



*Knowsley Council*

## **Knowsley Local Plan**

### **Draft Supplementary Planning Documents Pre-Production Statement of Consultation**

Town Centre Uses SPD  
Householder Developments SPD  
Trees and Development SPD

**January 2016**

## **Pre-Production Statement of Consultation**

### **1. Name of Supplementary Planning Document(s)**

1.1 This document sets out the pre-production consultation for the draft Supplementary Planning Documents (“SPDs”) listed below:

- Town Centre Uses Supplementary Planning Document
- Householder Developments Supplementary Planning Document
- Trees and Development Supplementary Planning Document

### **2. Requirement for pre-production consultation statement**

2.1 The Town and Country Planning (Local Planning) (England) the 2012 Regulations stipulate in Regulation 12(a) that before adopting an SPD, the local planning authority must prepare a statement setting out:

- i. The persons the local planning authority consulted when preparing the supplementary planning document;
- ii. A summary of the main issues raised by those persons; and
- iii. How those issues have been addressed in the supplementary planning document.

2.2 In accordance with Regulation 12(a), this statement lists the persons and organisations consulted in preparing the draft SPDs for formal public consultation (Appendix A) and sets out the responses received and how the issues raised have been addressed in the consultation version of the document (Appendix B).

2.3 The draft SPDs will be finalised and proposed for adoption by the Council following the conclusion of a formal public consultation period of 6 weeks duration. This statement will be updated to form a complete Regulation 12a Statement of Consultation; the final Statement of Consultation will be published alongside the adoption version of the SPDs.

### **3. Purpose of the Supplementary Planning Document(s)**

3.1 Knowsley Council adopted the Knowsley Local Plan: Core Strategy on 6 January 2016 and a new set of planning policies immediately became part of the Statutory Development Plan. There are policies within the Core Strategy which directly relate to the three SPDs mentioned above and the three draft SPDs which are the subject of this statement we have been prepared to supplement this policy by providing detailed guidance for prospective operators, developers and applicants in Knowsley.

3.2 The draft SPDs explain and help interpret policies in the Borough’s Local Plan documents. Adopted SPDs are a material consideration when determining planning applications. The Council currently has eight adopted SPDs, with a number of others currently being prepared.

- 3.3 A summary of the content of each draft SPD is set out below.
- 3.4 The draft "**Town Centre Uses**" SPD provides additional detailed guidance in respect of existing policies for retail centres within the Borough, and the growing concerns regarding the degree of clustering and proliferation of non-retail uses within centres. The SPD explains the Council's policy approach to the development of hot food takeaways, betting offices, pay day loan shops and taxi booking offices. The Guidance provides clarity to business operators, local residents and planning decision makers, setting out where premises will be considered appropriate for the uses mentioned above and what measures are required to minimise any adverse impacts which may arise.
- 3.5 The draft "**Householder Development**" SPD (provides further detail on how policies within the Knowsley Local Plan will be interpreted and applied for householder development proposals. The SPD seeks to ensure the 'highest standards' of urban design are promoted so that buildings and their settings make a positive contribution to the local area. The guidance provided in this document will be given significant weight when making decisions on householder planning applications.
- 3.6 The "**Trees and Development**" SPD provides detailed guidance to developers on specific design issues related to Trees and Development. This includes promoting best practice for proposals incorporating trees and landscaping within new developments, detailed advice on managing development proposals affecting existing trees, woodlands and other vegetation. It also sets out requirements relating to tree surveys on existing trees and provision of replacement trees.
- 4. Preparation and pre-consultation stages of the Supplementary Planning Document(s)**
- 4.1 The draft SPDs have been prepared by Knowsley Council Local Plan and Development Management teams.
- 4.2 To ensure that the SPDs we have been subject to appropriate stakeholder engagement in advance of public consultation, numerous Council service areas were consulted at the pre-consultation stage and provided input into the production of the draft SPDs (refer to Appendix A for complete list).
- 4.3 This led to revisions of the SPDs before the draft version has been proposed for public consultation.
- 5. Habitats Regulation Assessment (HRA) and Strategic Environmental Assessment (SEA)**
- 5.1 The 2012 Regulations do not require a Sustainability Appraisal to be carried out on SPDs. However, under separate regulations the Council must formally consider (in a "screening document") whether each SPD requires a Habitat

Regulation Assessment (HRA) and/or a Strategic Environmental Assessment (SEA). In response, formal screening documents have been prepared to accompany each of the draft SPDs. These documents conclude that the draft SPDs do not require a full HRA or SEA.

5.2 The screening documents have been made available alongside the draft SPDs for public consultation. Comments on these documents will be invited from the statutory nature conservation bodies, including Natural England and Natural Resources Wales.

## **6. Availability of Documents (Where and When)**

6.1 In accordance with Regulation 12(b), 13(c), 35 and 36 of the 2012 Regulations, the draft SPDs, is this pre-production consultation statement and the screening documents mentioned in section 5, will be made available for inspection during 6 weeks of consultation period from 4 February 2016 until 12 noon on 17 March 2016. Documents can be viewed;

- [online \(at www.knowsley.gov.uk/localplan\)](http://www.knowsley.gov.uk/localplan)
- hard copies available to view at Council One Stop Shop receptions and Libraries<sup>1</sup>.

## **7. How to comment on the Draft SPDs**

7.1 The Council welcomes responses during the consultation period up to 17 March 2016, by the following methods:

Post: Local Plan Team  
Planning Services

Archway Road  
Huyton  
Knowsley  
L36 9FB

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

7.2 In accordance with Regulation 36 (3), the Council may make a reasonable charge if a request for hard copy of the Draft SPDs is made. No charges are incurred to download these documents from the website or to inspect them in any of the locations mentioned above.

## **8. Next Steps**

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<sup>1</sup> <http://www.knowsley.gov.uk/residents/building-and-planning/local-plan/live-consultations/consultation-on-core-strategy>

- 8.1 Following the formal public consultation on the draft SPDs, all comments received will be considered and reflected in the final SPDs where appropriate. The final documents will then be subject to Council approval for adoption as a Supplementary Planning Document (SPD). The SPDs will then be used as part of the planning policy framework in the determination of planning applications. This Pre-Production Consultation Statement will be updated to form a Consultation Statement which will include a summary of responses received; this will be published alongside the adopted SPDs.

## **Appendix A: List of those consulted on the emerging draft SPDs**

The following officers within Knowsley Council were consulted and invited to make comments on the emerging draft versions of the SPDs:

- Head of Planning
- Group Manager (Development)
- Development Management Team Manager and Development Management officers
- Team Leader - Arboriculture & Ecology
- Townscape Heritage Initiative Officer
- Group Manager (Highways)
- Principal Engineer (Highways Development Control)
- Group Manager (Strategic Housing)
- Public Open Spaces Manager
- Town Centre Manager
- Principal Health Promoting Environments Officer
- Environmental Health
- Senior Solicitor (Legal Services)

In addition, Merseyside Environmental Advisory Service was consulted on the emerging draft of the Trees and Development SPD. The Service is a retained environmental advisory service shared by Liverpool City Region authorities.

It should be noted that not all of those invited to make comments did so.



## Appendix B: Responses to comment on the emerging draft SPDs

### Town Centre Uses SPD

Respondent	Issues Raised	Action
Knowsley Council Town Centre Manager	Suggested additional wording regarding highways safety concerns in relation to taxi booking office uses.	There_ commendations were considered, and the necessary changes made to the SPD for all points raised.
Knowsley Council Principal_Principal Health Promoting Environments Officer	<ol style="list-style-type: none"> <li>1. Recommended changes to percentages applied for restrictions to town centre uses included within the SPD to protect the vitality and viability of the town centre and improve health for Knowsley residents.</li> <li>2. Supplied additional evidence in relation to health in Knowsley to support the SPDs approach.</li> </ol>	The recommendations were considered, and the necessary changes made to the SPD for all points raised.
Knowsley Council Senior Solicitor(Legal Services)	Advice provided on various legal aspects of the SPD.	The recommendations were considered, and the necessary changes made to the SPD for all points raised.

### Householder Developments SPD

Respondent	Issues Raised	Action
Knowsley Council Townscape Heritage Initiative Officer	Various points raised recommending changes to design requirements for developments in relation to Listed Buildings or Conservation Areas.	The recommendations were considered, and the necessary changes made to the SPD for all points raised.
Knowsley Council Group Manager (Development Management)	A number of changes recommended in relation to Development Management standards and processes for pre-application and full application.	The recommendations were considered, and the necessary changes made to the SPD for all points raised.

## Trees and Development SPD

Respondent	Issues Raised	Action
Merseyside Environmental Advisory Service	<ol style="list-style-type: none"> <li>1. Comment in relation to suggested extra wording regarding the material consideration in the planning process around existing trees and their habitat provision.</li> <li>2. Recommended wording regarding inspections to trees affected by development.</li> <li>3. Recommended wording with regard to bats, the SPD should give an indication of the types of features on trees which are commonly used by roosting bats (i.e. cracks in limbs, cavities, loose bark).</li> <li>4. With regard to new and replacement tree planting in Section 4, the SPD should make clear that there may be areas which would not be appropriate for tree planting either due to landscape character or the presence of habitats upon which planted trees may be detrimental such as mossland habitats and neutral grasslands.</li> <li>5. Section 6: Landscaping Schemes should encourage the use of native species of local provenance in order to enhance biodiversity.</li> <li>6. Recommended wording regarding referencing consultancies for Ecology and Arboriculture services.</li> <li>7. Recommended amendments to some legislative requirements.</li> </ol>	<ol style="list-style-type: none"> <li>1. The recommended wording has been included in Section 4 of the SPD.</li> <li>2. This information is already contained within section 5.29 of the SPD.</li> <li>3. The recommended wording has been included in Section 4 of the SPD.</li> <li>4. The comment was not actioned because it is considered that that all submitted schemes are considered on their own merits.</li> <li>5. The comment was not actioned because it is considered that all submitted schemes are considered on their own merits.</li> <li>6. Section 5 of the SPD now has the recommended changes to reflect the referencing of consultancies offering Ecology and Arboriculture services.</li> <li>7. The Council has taken the comments into consideration and made the necessary changes to the SPD.</li> </ol>
Knowsley Council Public Open Spaces Manager	<ol style="list-style-type: none"> <li>1. Recommended additional wording in relation to design regarding new and improvements to existing landscaping developments.</li> </ol>	The recommendations were considered, and the necessary changes made to the SPD for all points raised.

Respondent	Issues Raised	Action
	<p>2. Recommended additional wording in relation to public green space provision and requirements for specific typologies when considering loss of public green space to development.</p> <p>3. Additional wording in relation to the positive impact the role of trees have within the street scene.</p>	
Knowsley Council Team Leader – Arboriculture and Ecology	Various issues regarding updates to legislation in relation to trees advised.	The recommendations were considered, and the necessary changes made to the SPD for all points raised.
Knowsley Council Senior Solicitor (Legal Services)	Advice provided on various legal aspects of the SPD.	The recommendations were considered, and the necessary changes made to the SPD for all points raised.