

## **Knowsley Lane Sustainable Urban Extension Draft Supplementary Planning Document**

### **Frequently Asked Questions April 2017**

#### **What is the Knowsley Lane Supplementary Planning Document?**

The Knowsley Lane Sustainable Urban Extension Draft Supplementary Planning Document (SPD) is a planning document. It contains guidance for the Knowsley Lane Sustainable Urban Extension.

The Draft Supplementary Planning Document:

- Sets a vision and objectives for the comprehensive, high-quality development of the site,
- Identifies the opportunities and constraints affecting the site;
- Sets a land use framework which identifies locations for new residential and commercial development;
- Establishes requirements for a site-wide design framework; and
- Sets out requirements for planning applications, and the delivery of new development, including infrastructure provision.

Supplementary Planning Documents explain and help interpret policies in the Borough's Local Plan documents. Adopted Supplementary Planning Documents are a material consideration when the Council is determining planning applications.

#### **Where is the Knowsley Lane Sustainable Urban Extension site?**

The site is in North Huyton, and is a parcel of land just over a mile in length between Knowsley Lane itself and the M57 motorway.

#### **Why has a draft Supplementary Planning Document been prepared?**

The draft Knowsley Lane Supplementary Planning Document has been produced to supplement the policies in the Local Plan Core Strategy. The Local Plan requires a Supplementary Planning Document to be prepared for each of the three largest Sustainable Urban Extension sites, along with a detailed masterplan for each.

The Supplementary Planning Document contains diagrams and written guidance which explain the Council's requirements and expectations for the site. In line with national planning policy, this is intended to 'help applicants make successful applications and aid infrastructure delivery'<sup>1</sup>, so a key target audience for the

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<sup>1</sup> See National Planning Policy Framework paragraph 153

(<https://www.gov.uk/government/publications/national-planning-policy-framework--3>)

Supplementary Planning Document is the landowners and developers preparing the masterplan and subsequent planning applications for the site. The Supplementary Planning Document will also provide certainty to interested members of the public and other stakeholders, as to how, where and when the Council expects to see new development coming forward. The Supplementary Planning Document will be used by the Council's Planning Committee and Development Management officers to help assess and determine future planning applications.

### **How much new development is proposed?**

The draft Knowsley Lane Supplementary Planning Document sets out that development of Knowsley Lane should deliver

- At least 16 hectares of employment land, for the Liverpool City Region's key economic sectors (knowledge economy, SuperPort, low-carbon economy and visitor economy);
- Approximately 100 new homes

Development must deliver infrastructure to support the comprehensive development of the whole site, including:

- Main access vehicular and pedestrian/cycling access points and junctions;
- On-site open space to serve the development in accordance with the Council's standards (see also Developer Contributions Supplementary Planning Document);
- Suitable utilities and drainage infrastructure;
- Appropriate noise and air quality attenuation measures; and
- Section 106 contributions to items including off-site highway improvement works.

### **How does this relate to the Local Plan?**

Supplementary Planning Documents explain and help interpret policies in the Borough's Local Plan documents.

The Local Plan Core Strategy is the central document in the Knowsley Local Plan. It represents a strategic plan for Knowsley for the period up to 2028. It sets out how Knowsley will develop in the future, including where new homes can be built and where new business development can take place. The Plan contains planning policies across a range of themes, including sustainable development, housing, employment, retail, green infrastructure, renewable development and design. A key policy in the Core Strategy identifies locations that have been released from the Green Belt (referred to as Sustainable Urban Extensions) to meet future development needs.

It is the Local Plan Core Strategy which allocated the Knowsley Lane Sustainable Urban Extension sites for development. The sites are no longer within the Green Belt. The Local Plan also sets out the requirement for a Supplementary Planning Document and a detailed masterplan to be prepared for each of the largest Sustainable Urban Extension sites, and be agreed by the Council.

### **When will development start?**

The exact timing of when development may come forward at Knowsley Lane is currently not known. The Council's planning policy requires an agreed masterplan to be in place as well as the Supplementary Planning Document, and the future developer is currently preparing this.

Adopting the Supplementary Planning Document also does not remove the need for planning permission, so a planning application would need to be submitted by the developer(s) and approved by the Council. Any application will need to provide further information about the detail of the proposed development, including site layouts and access arrangements. The planning application will need to demonstrate compliance with the Knowsley Lane Supplementary Planning Document. The process of determining planning applications would include statutory consultation with those directly neighbouring the development location.

The main developer has indicated that they hope to submit a planning application by the autumn of 2017, but this is outside the Council's control.

### **Where can I view the consultation documents?**

The draft Knowsley Lane Supplementary Planning Document, along with supporting documents, can be viewed online at:

<http://www.knowsley.gov.uk/consultations>

Supplied with the documents is an online response form which can be used for submitting responses. You can also use the online consultation portal to view the Masterplan diagram and submit your responses to this.

The draft Knowsley Lane Supplementary Planning Documents and supporting documents can be found at all Knowsley Council libraries and One Stop Shops during normal opening hours (see Knowsley Council website for up to date details), during the consultation period.

### **When is the public consultation?**

The six-week public consultation period on the draft Knowsley Lane SPD runs from Thursday 13 April 2017 to **5pm on Thursday 25 May 2017**.

### **Will there be public meetings?**

The Council will be holding a public drop-in event on the draft Knowsley Lane Supplementary Planning Document. During this event, Council officers will be on hand to answer your questions. This event will be held on:

Wednesday 3 May 2017, from 3.30pm to 8.00pm, at Knowsley Lane Primary School, Knowsley Lane, Huyton, L36 8DB

### **How can I respond to the consultation?**

You can return responses online via the Council's website (<http://www.knowsley.gov.uk/consultations>), or via email or post using the below addresses:

Email: [localplan@knowsley.gov.uk](mailto:localplan@knowsley.gov.uk)

Post: Knowsley Lane Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required)

Responses must be made in writing and must reach us by 5pm on Thursday 25 May 2017.

### **What will happen after the consultation?**

Following the public consultation period, responses received will be reviewed and any necessary amends made to the Knowsley Lane Supplementary Planning Document. A full Consultation Report will be prepared, which will outline how responses received have been addressed. The final document will then be considered by Knowsley Council for adoption. If adopted, it will be used to determine any planning applications for development within the area.

### **How can I contact the Council to find out more?**

Contact the Council on:

Email: [localplan@knowsley.gov.uk](mailto:localplan@knowsley.gov.uk)

Post: Knowsley Lane Consultation, Knowsley Council, Ground Floor, Yorkon Building, Huyton, Merseyside, L36 9FB (postage required)

Telephone: 0151 443 2326

TypeTalk: 18001 0151 443 4031

### **Can I get the information in different formats?**

If you would like any of the information published relating to the Knowsley Lane Supplementary Planning Document in a different format (e.g. a different language, large print), please contact the Council Customer Services on 0151 443 4031 or email [customerservices@knowsley.gov.uk](mailto:customerservices@knowsley.gov.uk).