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**TITLE:**

PLANNING STATEMENT IN SUPPORT OF  
PLANNING APPLICATION

**PROJECT:**

16 WOODWARD ROAD  
KNOWSLEY INDUSTRIAL PARK  
L33 7UZ

**CLIENT:**

HARTLEY INVESTMENTS

**DATE:**

FEBRUARY 2025

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## **1.0 INTRODUCTION AND BACKGROUND INFORMATION**

This report outlines the relevant Planning Policies associated with the planning application for the proposed extension to an existing industrial warehouse situated at 16 Woodward Road, Knowsley Industrial Park, L33 7UZ.

The development proposals are as fully set out in the submitted plans and drawings prepared by *Unit3 Design Studio Ltd.*

A detailed description of the existing site context and proposal is provided within the Design and Access Statement submitted as part of this application, all documents submitted should be read alongside each other.

The scheme has been designed to take a sensitive approach to the expansion of the property. The design solution is an appropriate harmony of modern construction techniques with due reference to the key architectural and design characteristics of the existing property.

The proposals have been designed for compliance with key planning policies and appraises the impact of the proposed extension in terms of amenity of adjacent residents and the technical impacts.

This document sets out the relevant Planning Policies as highlighted by the Pre-Application Case Officer, and examines how the proposal responds to each policy.

The Knowsley Local Plan remains valid as the statutory development plan for the area and other material planning policy advice is found in the National Planning Policy Framework.

## **2.0 RELEVANT PLANNING POLICY**

### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

#### CS1 - Spatial Strategy for Knowsley:

*The proposal is for a development within an existing urban area, and is located within a Principal Regeneration Area (Knowsley Industrial and Business Parks) as identified within CS1.*

#### CS2 - Development Principles:

*Principle 1: The proposal is to provide additional business units, increasing business opportunities in the area and increasing employment levels in Knowsley*

*Principle 2: The proposal is for redevelopment of already developed land, utilising an existing vacant space, and reducing the requirement to develop previously undeveloped land. The design and construction of the new building will follow established good practice for energy efficient buildings, passive solar design and carbon reduction technologies. The proposed development will be constructed using robust and sustainable construction principles, with supplies provided by a local building supplies merchant where possible.*

*Principle 3: The proposal includes dedicated cycle parking for all proposed units, and the area has existing connections to public transport routes.*

*Principle 4: Given the site location within an industrial park, there are no existing environment assets that are impacted by the proposal. The applicant proposes to enhance the existing area through the addition of box planters, which will be managed and maintained by building management. The proposed development is relatively small in scale, and it is not anticipated to have any detrimental impact on existing traffic or road networks. The proposal is not expected to have any impact on flood risk, air quality, water quality, land quality, soil quality, noise, or vibration levels in the local area.*

*Principle 5: The proposal site is on previously developed land, so no additional investment is required into general infrastructure, and the proposal is to be constructed using locally sourced and sustainably produced materials where possible.*

#### CS4 - Economy and Employment:

*The proposal would provide 3 no. additional business units, to be rented to local companies. It is estimated that the proposed development will create 8 no. new jobs once completed. The proposed size and rental value of the new units will make them accessible to small and start-up businesses, encouraging local businesses to remain in the area and invest in the local economy.*

*The existing site is already designated as for employment use (Knowsley Industrial Park), and the proposals make a more efficient use of the site allowing it to provide additional viable business space and employment opportunities.*

#### CS7 - Transport Networks:

*The proposal includes dedicated cycle parking for all proposed units, and the area has existing connections to public transport routes. The proposed development is not anticipated to significantly impact existing road networks, and there are no alterations to the existing public highway as part of the proposed development.*

#### CS8 - Green Infrastructure:

*Given the site location within an industrial park, there are no existing environment assets that are impacted by the proposal. The applicant proposes to enhance the existing area through the addition of box planters, which will be managed and maintained by building management. The proposed development is relatively small in scale, and it is not anticipated to have any detrimental impact on existing traffic or road networks. The proposal is not expected to have any impact on flood risk, air quality, water quality, land quality, soil quality, noise, or vibration levels in the local area.*

#### CS11 - Principal Regeneration Area – Knowsley Industrial and Business Parks:

*CS11 notes that Class B2 and B8 uses are to be supported north of South Boundary Road.*

*Council comments on CS11 also note that much of the existing layout within Knowsley Business and Industrial Parks is obsolete and of aging stock, which presents opportunities for development to meet changing economic needs and increase the availability of viable employment land. Development will also assist in improving the infrastructure to meet investor and occupier needs, and an improvement in image and branding of the area could attract high value investment. The proposal has been designed to provide a modern and professional space for up to 3 no. new businesses, bringing new investment to the area and assisting with the overall development and modernisation of the wider site.*

#### CS19 - Design Quality and Accessibility in New Development:

*The proposed new development is in keeping with the existing design of buildings on site, with box planters to propose to enhance the green infrastructure on site. The proposed units are to be consistent in design with the existing development on site to improve integration between the existing and proposed.*

*The proposal is not expected to have any negative impact on the existing units on site, the proposal is to be constructed on the land at the rear of the site, which is currently not in use - the area to the rear is overgrown / mossed tarmac, which is occasionally used for pallet storage. There is existing parking on site, however there are no formally marked bays, and there is no dedicated accessible parking. The proposed development will provide dedicated parking (incl. accessible bays) and bicycle storage for each unit, without negatively impacting the existing layout or access for current tenants. The resulting*

*site will also be more professional and presentable, improving business prospects for existing tenants and potentially attracting more high value businesses to the area.*

*The external site boundary has existing palisade security fencing, which provides a level of protection and crime deterrent for business operators. Additional palisade security fencing is to be provided to the 2 no. proposed units at the rear of the site to create private yards, providing increased security to the new units. All parking areas and bin storage areas are overlooked by windows / shutters within the units, providing a level of passive surveillance over the entire site.*

#### CS22 - Sustainable and Low Carbon Development:

*The proposed new buildings are to be open layout warehouse units, suitable for flexible use depending on the needs of any future business, improving the long-term viability of the site without the need for major redevelopment.*

*All buildings are to be designed in compliance with building regulations and best practices for heat retention and ventilation using high quality insulation. The new units will be designed with energy efficiency and power saving in mind and will be operated with energy efficient technologies.*

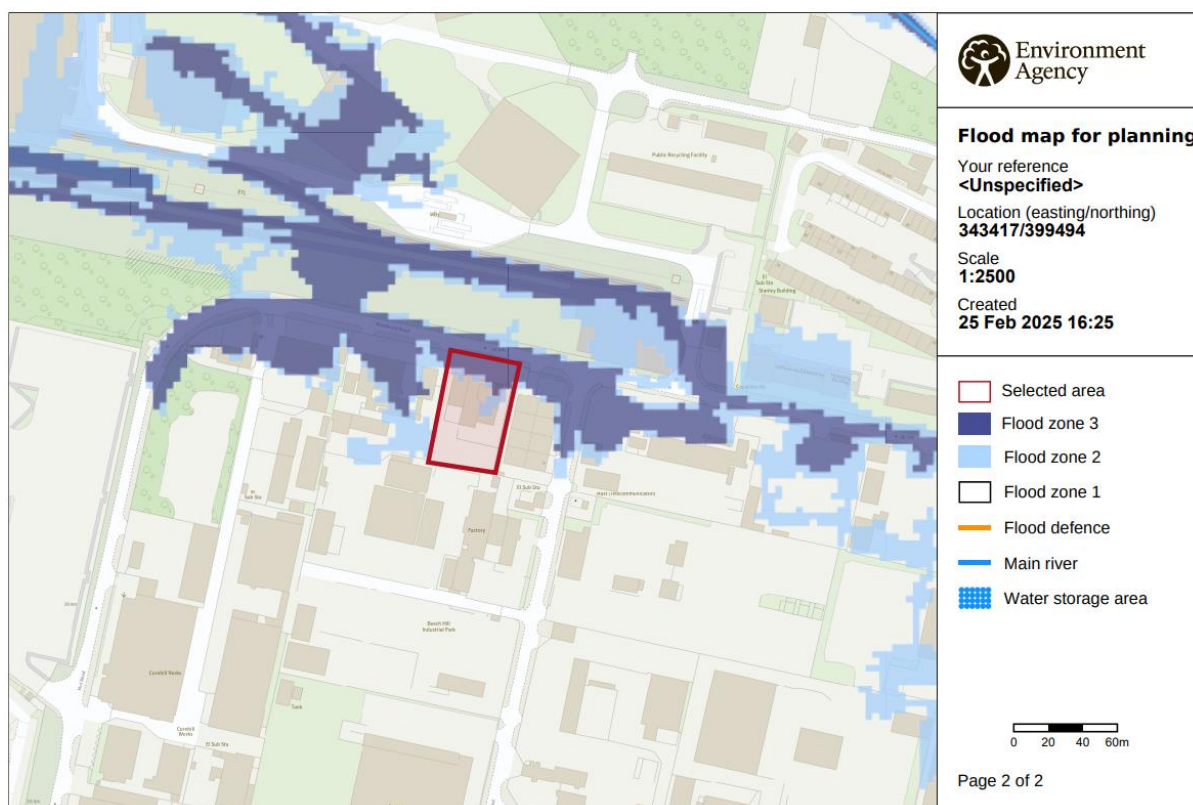
*Where possible, all construction materials will be sourced from a local supplier, and where reasonable, sustainable materials will be selected for installation on site. The new units will connect to existing water and power networks already present on site.*

#### CS24 - Managing Flood Risk:

*The proposed development site is partially located in a zone of Medium and High Flood Risk (Flood Zones 2 &3), however, this high-risk zone is located towards the North (front) of the site, whereas all construction development is to take place at the South (rear) of the site, which is located in Flood Zone 1 (low flood risk). No amendments are to be made to the existing layout / surface finishes at the front of the site, so it is not anticipated that the proposed development will increase the flood risk to either the rest of the site, or to any adjacent sites.*

*A full Flood Risk Assessment has been completed by the Applicant, please see supporting documentation for full details and conclusions of this assessment.*

*A flood risk map from the UK government Flood Map for Planning service is included below.*



#### CS26 - Waste Management:

*The proposed development will have bin storage on site. Dedicated recycling and general waste storage will be provided on site through private collection arrangements. Collections will take place at regular intervals.*

#### **SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**

##### EC2 - Sites Allocated for Employment Development:

*EC2 notes that Class B2 and B8 uses are to be supported in Knowsley Industrial Park - Woodward Road is not included within the list of exceptions to this statement.*

*Council comments on EC2 highlight that the site is a Strategic Employment location, and development to improve disused / underutilised sites is encouraged.*

##### EC3 - Primarily Industrial Areas:

*The development site is located within a Primarily Industrial Area.*

*The development has been designed to be compatible with surrounding employment uses, being consistent in material use with the existing buildings already on site and being of a B2 (General Industrial) use - matching the use class of the existing buildings on site, and on adjacent sites.*

*The proposed development has been designed to comply with regeneration policies for the Knowsley Industrial Estate.*

*The new units are to be of matching materials to the existing buildings on site, preserving the existing visual image of the industrial estate. The development of new units will have the additional benefit of enhancing the image of the area through removal of derelict and underutilised zones of hardstanding.*

#### T5 - Location of Major Traffic Generating New Development:

*Policy T5 applies to developments that are categorised as “Major” in the Ensuring a Choice of Travel SPD. The development area of the new business units at 16 Woodward Road is 350sqm, categorising the development as “Minor”, as set out in Stage A, Table 1 of the SPD (Class B2 uses, under 500sqm).*

*Policy T5 does not apply to the proposed development.*

#### T7 - New Development and Walking & Cycling Routes:

*The site has connections to existing public transport links, allowing employees to travel without the use of a private vehicle. Secure bicycle parking is provided to each unit to encourage travel by sustainable methods.*

*The proposal has no impact on any existing walking or cycling routes or infrastructure.*

*The Ensuring a Choice of Travel SPD encourages developers to promote walking, cycling and public transport use. The inclusion of secure bike storage makes travel by bicycle more feasible for employees, the Applicant would also encourage business owners / tenants to take part in national cycle to work schemes, in order to further support employees to travel sustainably.*

#### T10 - Access for the Less Mobile:

*The proposal includes dedicated accessible parking to each unit, a total of 8 no. spaces across the site.*

*The Ensuring a Choice of Travel SPD includes the minimum standards for accessible parking in new developments. The development site should contain a minimum of 1 per disabled employee + 2 bays, or 5% of the total capacity, whichever is greater. The proposed development includes 19 no. parking spaces, 8 no. of which are accessible, constituting 42% of the total parking provision. There are currently no persons with reduced mobility employed on site, but the proposed levels of accessible*

*parking ensure the sustainability of the site for future use as tenants and employees may have changes in accessibility requirements.*

#### DQ2 - Security in the Built Environment:

*The external site boundary has existing palisade security fencing, which provides a level of protection and crime deterrent for business operators. Additional palisade security fencing is to be provided to the 2 no. proposed units at the rear of the site to create private yards, providing increased security to the new units. All parking areas and bin storage areas are overlooked by windows / shutters within the units, providing a level of passive surveillance over the entire site.*

*The units have been designed to reduce the number of potential hiding places, and the entire site can be secured from the public road by shutting and locking the front gates if desired / required by the owner.*

#### ENV2 - Noise and Vibration:

*An increase in noise and vibration on site will be present during construction, however this will be for a limited period of time until construction is complete and will be confined to the hours of 7.30am-6pm.*

*The proposed use of the development is for General Industrial (Class B2). The specific business activities of each unit cannot be confirmed until each is occupied by a tenant, but given the small size of each unit they are unlikely to produce large amounts of noise or vibration that would impact other tenants at 16 Woodward Road, or any adjacent sites. All surrounding properties are for industrial / business use (B2 / B8) which do not constitute as sensitive use (eg. housing, schools, hospitals), or tranquil spaces (eg. Countryside, urban greenspaces) so are not considered vulnerable to increased noise levels.*

*Standard levels of noise insulation will be installed within the units, to be confirmed by the Local Authority at Building Regulations stage, should a tenant with increased noise levels occupy the unit in future, additional noise insulation will be installed as required in order to not disturb neighbouring properties.*

#### ENV3 - Light Pollution:

*The Applicant proposes to complete a full External Lighting / Floodlighting scheme following planning permission, and requests that this be set as a planning condition, in order to secure LA approval for the proposed lighting on site.*

*The site is within an industrial area, which is not considered sensitive to increased light levels, and there are no known species in the local area which would be adversely affected by increased light levels. Irrespective of this, the proposal will include core-hours for external lighting, outside of these*

*hours (exact hours TBC in conversation with the LA and the Applicant) the only lighting on site will be motion-sensor security lighting, to be installed on a short timer.*

#### ENV4 - Hazardous Substances:

*The proposed units are not expected to involve the use or storage of hazardous substances / materials, and no hazardous substances are to be used as part of the construction process.*

*If any tenants who are involved with hazardous substances are to occupy the units, investigations will take place to safeguard and mitigate risks to the site and neighbouring tenants, and any necessary permissions from the council will be sought before any works involving hazardous substances commence.*

#### ENV5 - Contaminated Land:

*There is no known contamination on site, and the proposed development is not expected to increase the levels of contamination on the development site or any adjacent sites.*

### **THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013**

#### WM8 - Waste Prevention and Resource Management:

*The proposed scheme has been designed to require a minimal amount of demolition to take place on site in order to reduce both construction cost and unnecessary material waste. Any demolished materials will be responsibly disposed of and evidenced; materials will be recycled where possible. Please see the Construction Management Plan submitted alongside this document for further details on proposed disposal methods of any waste materials.*

*All new materials will be sourced from a reputable building supplies trader in the Knowsley area to reduce transportation requirements. Materials will be procured conservatively, to reduce unnecessary material waste from over-ordering.*

#### WM9 - Sustainable Waste Management Design and Layout of New Development:

*Bin storage is to be provided on site (Eurobins) with separate storage areas for general waste and recyclables, in line with Knowsley council waste collection and disposal policies.*

## **SUPPLEMENTARY PLANNING DOCUMENTS**

### Ensuring a Choice of Travel SPD (2010):

*The Ensuring a Choice of Travel SPD is a supporting document to Policies T1, T5, T6, T7, T8, T9, and T10. From this list, policies T5, T7 and T10 were highlighted as relevant to this proposal. Reference to the SPD has been made above, under each relevant policy.*

### Design Quality in New Development SPD (2016):

*The proposal has been designed to be in keeping with the existing industrial estate, and the existing buildings on site, while being a modern quality building. It is suitable for its environment and is efficient in its use of space and materials.*

*The proposal provides support for employees who wish to travel by bike and provides accessible parking spaces for those who have reduced mobility.*

*The potential for crime is reduced by secure fencing to the perimeter and to each of the proposed private yards, potential hiding spaces are eliminated within the design, and all parking areas are overlooked by windows / shutters for passive surveillance.*

*Biodiversity on site is to be enhanced through the addition of box planters, which are to be managed and maintained by building management.*

*The proposal will provide space for 3 no. new businesses within Knowsley Business park, and will allow for an estimated 8 no. new jobs to be created.*

### **3.0 CONCLUSION AND APPLYING THE PLANNING BALANCE**

In conclusion, the proposal will deliver a more efficient and effective use of the existing industrial site.

The Planning Statement set out above, confirms that the proposal will improve the financial viability of the site, and will improve the quality of facilities available for existing tenants.

The aforementioned points and associated reports and drawings explain how the proposal meets the relevant Planning Policies.

The development will be delivered in a sustainable way. It will be implemented by a Knowsley based developer using Knowsley labour and supplies.

Considering this and applying the legislation and planning principles referenced both above and in the accompanying planning documents, planning permission should be granted.