.
- 6.54. It is expected that further engagement will be undertaken later in 2025.

Supplementary Planning Documents & Other Guidance

Ensuring a Choice of Travel SPD (2010)

- 6.55. The Ensuring a Choice of Travel SPD was adopted to support and supplement the UDP transport policies. The document is used to assess planning applications in relation to transport requirements and ensure access to new development by a choice of transport modes, and its requirements are addressed in more detail in the accompanying Transport Assessment and Travel Plan.
- 6.56. Appendix A of the SPD sets out the (maximum) parking standards for C3 residential development, with an extract shown below:

Figure 6.2 – Parking Standards

Bedroom per dwelling	Maximum Car Spaces	Bicycles
1	1 space	1 (allocated) 1 (communal)
2 –3	2 Spaces	2 (allocated) 1 (communal)
4+	3 Spaces	4 (allocated) 2 (communal)
Comments – Cycle parking need not be provided if garages are available.		

Design and Quality in New Development SPD (January 2016)

- 6.57. The Design Quality in New Development SPD supplements the design policies in the Core Strategy. The document provides guidance relating to building placement, density and form, accessibility, landscaping, public open space, sustainable design, minimising crime, and preserving the built heritage. The layout has been prepared with the guidance in mind.

New Residential Development SPD (Updated September 2018)

- 6.58. The New Residential Development SPD was initially adopted in January 2016 to supplement the design and housing policies in the Core Strategy. The document includes guidance relating to integration with existing development, defining the residential mix, layout and access, parking requirements, property security, public realm, waste management and adaptability to climate change.
- 6.59. The document was updated in September 2018 in relation of electric vehicle charging points with a requirement under Policy B.6a for residential developments to provide one electric charging point for every dwelling with a regular parking space.

Developer Contributions SPD (June 2016)

- 6.60. This SPD provides detailed guidance on how developer contributions will be calculated and secured in Knowsley. This guidance seeks to provide greater certainty at the earliest stages of the planning process so that the cost implications of developer contributions can be fully considered.
- 6.61. This SPD does include general standards for greenspace and sports provision (pages 23–31 Figures 4.2–4.6), which is also set out in Policy CS21 of the Core Strategy (Table 9.1) and these standards are attached at **Appendix 1** and addressed in Section 7 of this report.

Trees and Development SPD (June 2016)

- 6.62. This SPD was adopted in June 2016 and provides best practice guidance for incorporating trees and landscaping into new development. The document also sets standards for developments affecting existing trees, woodland and other vegetation.

Adding Social Value to Development: Employment and Skills SPD (September 2018)

- 6.63. This document was adopted to help the Council capture additional economic, social and environmental benefits from major developments for the benefit of the local area.
- 6.64. It requires submissions to provide Social Value Strategies alongside applications which seek to maximise employment and training of local people during the construction phase and in the completed development, helping to develop the resident workforce skills, creating a route to employment for local people, and addressing a national shortage in construction skills.

Other Relevant Evidence Base Documents

Strategic Housing Land Availability Assessment 2024 Update (Base date of 1 April 2024)

- 6.65. Knowsley Council's 2024 SHLAA provides an updated assessment of the borough's housing land supply as of 1 April 2024. This document forms a critical part of the Local Plan evidence base, ensuring that sufficient land is identified to meet housing needs in accordance with the National Planning Policy Framework (NPPF).
- 6.66. The assessment identifies a total potential housing supply of **5,430 dwellings** over the 15-year period to 2039, comprising:
 - 386 dwellings from existing planning permissions,
 - 2,352 dwellings from Local Plan allocations,
 - 2,542 dwellings from SHLAA-assessed sites, and
 - 150 dwellings from a small sites allowance.
- 6.67. The borough's five-year housing requirement is 2,055 dwellings (2024–2029). The SHLAA identifies a deliverable supply of 2,958 dwellings, equating to a 7.2 years' supply, exceeding the minimum requirement and demonstrating a robust land position.
- 6.68. A "Call for Sites" exercise held in May–June 2024 resulted in 16 submissions. Six sites were deemed suitable and included in the SHLAA, while ten were excluded due to constraints such as Green Belt designation. The update also reflects changes in site status, including completions and removals.
- 6.69. A small sites allowance of 10 dwellings per annum is included, based on historic delivery.
- 6.70. A windfall allowance is not included in the supply calculation due to historically low delivery rates (average 19 dwellings per annum).
- 6.71. Knowsley has significantly exceeded its housing delivery targets over the past three years, achieving a Housing Delivery Test score of 372%, reflecting strong performance in meeting housing needs.
- 6.72. The site was included under the reference of "Land at Home Farm Road, Knowsley" and is identified as 'safeguarded land' in Policy SUE1 of the Knowsley Local Plan Core Strategy; however it was not fully assessed as the SHLAA focussed on sites within the urban area.

- 6.73. The Council have updated the SHLAA to a 2025 base date but have yet to formally publish this, but have confirmed that they believe they can demonstrate a five year housing land supply based on the latest standard method figure.

Knowsley Local Plan Monitoring Report 2023–2024:

Housing Land Availability

- 6.74. The 2024 Strategic Housing Land Availability Assessment (SHLAA) identifies land for 5,430 homes. Of these, 2,958 homes are considered 'risk assessed' and deliverable within the next five years (2024–2029).

Housing Completions

- 6.75. In 2023–24, a total of 962 new homes were completed, exceeding the Local Plan's annual target of 450 dwellings. 504 of these were affordable homes, representing over 50% of completions. After accounting for losses, net completions were 729, resulting in a net surplus of 279 homes above the annual target.

Homes Lost

- 6.76. A total of 257 homes were demolished, and 5 homes were lost due to change of use. 29 homes were gained through conversions, resulting in a net loss of 233 homes.

Empty Homes

- 6.77. There were 1,628 empty homes recorded.

Housing Completions by Area (2023–24)

Area	Completions
Huyton	190
Kirkby	126
Halewood	287
Prescot, Whiston, Cronton, Knowsley Village	359

7. Planning Assessment

7.1. This section assesses the proposal against adopted local and national planning policy, as well as other key planning matters including:

- Principle of Development (including Housing Delivery Statement)
- Design;
- Heritage & Archaeology (ES Chapter 8);
- Trees, Ecology & Biodiversity (ES Chapter 7);
- Landscape & Visual Impact (ES Chapter 6);
- Public Open Space
- Highways & Sustainability (ES Chapter 9);
- Flood Risk & Drainage (ES Chapter 12) – including Flood Risk Sequential
- Noise (ES Chapter 11);
- Air Quality (ES Chapter 10);
- Ground Conditions;
- Sustainability & Energy; and
- Social Value.

Principle of Development

7.2. The principle of development is established by the site's removal from the Green Belt and safeguarding under Policy SUE1 in the adopted Core Strategy, to meet future housing needs beyond 2028.

7.3. Whilst this application is being submitted in 2025, it is in outline, with this level of lead-in (circa 2.5 years) required to ensure the site can start delivering in 2028. This lead-in is required to allow for the achievement of outline consent, marketing and sale of the site to one or more housebuilders, submission and approval of Reserved Matters applications and discharging associated conditions (see housing delivery statement below for more detail).

7.4. It is acknowledged that the NPPF (para 149d) states that planning permission for the permanent development of safeguarded land should only be granted following an update of the plan that proposes the development; however this assumes that Local Plans are updated in a timely fashion (i.e. before an existing plan expires) to ensure development needs are being met on a continuous basis.

7.5. In this case, the current plan period is due to expire in 2028, however progress with the emerging Local Plan has been slow, mainly due to the uncertainty created by the national

government's proposed changes to the plan making system which are still to be finalised; whilst the Liverpool City Region Strategic Development Strategy (LCR SDS), which is meant to be the overarching strategic plan that guides the emerging Knowsley Plan (as well as the plans of the other 5 City Region LPAs) has also stalled significantly. Therefore, it is unclear whether a new Local Plan will be adopted by 2028, and even if it is, application submissions such as this one will be required in advance of adoption to guarantee housing delivery from 2028 onwards (i.e. a large outline application submitted in 2028 unlikely to start delivering until 2031 or beyond).

7.6. This site has been actively promoted for allocation in the emerging plan, through recent call for sites exercises (2022, 2023 and 2024) and is referenced in recent versions of the SHLAA, albeit it is not formally assessed given its safeguarded status. However, it is acknowledged that the wider safeguarded site at Knowsley Village is the only greenfield site that has been specifically identified to meet needs beyond 2028 and therefore is an entirely logical choice for allocation in the emerging plan.

7.7. This 'in principle' support for an application on this site, is endorsed by the Council in their planning pre-app response received on 20th February 2025 (enclosed at **Appendix 2**), which states:

"I can confirm that the Council are supportive of the principle of bringing the site forward for residential development. The Council are of the view that a five-year supply of housing can be demonstrated, however the site has been previously removed from the Green Belt and identified as land safeguarded to meet the development needs of the Borough post 2028. Given the proposals to submit an outline application in the first instance the site will only deliver significant levels of housing in the post 2028 period."

7.8. We now move onto more detailed matters of housing land supply and delivery.

Housing Delivery Statement

7.9. The Council's updated validation requirements that were adopted in July 2025, set out the following requirements for a Housing Delivery Statement:

"Full details of how the proposed development will demonstrate in helping the Council to meet its housing supply requirements. This shall include a timetable for implementing the development, proposed build out rates, evidence of agreement with landowners, and a sustainability appraisal to demonstrate the suitability of the site for development, explanation of how the development will meet the 'Golden Rules'."

7.10. There is mention of a Housing Delivery Pro Forma as well but this is yet to be published, so we reserve the right to address this through the determination process as required.

7.11. It is noted these requirements are not adopted yet, and therefore cannot be given full weight, however we seek to address these requirements in full below.

7.12. In terms of a **timetable for implementation**, an indicative trajectory is set out below including proposed build out rates, based on the site circumstances, and Hallam's experience in bringing development forward through the planning application process.

Figure 7.1 – Indicative Trajectory

Year	25 /26	26 /27	27 / 28	28 / 29	29 / 30	30 / 31	31 / 32	32 / 33	33 / 34	34 / 35	35 / 36	36 / 37	37 / 38	38 / 39	Total
Development Stage	Outline sub (July 25/ approval March 26)	Marketing/ Selling site (April 26–March 27)	RM app prep (April–Oct 27), submission (Oct 27–March 28)	Discharging conditions (April–Sept 28) Start on Site Oct 2028 (1/4 deliver for 1 st year)	70 per year after that assuming 2 outlets @35 dpa (or single outlet @ 70 dpa)									Completion	
Completions				18	70	70	70	70	70	70	70	70	70	52	700

7.13. This is based on achieving outline consent in March 2026 (as discussed with Officers), with a further year allowed for the marketing and sale of the site to one or more housebuilders (by March 2027). We then expect the Reserved Matters preparation, submission and determination to take a further year (to March 2028). Discharging associated conditions and commencing development is likely to take up a further 9 months before the first completion is achieved in the last quarter of 2028/2029.

7.14. In terms of delivery rates, a full annual rate of 70 dpa is considered reasonable for this site given its scale and access points (which should support one developer at 70 dpa, or 2 outlets at a minimum of 35 dpa each). As such we have assumed ¼ year delivery in 2028/2029 (18 dwellings) then 70 units in each following year until 700 dwellings are complete in 2038/2039 (with a circa 3/4 year delivery of 52 in that final year).

7.15. Overall, this comprises a 11-year delivery programme which is fairly standard for a development of this size, and will ensure that this site makes a significant contribution across the emerging plan period (2028–2043 or equivalent). The site will also make a significant contribution to the Council’s five year housing land supply, with 158 dwellings anticipated across the 5–year period 2026 to 2031 (assuming we gain consent at the start of the 2026 year).

5 Year Housing Land Supply

7.16. In respect of the current five year housing land supply position (5YHLS) in Knowsley, the last published data comes from the 2024 SHLAA and suggests a deliverable 5 year supply of 2,958 against a requirement of 2,055 (which was a hybrid of the adopted Local Plan requirement of 450 and the pre- December2024 standard method figure of 255), equating to **7.2 years supply**.

Figure 7.2 – Knowsley 5 Year Housing Land Supply

5YHLS POSITION 2024/2025	Hybrid of adopted and previous SM (Calcs from 2024 SHLAA)	Previous SM (2024 SHLAA supply)	New 2025 SM (2024 SHLAA supply)	New Dec 2024 SM (2025 SHLAA supply)	New 2025 SM (2025 SHLAA supply)
Annual requirement	450 / 255	255	608	600	608
5 year requirement	2,055	1,275	3,040	3,000	3,040
5 year requirement + 5% buffer	2,055	1,339	3,192	3,150	3,192
Total claimed supply (2024)	2,958	2,958	2,958	3,176	3,176
5YHLS 5%	7.20	11.05	4.63	5.04	4.97
SURPLUS (-) / SHORTFALL 5%	-903	-1,619	234	-26	16

- 7.17. However, if the new standard method housing requirement of 608 dpa is applied (which has increased from the initial revised figure of 600 dpa in December 2024 calculations due to updated 2024 affordability ratios and stock data being published in early 2025), this figure instantly reduces to **4.63 years**.
- 7.18. As noted in Section 6, the Council have updated their SHLAA to a 2025 base date, but have yet to fully publish this; however they have confirmed that they believe they can demonstrate a five year housing land supply which we understand is based on the December 2024 standard method figure of 600 dpa and a claimed supply of 3,176 (up by 7.3% from the 2024 figure of 2,958) equating to **5.04 years supply** / a 26 dwelling surplus.
- 7.19. However, if the up to date requirement figure of 608 dpa is used then this figure drops to **4.97 years** and a 16 dwelling shortfall.
- 7.20. As such, it is our view that the Council cannot currently demonstrate a 5 year housing land supply based on their own claimed supply figures, regardless of whether the 2024 or 2025 SHLAA base is used.
- 7.21. Accordingly, the tilted balance is engaged as per NPPF paragraph 11d (and footnote 8) and means that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.22. We reserve the right to make further comment/ rerun our calculations once the 2025 SHLAA is formally published, including more detailed analysis of the Council's claimed supply (in terms of deliverability and trajectory of individual sites).
- 7.23. We now consider the Council's ongoing housing trajectory, and how the application proposals will contribute to the borough's emerging needs.

Ongoing Housing Supply/ Trajectory (2024-2039)

- 7.24. The 2024 SHLAA includes a full supply trajectory from 2024 to 2039, including commitments, allocations, SHLAA sites and a windfall element, with a total 15 year supply of 5,430. We don't yet have equivalent data for 2025 as this has yet to be published.

- 7.25. As such, we have mapped the 5 year supply position going forward to 2039 period based on the Council's current housing supply (i.e. only including historic allocations, consents and SHLAA sites within the urban area) – see Figure 7.3 over the page.
- 7.26. This allows us to see how the 5YHLS position will significantly deteriorate over time without additional sites, such as the application site being developed. This deterioration will be accelerated in July 2026, when the 20% buffer on the housing requirement becomes applicable (as per NPPF paragraph 78c, given Knowsley's adopted requirement of 450 is below 80% of the current standard method figure of 608 dpa – it is 74%).
- 7.27. Indeed the table shows how supply will drop from 4.63 years in 2024 to just **3.95 years** in 2026 (equating to a 764 dwelling shortfall) when the 20% buffer kicks in, and will have dropped to **3.11 years** by 2028 (equating to a 1,070 dwelling shortfall) when the application site starts to deliver. The indicative trajectory of the application site from Figure 7.1 has been incorporated into Figure 7.3 as well, to demonstrate the contribution the application site will make (see lines and figures in blue).
- 7.28. Figure 7.3 clearly shows the positive impact that the application scheme will have on the borough's supply reducing the shortfall by as much as 40.6% in 2025; and contributing close to half a year's supply in each year from 2029 onwards.
- 7.29. In terms of **landowner agreement** and site availability, Hallam control the whole 33.75 Ha site via a legal agreement with the sole landowner, Hyperion Ventures, who support the submission of this outline application. As such, there are no legal constraints or ownership impediments which would prevent the land from coming forward for development.
- 7.30. Therefore the site is being led by a market leading promoter and a sole landowner, and must be regarded as wholly available.
- 7.31. In respect of providing **a sustainability appraisal to demonstrate suitability**, this is addressed through the remaining matters in this planning assessment section (heritage, landscape, ecology, transport and accessibility, drainage etc), which confirm that there no physical or technical constraints preventing development of this site, therefore demonstrating it is suitable in accordance with the NPPF and NPPG. We would also reiterate that the site has already been through a sustainability appraisal and Green Belt Review process within the adopted plan where it was considered suitable for development post 2028 (as per the adopted Core Strategy, evidence base and Inspector's Report commentary in section 6).
- 7.32. Finally, we note that **meeting the 'golden rules'** (as per paragraphs 156 and 157 of the NPPF) is not a requirement for this site as it is not within the Green Belt.

Figure 7.3 – Knowsley Projected Future 5 Year Housing Land Supply

ONGOING 5YHLS	24-29	25-30	26-31	27-32	28-33	29-34	30-35	31-36	32-37	33-38	34-39
Annual requirement	608	608	608	608	608	608	608	608	608	608	608
5 year requirement	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040
5 yr reqt + 5% buffer/ 20% from 2026	3,192	3,192	3,648	3,648	3,648	3,648	3,648	3,648	3,648	3,648	3,648
Total claimed supply (2024)	2,958	2,975	2,884	2,578	2,270	2,021	1,684	1,304	923	636	451
5YHLS 5% / 20% from 2026	4.63	4.66	3.95	3.53	3.11	2.77	2.31	1.79	1.27	0.87	0.62
SURPLUS (-) / SHORTFALL	234	217	764	1,070	1,378	1,627	1,964	2,344	2,725	3,012	3,197
Projected supply from app site	18	88	158	228	298	350	350	350	350	350	350
Residual shortfall	216	129	606	842	1,080	1,277	1,614	1,994	2,375	2,662	2,847
% improvement in shortfall	7.7%	40.6%	20.7%	21.3%	21.6%	21.5%	17.8%	14.9%	12.8%	11.6%	10.9%
Impact on 5YHLS position	4.66	4.80	4.17	3.85	3.52	3.25	2.79	2.27	1.74	1.35	1.10
Years supply contributed	0.03	0.14	0.22	0.31	0.41	0.48	0.48	0.48	0.48	0.48	0.48

CLAIMED SUPPLY POSITION 2024-2039 (from 2024 SHLAA)		24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	TOTAL
Appendix E	Commitments	153	109	92	24	4	4	0	0	0	0	0	0	0	0	0	386
Appendix F	Allocations	322	320	327	277	210	197	175	161	115	70	38	35	35	35	35	2,352
Appendix G	SHLAA sites	46	133	307	329	255	337	296	259	207	150	163	56	4	0	0	2,542
	Windfall	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	150
	TOTALS	531	572	736	640	479	548	481	430	332	230	211	101	49	45	45	5,430

Phasing / Reserved Matters Timescales

- 7.33. We now consider the anticipated requirement within the emerging Housing Delivery SPD for the Reserved Matters time limit to be reduced from 3-2 years, as a means of accelerating delivery on outline schemes to maximise delivery in the first 5 years.
- 7.34. Hallam Land share this aspiration to maximise early delivery on the Knowsley Village site, but would flag up the need for flexibility due to the unforeseen circumstances that can arise in the period between outline consent being granted, and Reserved Matters applications coming in, particularly on larger sites such as this. Indeed, we would reiterate that this is likely to be the largest outline scheme in the Borough, given it is the largest unpermissioned site in the SHLAA, as the other large scheme at Cherryfield Drive in Kirkby was a full application and is consented now, with the majority of the remaining sites between 50 and 350 homes.
- 7.35. In our view, this warrants a bespoke approach to this large site in terms of delivery, and the PPG 21a-027-20140306 does acknowledge that different sized/ complexity sites warrant different approaches (relevant section highlighted):

“The local planning authority may wish to consider whether a variation in the time period could assist in the delivery of development. For example, a shorter time period may be appropriate where it would encourage the commencement of development and non-commencement has previously had negative impacts.

The national planning policy framework encourages local planning authorities to consider imposing a shorter time period to ensure that proposals for housing development are implemented in a timely manner. A longer time period may be justified for very complex projects where there is evidence that 3 years is not long enough to allow all the necessary preparations to be completed before development can start.”

- 7.36. In light of the above, we believe a 3 year determination period to be most appropriate for the application site; however we acknowledge the Council’s strong preference to secure faster delivery, and therefore feel that a practical way forward could be achieved through introducing phasing provision to the Reserved Matters condition wording as follows (with amended wording to the standard condition in bold):

1. *Application for approval of the reserved matters, **on a first phase of no less than ??? dwellings**, shall be made to the local planning authority not later than **two** years from the date of this permission.*
2. *The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.*

- 7.37. Based on the indicative trajectory at Figure 7.1, we propose a minimum number of 150 in the condition, and we may be able to increase this as our Masterplan work and trajectory evolves through the application determination process.

Principle of Development Summary

- 7.38. This sub-section has confirmed that this outline application for up to 700 homes is entirely appropriate for this site, given it has been released from the Green Belt and specifically identified to meet housing needs beyond 2028, which is when this scheme is expected to start delivering.

- 7.39. What's more, it is our view that Knowsley cannot demonstrate a 5-year housing land supply, and that this position will deteriorate significantly over time, such that the tilted balance is engaged, with significant weight given to housing supply benefits the proposals will deliver.
- 7.40. The principle of residential development is therefore firmly established on this site.

Design

- 7.41. Design matters are addressed in more detail in the associated Design and Access Statement and Strategic Design Code, prepared by Stantec, and noting that matters of layout, scale and appearance are reserved.
- 7.42. The proposals have been developed in line with the general design principles from the Core Strategy (Policies CS2, CS17 and CS19) and have been supplemented by multiple pre-application meetings and dedicated design discussions with Officers to ensure a high-quality development which will have a positive impact on both the existing village and the wider area.

Heritage & Archaeology

- 7.43. Policy CS20 states development proposals in Knowsley must preserve or enhance the borough's historic and architectural assets.
- 7.44. The Heritage Report submitted in the support of the application confirms that the site contains no designated heritage assets and does not sit within a Conservation Area. Within a 1km study area of the Site, there are two Grade II* Listed Building, three Grade II Listed Buildings, two Grade II Registered Parks and Gardens, and a single Conservation Area.
- 7.45. The heritage assets assessed include the following:
- Knowsley Park – Grade II Listed Registered Park and Garden (including Parkland Wall – curtilage to Knowsley Hall)
 - Croxteth Lodge – curtilage to Knowsley Hall
 - Home Farm Lodge – curtilage to Knowsley Hall
 - Home Farm – Non-Designated Heritage Asset
- 7.46. The Site is considered to make a **minor contribution** to significance through setting for the Grade II Listed Knowsley Park, the curtilage Listed parkland wall, the curtilage Listed Home Farm Lodge, and Home Farm as a non-designated heritage asset. The Site is considered to make **no contribution** to the significance of the curtilage Listed Croxteth Lodge through setting.
- 7.47. The assessment concludes that the design of the scheme, including the landscape buffer around the southern and eastern edges of the site, will help to mitigate against heritage harm to the significance of these heritage assets. The assessment demonstrates that this level of mitigation should be considered appropriate in heritage terms, based on the significance of the heritage assets and the contribution that the Site makes to this significance, through setting.

- 7.48. Accordingly, the development proposals are entirely acceptable from a heritage perspective in accordance with LP Policy CS20.

Trees, Ecology & Biodiversity

- 7.49. The submitted Arboricultural Impact Assessment (FPCR) confirms a total of 12 individual trees, 13 groups of trees, four woodlands and two hedgerows were surveyed as part of the assessment.
- 7.50. Development of the Site would only require the removal of two short sections of hedgerow (H2) from along Knowsley Lane to provide the proposed access/egress for all modes of transport, along with the removal of two short sections of internal hedgerow (G9 and G10) to create an internal road loop necessary to achieve a workable development layout.
- 7.51. The removal of these two short sections of maintained and two short sections of unmaintained hedgerow would not result in a significant arboricultural impact. New hedgerow planting would be provided as part of a future development which should deliver a net gain in terms of linear hedgerows planting to compensate for these losses.
- 7.52. Replacement planting will significantly exceed what is removed, at a far greater ratio than the 2:1 compensatory planting ratio set out in Policy CS21 and therefore fully accords with this policy and must be seen as a significant benefit of the scheme.
- 7.53. The submitted Ecology Report Preliminary Ecological Appraisal (FPCR) appraisal identifies a range of valuable habitats and species on-site, highlights potential ecological impacts from proposed residential development, and recommends further surveys and mitigation measures to ensure biodiversity protection and enhancement, including compliance with relevant legislation and biodiversity net gain requirements. As this is an outline application, these further surveys and any required mitigation measures, will be completed and implemented through the full planning application.
- 7.54. The Biodiversity Net Gain (BNG) Report (FCPR) confirms that a **5.11%** gain in area habitat units (and 20.28 net gain in hedgerow units) can be delivered on site, with the remaining gain to 10% (equating to an additional 4.57 habitat units) be delivered through an off-site contribution, in line with statutory guidance, with the final package of work to be agreed with the Council and Ecological consultees through the determination process.
- 7.55. A Shadow Habitats Regulations Assessment (FPCR) has also been submitted and concludes that the scheme will have no adverse effect on the integrity of any designated sites following mitigation (as addressed within the Ecology ES chapter).
- 7.56. As such the proposals accord with Policies CS2, CS8, CS19 and CS21 of the Core Strategy and sustain and promote biodiversity in line with paragraph 193 of the NPPF and the 2021 Environment Act.

Landscape and Visual Impact

- 7.57. The landscape and visual assessment work has established key landscape views and receptors on site, concluding that these are limited due to the high degree of visual enclosure provided by existing residential development and existing woodlands.

- 7.58. The LVIA evaluates the potential effects of the development on local landscape character and visual amenity. The Site, currently greenfield land with agricultural fields and woodland, lies adjacent to Knowsley Park and is visually enclosed by mature vegetation and surrounding development. The assessment identifies potential negative effects during construction and early operation phases for nearby residential and recreational receptors, though these effects are expected to reduce over time as proposed landscaping matures. Embedded mitigation includes retaining key vegetation, creating green corridors, and integrating new planting and open spaces to soften visual impacts and enhance biodiversity. Overall, while some short-term impacts are significant, long-term effects are generally not significant due to the comprehensive landscape strategy.
- 7.59. In landscape terms the proposals respond to the existing green infrastructure on site by retaining existing hedgerows and trees where possible, and creating a large parkland area around the two wooded areas in the centre of the Site. This is supplemented by formal play areas and incidental open spaces, with pedestrian routes running throughout to offer a varied activity network, utilising landform, planting and natural features.
- 7.60. Overall, the green infrastructure proposed on site will create new opportunities for ecological enhancement and connectivity, along with sustainable drainage solutions. The proposed landscaping will ensure that the development is in keeping with the existing landscape character of the area.
- 7.61. Landscape and visual effects are relatively localised and limited in extent and nature and are also capable of being mitigated to further limit potential effects. Indeed, the findings of the LVIA have specifically informed the submitted Landscape Masterplan, which incorporate the suggested mitigation measures.
- 7.62. The proposals relate well to the surrounding landscape and will form a well-designed extension to the existing settlement area and have considered relevant Local Plan policies including LP Policy CS2 and CS8.

Public Open Space

- 7.63. The Parameters Plan includes a total of 10.2 Ha of Green Infrastructure within the site, of which **4.52 Ha** is considered fully usable public open space (based on the Illustrative Landscape Masterplan).
- 7.64. This exceeds the policy requirement of 4.10 Ha¹ by 10%, with a further 1.76 Ha of rough grassland and wet meadow considered partially usable, and this must be considered a benefit of the scheme.

¹ Based on the standards set out within Figure 4.2 of the Developer Contributions SPD 2016 (see Appendix 1) applied to the indicative mix at Figure 4.1 above and combined in Figure 7.4 over the page.

Figure 7.4 – Open Space Requirements

CALCULATING POPULATION:	No of persons	No of units in development	Total Pop	% of mix
Size of dwelling				
Studio / 1 bed	2	42	84	6%
2 bedrooms	3	94	282	13.4%
3 bedrooms	4	360	1,440	51.4%
4+ bedrooms	5	204	1,020	29.1%
TOTAL		700	2,826	

ON SITE PROVISION	Quality standard (Ha per 1,000 people)	Quality standard (sqm per person)	Accessibility Standard (max distance)	Total reqt from devt (sqm)	Total reqt from devt (Ha)
Type of Provision (Open Space)					
Parks, gardens	0.8	8	1.2k	22,608	2.26
Amenity greenspace	0.5	5	800m	14,130	1.41
Children and young people	0.1	1	800m	2,826	0.28
Allotments	0.05	0.5	1.6km	1,413	0.14
Total GI Requirement				40,977	4.10

- 7.65. The majority of this is proposed as amenity greenspace with a formal parkland at the centre of the Site, including a Neighbourhood Equipped Area for Play (NEAP) and kickabout area which will be accessible to both future residents and the existing community. This is supplemented by areas of community orchard, footpaths and general amenity space.
- 7.66. Pre-application discussions have broadly supported the level and type of provision proposed, with the detailed typologies and area breakdowns can be discussed and agreed through the determination process and subsequent Reserved Matters, and secured via suitably worded conditions.

Highways & Sustainability

- 7.67. A Transport Assessment, Travel Plan and associated ES Chapter have been prepared by Astute and submitted in support of this planning application.
- 7.68. The assessment confirms that the two proposed accesses off Knowsley Lane can adequately accommodate the future vehicles trips that will be generated by the current development proposals.
- 7.69. Junction capacity assessments have been undertaken at key locations, including an allowance for committed developments and background traffic growth in the local area. The results of these assessment have indicated that there are some capacity pressures on the local road network but the impact of the proposed development can be suitably mitigated with off-site improvements, with options for such improvements already under discussion with the local highway authority.

- 7.70. A review of historical collision data has demonstrated that there are no existing accident blackspots in the vicinity of the Site. Based upon the findings of the traffic impact assessment, it has been concluded that there is no reason to believe highway safety would be worsened as a result of the development proposals.
- 7.71. In accordance with planning policy guidance which promotes sustainable development, and as discussed in detail in previous sections of this report, the Site has been demonstrated to be accessible on foot, with safe and convenient access available to a range of surrounding services, amenities, and employment opportunities.
- 7.72. The site is well positioned to support pedestrian access to a range of local amenities. According to the Institution of Highways and Transportation (IHT) guidelines, acceptable walking distances for commuting and school purposes are up to 2km. Within this catchment, the site benefits from proximity to:
- Knowsley Village Primary School and a local centre on Sugar Lane (approx. 500m)
 - Knowsley Medical Centre (approx. 650m)
 - Saint John Fisher Catholic Primary School and Knowsley Lane Recreation Ground (approx. 1.1km)
- 7.73. The surrounding pedestrian infrastructure includes footways, dropped kerbs, and street lighting. The site is also adjacent to several Public Rights of Way (PRoWs) and bridleways, enhancing connectivity to Knowsley Business Park and Stockbridge Village. While the pedestrian network is generally robust, some crossings lack tactile paving; improvements to these are proposed as part of the development.
- 7.74. Cycling is a viable alternative mode of travel, with a 5km catchment encompassing Knowsley, Stockbridge Village, Croxteth, Page Moss, and parts of Huyton and Prescott. The site is located approximately 360m from National Cycle Network Route 862 and is well connected to local cycling infrastructure, including the Gellings Greenway and bridleways linking to Knowsley Business Park.
- 7.75. Two primary cycle routes have been identified:
- A quiet, direct route via Parklands and Ormskirk Road
 - A largely off-road route via Gellings Greenway and Randles Road
- 7.76. Both routes are supported by existing or planned infrastructure, including the M57 Junction 4 improvement scheme, which will deliver new cycleways and crossings.
- 7.77. The site is served by several bus stops located within 400–550m, providing access to the following services:
- Routes 217/217A: Connecting Bootle, Huyton, and Kirkby (up to 2 buses per hour)
 - Route 297: Limited service to St Helens via Prescott and Whiston Hospital
- 7.78. The nearest railway stations are:

- Huyton Station (5.2km): Accessible via a 17-minute cycle or 26-minute bus journey; offers frequent services to Liverpool, Manchester, and other regional destinations.
- Headbolt Lane Station (6.7km) and Kirkby Station (7km): Accessible via cycle or bus; both provide Merseyrail services and secure cycle parking.

7.79. These stations support multi-modal travel options for future residents.

7.80. An assessment using Knowsley Council's MASA tool has been undertaken in accordance with the Ensuring a Choice of Travel SPD. The results are provided in Appendix G of the Travel Assessment.

7.81. The proposed development site is demonstrably accessible by a range of sustainable transport modes. It is well connected to local amenities, employment areas, and public transport services, supporting the objectives of the National Planning Policy Framework (NPPF) and local transport policy. The development is not expected to be overly reliant on private car use and aligns with broader sustainability and net-zero carbon goals.

7.82. Accordingly, the proposed development is entirely acceptable from a highway's perspective, in accordance with Policies CS2 and CS7 of the Core Strategy, saved Policy T8 of the UDP and paragraph 111 of the NPPF.

Flood Risk & Drainage (including Flood Risk Sequential Assessment)

7.83. The application includes a detailed Flood Risk and Drainage Assessment and associated ES Chapter (Weetwood). This concludes that site is at some risk of flooding from surface water and groundwater, but at a negligible/low risk of flooding from all other identified sources.

7.84. These risks have been addressed by incorporating the following mitigation measures being into the scheme design including:

- *"FFLs to be set at least 0.15 m above adjacent ground levels following any reprofiling of the site, with ground levels sloping down from the dwellings.*
- *Localised low spots within the site topography where ponding of pluvial surface water is indicated to be retained within proposed landscaped areas. Where this is not feasible the site is to be reprofiled accordingly to remove such depressions, thus eliminating any significant risk of surface water flooding in these areas.*
- *Existing surface water overland flow paths originating off-site to be managed through the design of the site."*

7.85. The proposals would not be expected to have an adverse impact on flood risk elsewhere.

7.86. In respect of the drainage strategy, foul drainage will be discharged via the existing foul sewer network, which UU have confirmed has capacity.

7.87. In respect of surface water, soakaway testing has confirmed poor infiltration, so this will be managed via a sustainable drainage system, including on-site attenuation basins and

pipework designed to adoptable standards, discharging to a nearby watercourse to the north-west of the site, with runoff restricted to greenfield rates.

Flood Risk Sequential Assessment

- 7.88. In light of the localised surface and groundwater risks identified, a sequential assessment is required in accordance with NPPF paragraphs 173–175.
- 7.89. However we consider its scope can be limited on the following basis:

Rule out other allocated housing sites across the Borough on the basis that:

- All existing undeveloped allocations are required to meet the development needs identified for the adopted plan period.
- The Site forms part of the only Safeguarded Site identified within the Local Plan.
- There is a need for the Council to begin pro-actively determining how it is going to address its strategic supply of housing sites now in order to ensure it is able to meet housing requirements by 2028.

Rule out undefined/non-allocated urban sites:

- On the basis that these alone will not be sufficient to meet the Council's housing requirements towards the end / beyond the plan period.

Rule out other non-allocated Green Belt sites across the Borough on the basis that:

- There is limited prospect of such sites being granted planning permission before 2028 (based on current local and national policy).
- Even on the basis of the new 'Grey Belt' guidance within the NPPF and NPPG, the Council have not specifically identified any sites that would correspond to current definitions.
- The Council would generally favour Safeguarded Land sites (which have already been identified for development) coming forward over and above current Green Belt/Grey Belt sites (which have not been identified for development).

Rule out the northern part of the Safeguarded site² on the basis that:

- It includes some Flood Zone 2 and 3 areas.
- It also includes areas of surface water flooding (flow and pooling).
- It is not sequentially preferable on that basis.

² As sequentially preferable to the application Site. We are not suggesting this site is undeliverable or undevelopable.

- 7.90. Accordingly, it is concluded that there can be no sequentially preferable site to the application Site, given its entirely unique status as the only strategic greenfield site in the Borough that has been specifically identified to meet development needs post 2028. Therefore it is our strong view that the sequential test has been satisfied.
- 7.91. This position has been endorsed in principle by the Council during pre-application discussions as per attached response (dated 5th March 2025) at **Appendix 3**.
- 7.92. This position is also reinforced by recent appeal decisions taking a more pragmatic/ 'real world approach to the sequential test. These include the appeal by Fairfax Strategic Land (Hemel) Ltd on Land west of Leighton Buzzard Road, Hemel Hempstead (Ref: APP/A1910/W/24/3345435) which was allowed on 5th August 2025, and confirmed the following in respect of flood risk and the sequential test in paragraphs 59–68:
- That the recent Mead Realisations Court of Appeal decision³ “made it clear that there is a need for realism and flexibility” when applying the sequential test and confirmed that weight attributed to the failure of the sequential test should be reduced if the extent of the council’s unmet housing need means that the site would “inevitably be required” (para 63). This is very much the case here, with the unmet need identified above, particularly beyond 2028.
 - That flood risk associated with the site could be reduced through mitigation to a “tolerable level” concluding that the outcome of the sequential test was not a “determinative exercise leading to a strong reason for refusal”. This is also relevant here, as the proposed drainage strategy has demonstrated that all surface and groundwater risks can be mitigated, such that even if the site did not pass the sequential test then this should not be determinative.
- 7.93. The Gladman Swale decision (Ref: APP/V2255/W/24/3350524) from 27th June 2025 is even more strident on the last point, concluding at paragraph 90 that:
- “The appellant has failed to undertake a sequential assessment or to fully apply the sequential approach, both in relation to tidal and surface water flooding. However, as also set out above, there would be **no real world harm** as a result of the proposal, because the proposed mitigation works would mean that no areas of the proposed development in its final form would be at risk of flooding in the design flood event, or from surface water”.*
- 7.94. Again, we would reiterate that submitted drainage assessment and ES chapter confirms how these areas of surface water flooding have been addressed and mitigated within the development design, concluding that the impacts are entirely manageable and would result in no real world harm.
- 7.95. As such, there are no flooding or drainage constraints preventing the development of the Site, in accordance with Policies CS2, CS8, SUE2, CS19 and CS24 of the Core Strategy and paragraphs 170– 182 of the NPPF.

³ 4 R (Mead Realisations Ltd. & Redrow Homes Ltd.) v. Secretary of State for Levelling Up, Housing and Communities [2024] EWHC 279 (Admin).

Noise

- 7.96. The submitted Noise Report, prepared by Hoare Lea, concludes that while construction activities may result in significant temporary noise impacts at certain nearby residential receptors, these can be reduced to acceptable levels through a Construction Environmental Management Plan. Vibration and construction traffic noise are predicted to have negligible effects. During operation, increases in road traffic noise and noise from building services are expected to result in minor, not significant effects. With appropriate design measures, including sound insulation and ventilation strategies, internal and external noise levels for future residents will meet relevant standards, ensuring the development is acoustically suitable. The dwellings that will require ventilation and noise protection will be closer to Knowsley Lane and located on the main arterial roads through the Site.
- 7.97. Accordingly, the development proposals are acceptable from a noise perspective and in accordance with Policy CS2, CS8 and CS19 of the Local Plan.

Air Quality

- 7.98. As confirmed in the submitted Air Quality Assessment, prepared by Air Quality Consultants, concludes that both construction and operational impacts on air quality will be not significant. Predicted concentrations of nitrogen dioxide (NO₂), PM10, and PM2.5 at existing and future residential receptors are well below national air quality objectives. With appropriate dust mitigation during construction and sustainable design measures—such as EV charging and active travel infrastructure—the development is considered compliant with national and local air quality policies and will not adversely affect local air quality or public health.
- 7.99. Accordingly, the development proposals are acceptable from an Air Quality perspective and in accordance with Policy CS2 of the Local Plan.

Ground Conditions

- 7.100. The preliminary geoenvironmental investigation identifies no significant contamination or geotechnical constraints that would preclude residential development. However, soakaway testing confirmed that infiltration rates are too low for sustainable drainage via soakaways, meaning surface water balancing will be required. The Site is generally underlain by cohesive glacial till over sandstone, with some localised made ground in areas of former ponds. Further intrusive investigation is recommended to confirm ground conditions, assess contamination risks, and inform foundation and drainage design.
- 7.101. The development proposals fully accord with Policy CS24 of the Local Plan.

Sustainability & Energy

- 7.102. Matters of sustainability and energy efficiency are addressed at a strategic level in the Design and Access Statement and Strategic Design Code, given this is an outline application with an end user yet to be confirmed; and additional detail can be secured through the Reserved Matters via condition to ensure that the development meets the latest policy and Building Regulations requirements.

Social Value

- 7.103. The Social Value Strategy for the Home Farm Road development in Knowsley outlines commitments to deliver 1,574 social value weeks during construction, focusing on employment, apprenticeships, training, and community engagement. It aligns with national and local planning policies, including Knowsley's 2030 vision, and will be monitored by Fusion21 to ensure outcomes such as local job creation, business support, youth opportunities, and contributions to community groups are achieved and reported.

8. Draft Heads of Terms

Parties

- 8.1. The Agreement will be between:
- a) Knowsley Council; and
 - b) Hallam Land Management Limited; and
 - c) Hyperion Ventures.

Development

- 8.2. Outline application (including details of access to but not within the Site) for the erection of up to 700 dwellings together with public open space, landscaping, new vehicular access junctions, active travel links, sustainable urban drainage systems and other associated works.

Obligations

- 8.3. In order to comply with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended), each obligation will need to be justified as necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

Affordable Housing

- 8.4. The development proposes compliant 25% affordable housing, in line with Core Strategy Policy CS15, however the final affordable requirement, mix and tenure split will be agreed through the planning application process.

Education

- 8.5. The initial education assessment from the Local Education authority at pre-application stage (January 2025), which assumed 700 x 3 bed properties, suggested that financial contributions would be required to both primary and secondary provision as below:
- **Primary** – With 147 additional pupils, the number of pupils on roll at schools in this planning area would increase to 436. This would result in a shortfall of 19 places. The contribution request would total **£379,791**.
 - **Secondary** – With 119 additional pupils, the number of pupils on roll at schools in this planning area would increase to 3,282. This would result in a shortfall of 37 places. The contribution request would total **£1,017,204**.
- 8.6. This position will be reassessed at the point of determination to ensure that any contributions meet the relevant CIL tests, with the final amounts to be adjusted through indexation at the point of sealing the Section 106 agreement.

Outdoor Sports Provision & Maintenance

- 8.7. Any off-site outdoor sports and maintenance contributions will be provided in accordance with the Developer Contributions SPD (December 2016) and negotiated with the Council through the determination process.

Highways

- 8.8. A package of off-site highways works is under discussion with the Council and local highway authority (including junction upgrades at School Lane and Stockbridge Lane) and is likely to be principally delivered via S278 agreement, however this may also include items to be included within the S106, subject to the usual viability testing and CIL regulations.

Social Value

- 8.9. A contribution of £70 per plot is proposed for monitoring of the Social Value Strategy to aid delivery of the required level of 'social value weeks'.

9. Planning Balance

- 9.1. In accordance with paragraph 11 of the National Planning Policy Framework (NPPF), planning decisions must apply a presumption in favour of sustainable development. This means granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.

Benefits of the Proposal

Housing Delivery

- 9.2. The Site will deliver up to 700 new homes, including 25% affordable housing, helping to meet both current and future housing needs in Knowsley.
- 9.3. The Site is the only safeguarded land in the borough identified for post-2028 development, and its early release is justified by the Council's emerging shortfall in five-year housing land supply (4.97 years based on the latest standard method).
- 9.4. This report has mapped out the 5YHLS position and demonstrated that it will significantly deteriorate over time without additional sites, such as the application site proposed. As previously stated, this deterioration will be accelerated in July 2026, when the 20% buffer on the housing requirement becomes applicable. Indeed, in Section 7, it shows that the drop from 4.63 years in 2024 to just 3.95 years in 2026 when the 20% buffer kicks in and will have dropped to 3.11 years by 2028 when the application site starts to deliver.
- 9.5. The development will contribute significantly to the borough's housing trajectory, particularly from 2028 onwards, with 158 homes expected within the first five years (2026–2031).

Affordable Housing

- 9.6. The scheme provides a policy-compliant 25% affordable housing offer, with a mix aligned to local needs, supporting social inclusion and housing affordability.

Economic and Social Value

- 9.7. The development will generate 1,574 social value weeks during construction, including apprenticeships, employment, and training opportunities for local residents.
- 9.8. The construction of 700 homes will also generate significant economic benefits for Knowsley Village and the wider borough, as set out in more detail in the Economic Benefits Infographic at **Appendix 4** and summarised below, including:

Construction Benefits

- **£160m** in construction investment over the proposed 11-year build programme.
- **224** direct construction roles and indirect/induced jobs supported during build phase

- **£182.8m** in GVA (Economic output contribution) from jobs supported by activities at the site over 11-year build programme.

Operational Benefits

- **783** economically active and employed residents estimated to live in the new housing, with **43%** estimated to be in higher value/ higher income sectors.
- **£18.4m** total annual household expenditure.
- **£1.7m** estimated annual increase in Council Tax revenue.

Environmental Enhancements

- 9.9. The scheme delivers a Biodiversity Net Gain of 10% through a combination of on-site enhancements and off-site contributions.
- 9.10. It retains and enhances existing woodland and hedgerows, integrates SuDS, and provides over **4.5 Ha** of dedicated public open space, 10% above policy requirements, with **10.2 Ha** of total Green Infrastructure.

Design and Place-Making

- 9.11. The development is well-designed, with a clear street hierarchy, active frontages, and green corridors that integrate with the surrounding landscape and settlement character.
- 9.12. It includes a central parkland, formal play areas, and walking/cycling routes, promoting health and well-being.

Infrastructure Contributions

- 9.13. The scheme includes financial contributions towards education, highways, and biodiversity, ensuring that the development mitigates its impacts and supports local infrastructure.

Adverse Impacts

Landscape and Visual Effects

- 9.14. Some short-term adverse effects during construction and early occupation, particularly for nearby residential and recreational receptors. However, these are localised and will diminish over time as landscaping matures.

Traffic and Infrastructure Pressure

- 9.15. Concerns raised by residents regarding traffic and local services are acknowledged. However, the Transport Assessment confirms that impacts can be mitigated, and contributions are proposed to support local infrastructure.

Loss of Greenfield Land

- 9.16. The Site is currently undeveloped agricultural land. However, it is not within the Green Belt and has been specifically safeguarded for future development.

Conclusion

- 9.17. The proposed development represents a sustainable, well-planned, and policy-compliant scheme that will deliver significant social, economic, and environmental benefits. While there are some limited adverse impacts, these are not considered to significantly and demonstrably outweigh the benefits of the scheme.
- 9.18. On balance, the proposal accords with the development plan and the presumption in favour of sustainable development. Planning permission should therefore be granted without delay.

10. Conclusions

- 10.1. The Planning Statement concludes that the proposed outline application for up to 700 dwellings at land east of Knowsley Lane is entirely appropriate and justified.
- 10.2. The Site has been removed from the Green Belt and safeguarded under Policy SUE1 of the Knowsley Local Plan Core Strategy to meet housing needs beyond 2028.
- 10.3. The application aligns with national and local planning policy, including the NPPF, and addresses all technical and environmental considerations, including housing delivery, design, landscape, ecology, heritage, highways, drainage, and social value. The development will deliver significant public benefits, including affordable housing, biodiversity net gain, extensive open space, and contributions to local infrastructure.
- 10.4. Given the borough's emerging housing shortfall and the Site's readiness for delivery, the application should be approved without delay in accordance with the presumption in favour of sustainable development.
- 10.5. The approval of this planning application will bring forward the Council's long-standing aspirations to develop this Site for residential purposes, as well as securing the delivery of much needed housing within the next 5 years.
- 10.6. Accordingly, we suggest that the development proposals should be approved without delay on this highly suitable and sustainable housing site.

Appendix 1: Open Space Requirements

- Core Strategy Policy CS21 – Table 9.1 (page 161)
- Developer Contributions SPD – Figure 4.2 (page 25) and wider guidance pages 23–31 (Figs 4.2–4.6)

Residential capacity rates

Size of dwelling	Number of Persons
Studio / 1 bedroom	2
2 bedrooms	3
3 bedrooms	4
4+ bedrooms	5

Figure 4.2: Substantial Residential Area (SRA) Standards for Greenspace Quantity and Accessibility

Typology	Description	Quality standard (hectares per 1,000 residents)	Quality standard (m ² per person)	Accessibility Standard (maximum recommended distance)
Park and Garden	Formal and urban parks and gardens	0.8	8	1.2km (15 minute walk)
Amenity Greenspace	Areas of informal greenspaces in and around housing areas	0.5	5	800m (10 minute walk)
Provision for children and Young People	Play spaces and provision for young people, e.g. skate parks and play areas	0.1	1	800m (10 minute walk)
Allotments	Areas for growing fruit and vegetables	0.05	0.5	1.6km (20 minute walk)

Figure 4.3: Community Area Standards for Outdoor Sports Provision Quantity and Accessibility

Community Area	Playing Pitch Site Standard (hectares per 1,000 residents)*	Non Pitch Site Standard (hectares per 1,000 residents)*	Cumulative Standard (hectares per 1,000 residents)*	Accessibility Standard (maximum distance to nearest facility)
Kirkby	1.07	0.08	1.15	2.4km (30 minute walk / 5 minute drive)
Huyton	1.03	0.08	1.11	2.4km (30 minute walk / 5 minute drive)
Prescot, Whiston, Cronton and Knowsley Village	1.10	0.08	1.21	2.4km (30 minute walk / 5 minute drive)
Halewood	1.14	0.08	1.22	2.4km (30 minute walk / 5 minute drive)

* excludes sites not available for Community Use and Golf Courses

Figure 4.5: Cost of Provision and Maintenance by Public Open Space Typology

Typology	Standard (m ² per person)	Cost of Provision (£ per m ²)	Cost of Enhancement (or Maintenance) (£ per m ²)	Maximum total per resident (provision plus maintenance costs x standard required)
Park and Garden	8	£12.69	£25.37	£304.48
Amenity Greenspace*	5	£6.34	£6.53	£64.35
Provision for Children and Young People	1	£111.83	£27.33	£139.16
Allotments	0.5	£19.03	£2.55	£10.79
Total	15.5			£518.78
Notes: Costs provided as at 01/04/2016 with annual RPI inflation updates applied to SPD base figures from 01/11/2007. Further increases are applied as of the 1st April each year. The maximum totals reflect circumstances where the typologies are in deficit and eligible projects are available to provide new provision and should not be taken as the value to be requested from developments. * Semi natural and woodland can be classed as amenity greenspace, as long as this is publically accessible.				

Figure 4.6: Cost of Provision and Maintenance of Outdoor Sports Provision by Community Area

Community Area	Standard (m ² per person)	Cost of Provision (£ per m ²)	Cost of Enhancement (or Maintenance) (£ per m ²)	Maximum total per resident (provision plus maintenance costs x standard required)
Kirkby	5.75	£101.48	£26.64	£736.69
Huyton	5.5			£704.66
Prescot, Whiston, Cronton and Knowsley Village	6			£768.72
Halewood	6			£768.72
Notes: Costs provided as at 01/04/2016 with annual RPI inflation updates applied to SPD base figures from 01/11/2007. Further increases are applied as of the 1st April each year. The maximum totals reflect circumstances where the typologies are in deficit and eligible projects are available to provide new provision and should not be taken as the value to be requested from developments.				



Appendix 2: Planning Principle Pre-App Response (20/02/2025)

*Partial redaction agreed with LPA for data protection purposes

Graham Lamb

From: Foster, Kevin <Kevin.Foster@knowsley.gov.uk>
Sent: 20 February 2025 22:28
To: Graham Lamb
Cc: Sheridan, Jo (Planning & Regeneration)
Subject: RE: External Mail: RE: 24/00044/PREAPP - Land South Of Home Farm Road, Knowsley



Hi Graham

Firstly, I can confirm that the Council are supportive of the principle of bringing the site forward for residential development. The Council are of the view that a five-year supply of housing can be demonstrated, however the site has been previously removed from the Green Belt and identified as land safeguarded to meet the development needs of the Borough post 2028. Given the proposals to submit an outline application in the first instance the site will only deliver significant levels of housing in the post 2028 period.

[REDACTED] I can confirm that there is some flexibility in terms of a buffer between the estate walls and new housing. This will be led by the outcomes of the Heritage Impact Assessment. I can also confirm that an outline planning application will be accepted for the site, although some limits in respect of scale of dwellings may be required to guide the future reserved matters application. These issues will be for discussion as the proposals are worked up.

[REDACTED]

Regards

Kevin Foster (He/Him)
Group Planning Manager
Planning

Telephone: 0151 443 2893

Mobile: 07384 900785

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9GD





Appendix 3: Flood Risk Sequential Pre App Response (05/03/2025)

From: Kilroe, Alan <Alan.Kilroe@knowsley.gov.uk>
Sent: 05 March 2025 18:30
To: Graham Lamb; Sheridan, Jo (Planning & Regeneration)
Subject: RE: External Mail: Hallam Knowsley Village - Intro Meeting/ Drainage Info to chase LLFA



Hi Graham,

Thanks for your email; we await the technical response from Vahid which Jo has been chasing (I understand that the LLFA officer is unavailable this week for personal reasons) and will provide that to you when we can – apologies again for the delay. Nevertheless in terms of the sequential test this is more of a planning judgement which the LLFA will largely rely on the planning team for. The sequential test will align with your planning argument and the scope of search/test seems reasonable in general. My only concern is the comment in relation to the northern part of the safeguarded site, I presume this relates to your site rather than a beauty contest with the other area of safeguarded land promoted by Savills?

Thanks

Alan

Alan Kilroe (He/Him)
Head of Planning & Building Control
Planning

Telephone: 0151 443 2315
Mobile: 07775221956

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley, L36 9FB



From: Graham Lamb <graham.lamb@pegasusgroup.co.uk>
Sent: 05 March 2025 08:33
To: Kilroe, Alan <Alan.Kilroe@knowsley.gov.uk>; Sheridan, Jo (Planning & Regeneration) <Jo.Sheridan@knowsley.gov.uk>
Subject: External Mail: Hallam Knowsley Village - Intro Meeting/ Drainage Info to chase LLFA

CAUTION: This email originated from an external source. If you suspect a potential phishing email, report it via the IT Self Service Portal which can be found within the Quick Links section on Bertha

Hi Alan,

Good to talk yesterday.

In terms of setting up an intro meeting with yourself and Jo Sheridan as discussed, my client at Hallam, Adam Masters, is keen to meet in person and is going to send me some potential dates, so I will send those across asap so we can get that booked in.

By way of update on the ES Screening this is likely to be submitted in the next 2 weeks, and I will let you know when we have a confirmed date. I attach the email Kevin issued on 29/10/2024 confirming validation requirements and what should be scoped into the ES, and we've done our Scoping on this basis.

In terms of you chasing a response from the LLFA, pages 7 and 8 of our pre-app cover letter (extracted below) set out the issues/ preliminary matters we are seeking comment on, mainly on seeking to limit the scope of a sequential requirement which may well be required in respect of surface water on the site in line with NPPF para 175.

I note the surface water mapping has been updated (28th Jan 2025) since we submitted so I attach the updated map below, although it hasn't changed significantly for this site.

Drainage and Flood Risk – Rodgers Leask Ltd

A technical note and high-level drainage strategy has been prepared by Rodgers Leask which provides a high-level overview of the site in terms of flood risk and drainage.

The site is within Flood Zone 1 in terms of fluvial flooding. Some of the site has been mapped by the EA to have areas of surface water flooding. On that basis a sequential assessment will be necessary, but we consider its scope can be limited on the basis that we can agree the following principles for any sequential assessment:

- **Rule out other allocated housing sites across the Borough on the basis that:**
 - o All existing undeveloped allocations are required to meet the development needs identified for the adopted plan period.
 - o The site forms part of the only Safeguarded Site identified within the Local Plan.
 - o There is a need for the Council to begin pro-actively determining how it is going to address its strategic supply of housing sites now in order to ensure it is able to meet housing requirements by 2028.
- **Rule out undefined/non-allocated urban sites:**
 - o On the basis that these alone will not be sufficient to meet the Council's housing requirements towards the end / beyond the plan period.
- **Rule out other non-allocated Green Belt sites across the Borough on the basis that:**
 - o There is limited prospect of such sites being granted planning permission before 2028 (based on current local and national policy).
 - o Even on the basis that 'Grey Belt' might become a definition within National Planning Policy shortly, the Council have not specifically identified any sites that would correspond to current draft definitions.
 - o The Council would generally favour Safeguarded Land coming forward over and above Green Belt/Grey Belt sites.
- **Rule out the northern part of the Safeguarded site on the basis that:**
 - o It includes some Flood Zone 2 and 3 areas.
 - o It also includes areas of surface water flooding (flow and pooling).
 - o It is not sequentially preferable on that basis.

The foul and surface water outfalls have been determined and initial surface water attenuation volumes and forms have been assessed which demonstrates that the site can comfortably accommodate the quantity and layout of the proposed development. There are some areas which are at risk of surface water flooding (see Figure X below) however, since the technical note has been prepared, the concept plan has been tweaked and updated to take this into account and avoid as many areas as practically possible which are mapped as having

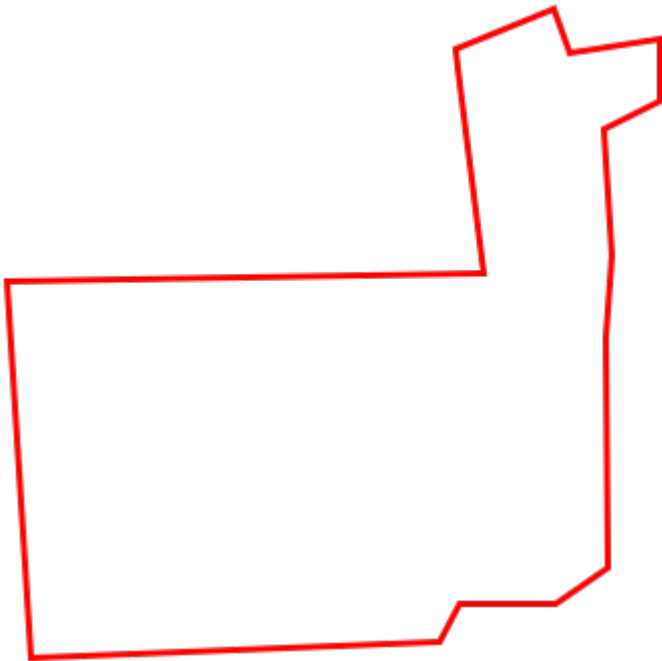
some levels of surface water flooding. Indeed, we have attempted to accommodate the main flow routes for surface water flooding and can manage the extent of storage capacity on site within relative ease given the overall scale of the site.

Figure 2 – Surface Water Flood Risk Map



As part of the application preparation process, further assessments and investigations will be carried out to ensure the areas on site which are at risk of surface water are avoided and where they cannot be avoided, suitable mitigation measures will be incorporated.

January 2025 updated Surface Water Flooding Map



Any updates on LLFA position/ when they are likely to respond would be greatly appreciated.

Kind regards,

Graham

Graham Lamb

Senior Director – Planning

E graham.lamb@pegasusgroup.co.uk

M 07557 160596 | **DD** 0161 393 4530 | **T** 0161 393 3399 | **EXT** 8001

Queens House | Queen Street | Manchester | M2 5HT

PEGASUS
GROUP

Offices throughout the UK and Ireland. We are ISO certified 9001, 14001, 45001. Pegasus Group is the trading name of Pegasus Planning Group Ltd [07277000] registered in England and Wales. Registered Office: 33 Sheep Street, Cirencester, GL7 1RQ. This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately. We have updated our Privacy Statement in line with GDPR; please click [here](#) to view it.

Please exercise extreme caution with attachments and website links or instructions to undertake financial transactions.

This e-mail and any attachments are confidential. It may contain privileged information and is intended for the named recipient(s) only. It must not be distributed without consent. If you are not one of the intended recipients, please notify the sender immediately and do not disclose, distribute, or retain this email or any part of it and do not take any action based on it.

Unless expressly stated, opinions in this email are those of the individual sender, and not of Knowsley MBC. Legally binding obligations can only be created for, or be entered into on behalf of, Knowsley MBC by duly authorised officers or representatives.

Knowsley MBC excludes any liability whatsoever for any offence caused, any direct or consequential loss arising from the use, or reliance on, this e-mail or its contents. We believe but do not warrant that this e-mail and any attachments are virus free. You must therefore take full responsibility for virus checking and no responsibility is accepted for loss or damage arising from viruses or changes made to this message after it was sent. Knowsley MBC reserves the right to monitor and/or record all e-mail communications through its network in accordance with relevant legislation.



Appendix 4: Economic Benefits Infographic

Economic Benefits

Outline application for Land east of **Knowsley Lane, Knowsley**
Construction of up to **700 dwellings**

Construction Benefits

£160.0million

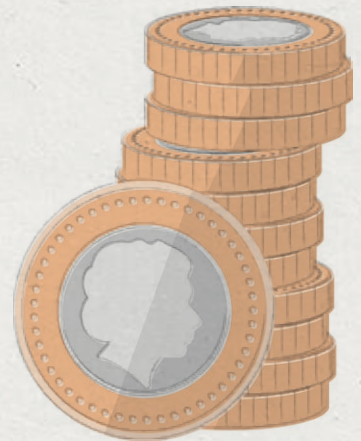
Estimated construction
investment over
11-year build programme ^①

224

Direct construction roles
and indirect/induced jobs
supported during build phase

£182.8million GVA ^②

Economic output contribution
from jobs supported by
activities at the site over
11-year build programme
(at current prices)



Operational Benefits

783

Economically active and
employed residents estimated
to live in the new housing

4.52ha

Dedicated Public Open Space
(with 10.20ha of total
green infrastructure)



£18.4million

Total annual
household expenditure



42%

Of employed residents
estimated to be working in
higher value/higher income
occupations

£1.7million

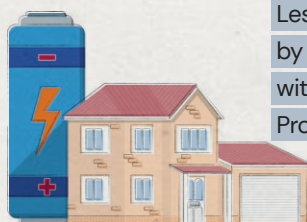
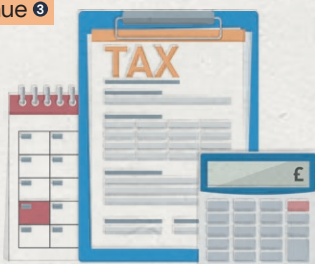
Estimated annual
increase in Council Tax
revenue ^③

£685,000

Estimated energy cost savings per annum
compared with older properties
from the Proposed Development

1,603 tonnes

Less carbon emitted per annum
by the dwellings compared
with older properties at the
Proposed Development



^① The construction cost has been estimated using BCIS Online tool and is exclusive of external works, contingencies, supporting infrastructure fees, VAT, finance charges etc. It is based on the cost of a typical mixed housing scheme in the North West Region (Accessed: 09/06/2025).

^② GVA, or gross value added, is the measure of the value of goods and services produced in an area, sector or industry.

^③ Based on Council Tax for a Band D dwelling in the parish of Prescot, Knowsley of £2,411.52 for 2025/26.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester

Queens House, Queen Street,
Manchester, M2 5HT
T 0161 3933399
E Manchester@pegasusgroup.co.uk
Offices throughout the UK & Ireland

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK