

PLANNING STATEMENT

Erection of a single modular office building
at Future Industrial Services Ltd, Charley
Wood Road, Kirkby L33 7SG.

MPD Built
Environment
Consultants Ltd

INTRODUCTION

This planning statement relates to the planning application to erect a single storey modular office building at Charley Wood Road, Kirkby in connection with the use of the site by Future Industrial Services Ltd.

The project is required to provide additional office accommodation on the site to meet the needs of the business.

This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework. The statement demonstrates the proposal accords with relevant National and Local Planning Policy, along with satisfying other material planning policy considerations.

SITE AND SURROUNDINGS

The site is situated on the Knowsley Industrial Park and forms part of the estate occupied by Future Industrial Services Ltd.

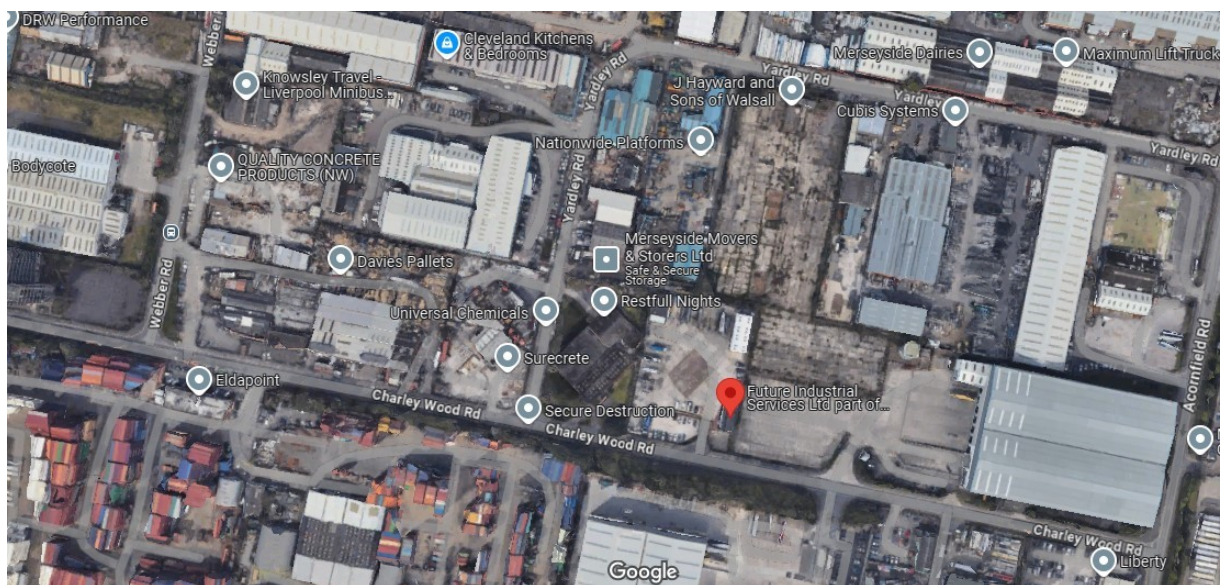
Knowsley Business Park is one of the largest employment areas in Europe and the second largest of its kind in the region.

It is the largest Business Park in the Liverpool City Region, it being home to approximately 800 businesses and 18,000 employees.

The site is strategically located on the M57 / A580 East Lancashire Road and is close to the M62, the business park has excellent transport connections.

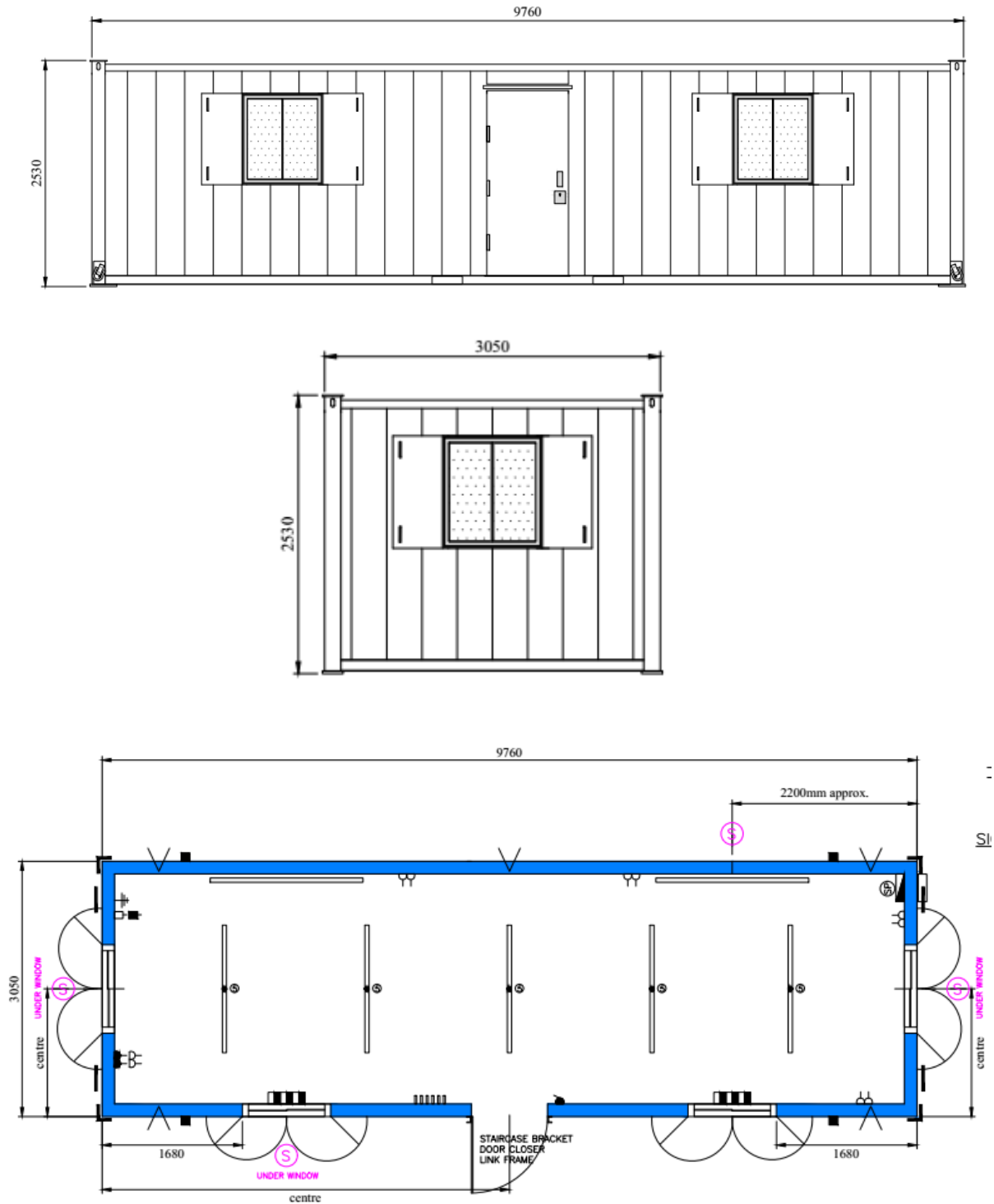
It's a 15-minute drive from Liverpool and 35 minutes from Manchester and 8 miles from the Port of Liverpool. It also has its own inter-modal rail freight terminal on site. In recent years, a significant sum was invested into a major Access and Connectivity Improvements Scheme at the park to create a more reliable transport network.

Key sectors of activity include manufacturing, distribution and retail, transport and communication, and banking, finance and insurance, reflective of the breadth of offer at the park encompassing industrial, warehouse and office uses.



THE PROPOSALS

The proposals are to locate a single storey modular office building at Mayfield House site on Charley Wood Road, Kirkby.



DESIGN AND ACCESS

Amount

The development will result in an increase in office accommodation of 29.77sqm on site, it will not impact the existing parking provision on site.

Layout

The modular building will be situated next door to an existing office building and will be open plan internally.

Scale

The building will be a modest addition to the existing estate being only single storey storey in height and covering a floor area of below 30sqm.

Landscaping

The building will be located on an existing hardstanding area behind a palisade fence. There is no existing soft landscaping on site and it is not intended to introduce any as part of these proposals.

Appearance

The building is a utilitarian rectangular modular office with a door in the centre of the front elevations and a window on either side of the door to provide natural light to the interior. The exterior of the building will be Coloured Zinfloss blue (RAL code 01327).

Context

The site is located at the heart of the Knowsley Industrial Park. The adjacent buildings are generally, large footprint storage, distribution and factory buildings.

The nature of an industrial park is to prioritise functionality, conceding that the quality of the urban environment will be secondary to economic efficiency. There is no strong architectural context to respond to.

Access

The access/egress point to the site is from Charley Wood Road adjacent to where the modular building will be located.

PLANNING POLICY

National Planning Policy

The proposals are considered to be in compliance with both national and local planning policy and in the following section we will set out our rationale for this reaching this view.

In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) published in December 2023. The NPPF is clear that Planning Permission should be granted for development where it accords with planning policy. To this end in **Paragraph 7** of the NPPF the point is made that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 9 reinforces the point that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. This is particularly relevant in relation to this proposal.

Paragraph 11 makes it clear that a presumption in favour of sustainable development is at the heart of national planning policy and where a proposal accords with planning policy then it should be permitted without delay.

Paragraph 38 of the Framework encourages Local planning authorities to approach decisions on proposed development in a positive and creative way. Using the full range of planning tools available and working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 53 of the NPPF, identifies local circumstances as a relevant factor to consider when making decisions. **Paragraph 55** states Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable using conditions or planning obligations. Planning

obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. **Paragraph 56** further states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects.

Paragraph 85 makes clear that planning policies and decisions should create conditions to support business investment, expansion and adaptation. It further emphasises that significant weight should be given to the need to support economic growth and productivity, taking account of both local business needs and wider opportunities for development.

Paragraph 86 emphasises the need for planning policies to be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices and to enable a rapid response to changes in economic circumstances.

Local Planning Policy

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application. The site is identified as a site allocated for Employment in the adopted Development Plan. As such, a modular building within the curtilage of the existing site and incidental to the main use is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Strategic Objective 1 of the Development Plan relates to Sustainable Economic and Employment Growth. It seeks to encourage and maintain sustainable economic and employment growth in Knowsley, complementary to that within the wider Liverpool City Region, by accommodating employment related development, improving skills within the workforce, and promoting enterprise, entrepreneurship and innovation.

Policy SD1 Sustainable Development

1) When considering development proposals, a positive approach will be taken, which reflects the presumption in favour of sustainable development contained

in the National Planning Policy Framework. Work will be undertaken proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2) Planning applications that accord with the policies in this Local Plan (and any relevant policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

3) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:

a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

b) Specific policies in that Framework indicate that development should be restricted.

Policy CS4 Economy and Employment Overall Employment Development Strategy

1) Planning, site assembly and other available interventions will be used to:

a) Support sustainable economic growth and meet the development needs of established and emerging employment sectors, including the Liverpool City Region key economic sectors;

b) Provide sufficient land to meet employment development needs to 2028;

c) Enhance the quality and efficiency of land use within existing employment areas;

d) Improve accessibility to an appropriate range of jobs, for example by encouraging mixed use employment/residential schemes where appropriate and improving transport linkages between housing and employment areas;

e) Address skills and educational barriers to employment;

f) Encourage recruitment targeted towards communities living in and around the development site;

Scale and Distribution of Development for Employment Uses

2) Provision will be made for at least 164 hectares of land to be developed for employment uses between 2010 and 2028, to be located primarily within the following locations:

- Knowsley Industrial Park (including Knowsley Business Park);

To maximise the role of Knowsley Industrial and Business Parks as a strategic employment location for the Liverpool City Region, including delivery of new employment development prioritising existing employment allocations and previously developed sites

Policy CS11 Principal Regeneration Area – Knowsley Industrial and Business Parks

1) Regeneration of Knowsley Industrial and Business Parks will be supported, which encourages a mix of new high quality employment development with a particular focus on the development of:

a) Class B1 ‘business’ uses within ‘gateway’ locations at: A580 West/Moorgate Road; A5208 County Road/South Boundary Road/Moorgate Road/Arbour Lane/Lees Road; and at A580 East/Coopers Lane;

b) Class B2 ‘General Industrial’ and B8 ‘Storage and Distribution’ uses north of South Boundary Road;

c) Class B1 and B8 uses south of South Boundary Road; and

d) A local service centre (or ‘Services Hub’) at South Boundary Road to provide small scale shopping and services to serve the needs of the workforce within the Park. The references to Class B1 uses in clauses 1)a) and 1)c) above shall be subject to compliance with the sequential test in Policy CS4: Economy and Employment.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations indicate otherwise. The National Planning Policy Framework (NPPF) supports this legislative position, and its contents are a material consideration in determining the application.

The Principle of Development

The proposed building is a modern modular building which is functional design and appearance. The development is considered to be acceptable in principle from a planning policy point of view. The NPPF and local planning policy do not indicate that such a development would be unacceptable and therefore it is deemed that there is no in principle objection to the development.

Design and Appearance

The building itself is a utilitarian structure situated in an industrial estate and does not occupy a prominent position being situated behind 2.4-metre-high palisade fencing which abuts Charley Wood Road along the site frontage. The building will blend into the street scene which is functional in nature as opposed to aesthetically pleasing on the eye.

The site is situated in an established long standing employment area and as such will not impact the amenities of the locality.

Traffic and Parking

The development is modest in scale resulting in an increase in floor area of less than 30 square metres and as such it will have minimal impact in terms of traffic generation and parking demand in the area.

The site currently accommodates parking spaces for 47 cars and 18 HGV's and this will remain unchanged as a result of this development.

Employment

There are currently 13 full-time office staff who are based permanently on the site. There are another 36 employees who form a mobile crew that report to this site and leave for various off site works during the day. This is not expected to change in the foreseeable future.

CONCLUSIONS

The proposals are considered to be in keeping with the functional nature and character of the Knowsley Industrial Park. The proposals are not considered to be contrary to any adopted planning policies be these national or local. The use itself will not result in an intensification of the use of the site and therefore it will not impact the amenities of the area or result in increased vehicular traffic or parking demand in the locality.

The proposals are small scale in nature and will not result in any demonstrable harm to any interests of acknowledged importance from a planning perspective.

Having regard to the above, it is requested that planning permission be granted for this development without delay.