

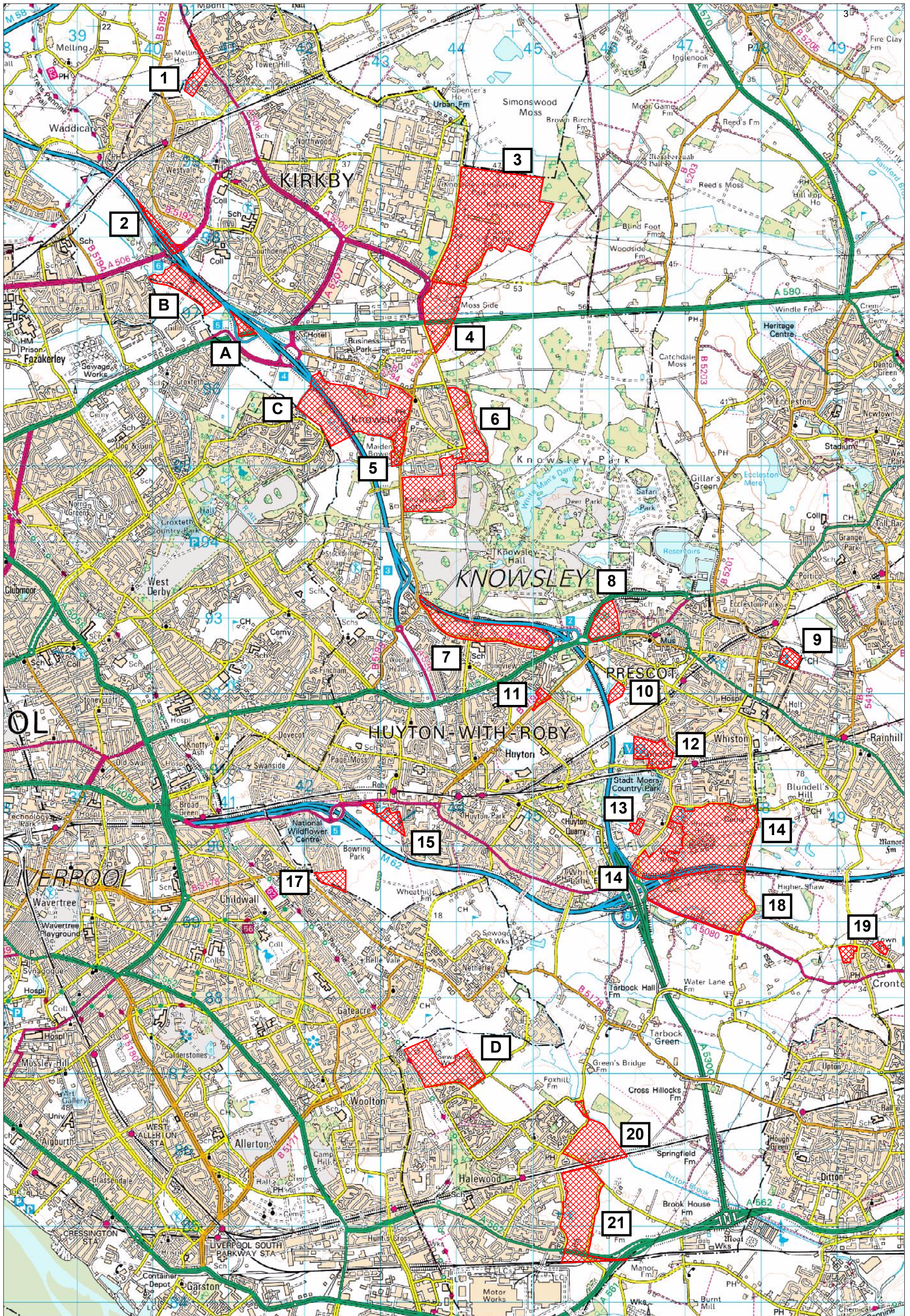
Knowsley Core Strategy: Green Belt Broad Locations for Development

Sustainability Appraisal Appendices Report

June 2012

Appendix 1




Borough-wide Map of the Broad Locations in the Green Belt being considered for Development



Appendix 2

Tier One Location Maps



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






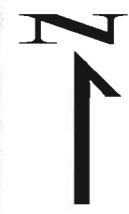
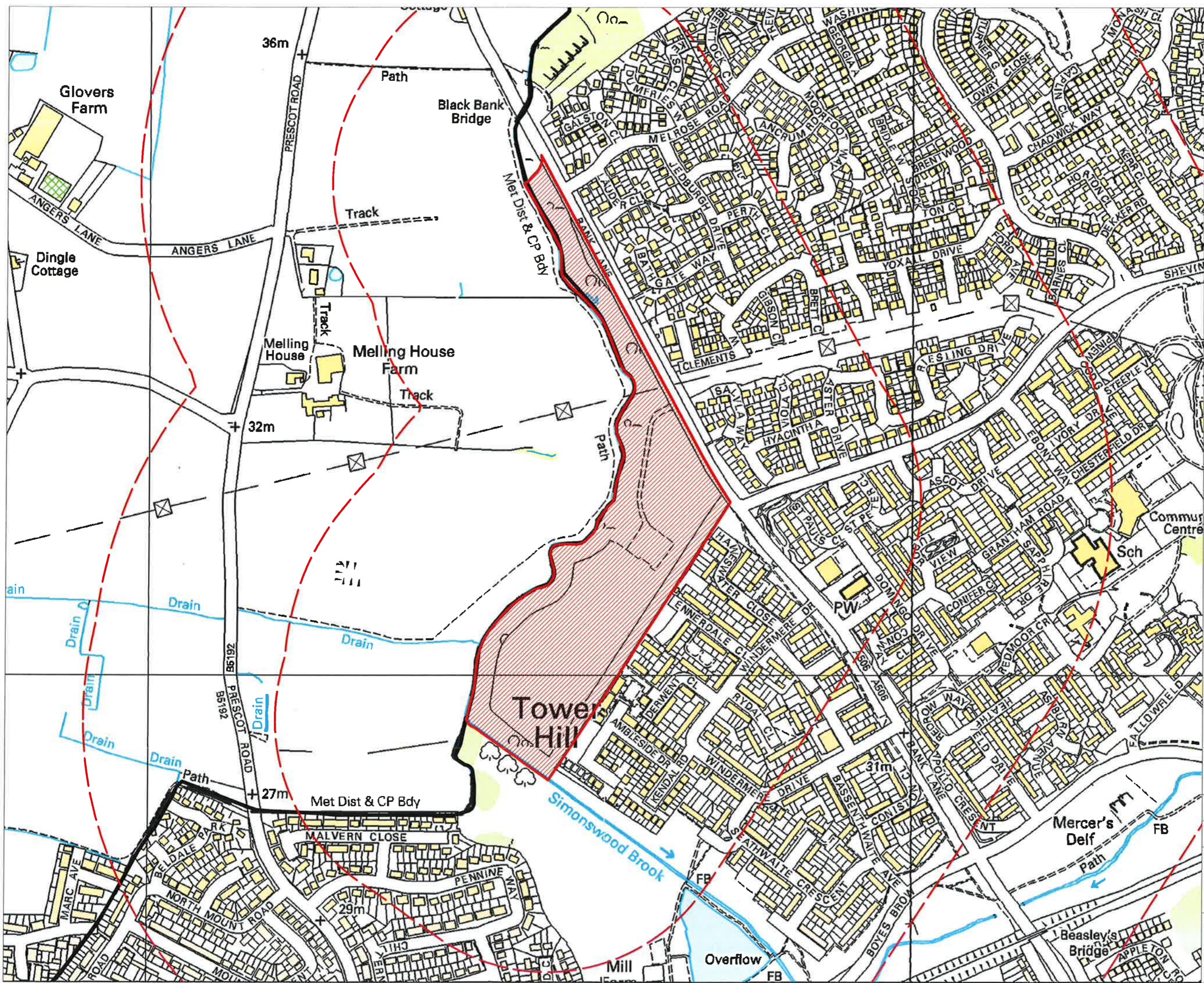
Scale: 1:10,000

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Map 5
KGB1 Land at Bank Lane



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

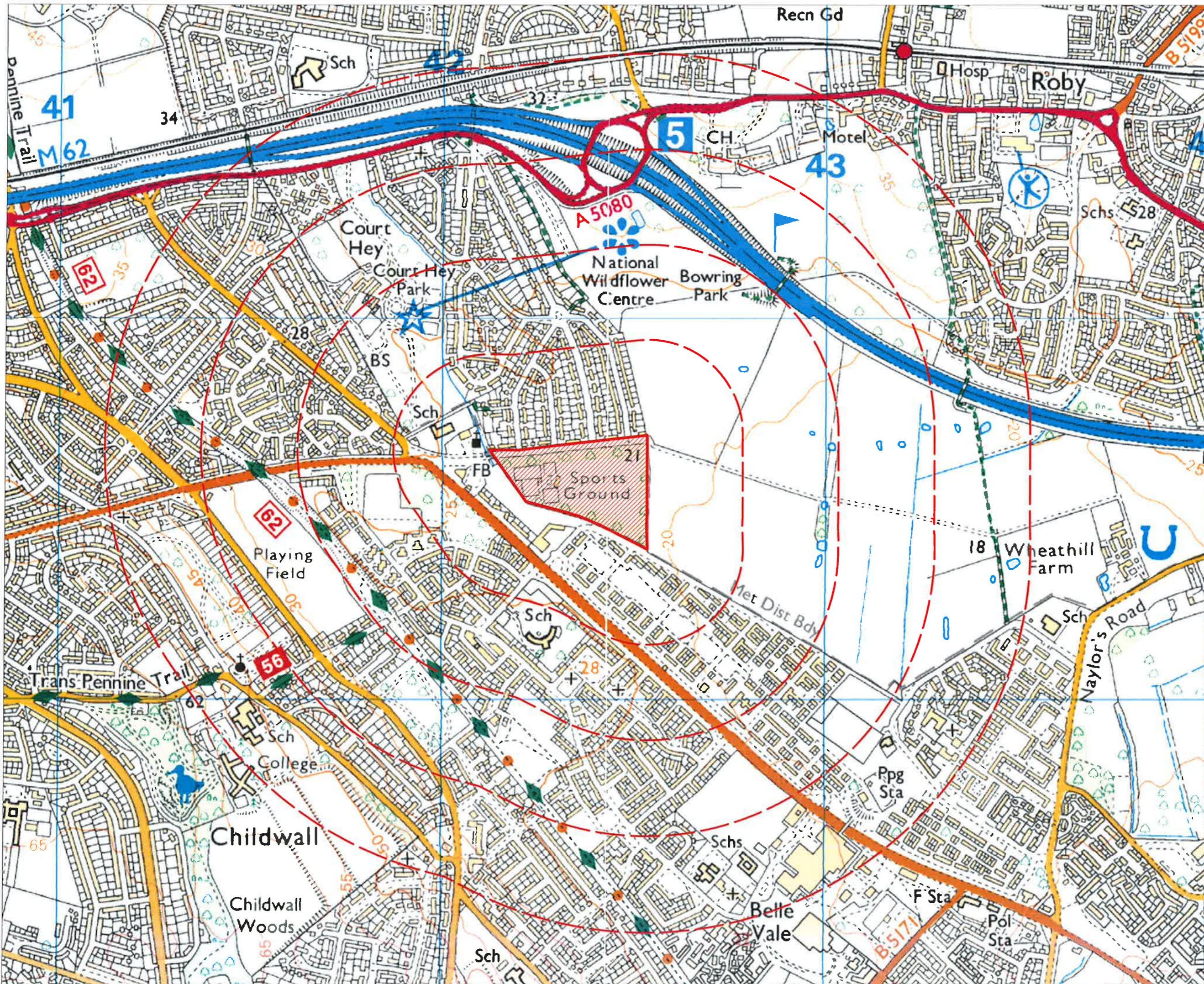





Scale: 1:4,500

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Map 5a
KGB1 Land at Bank Lane to the north west of Kirkby





-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






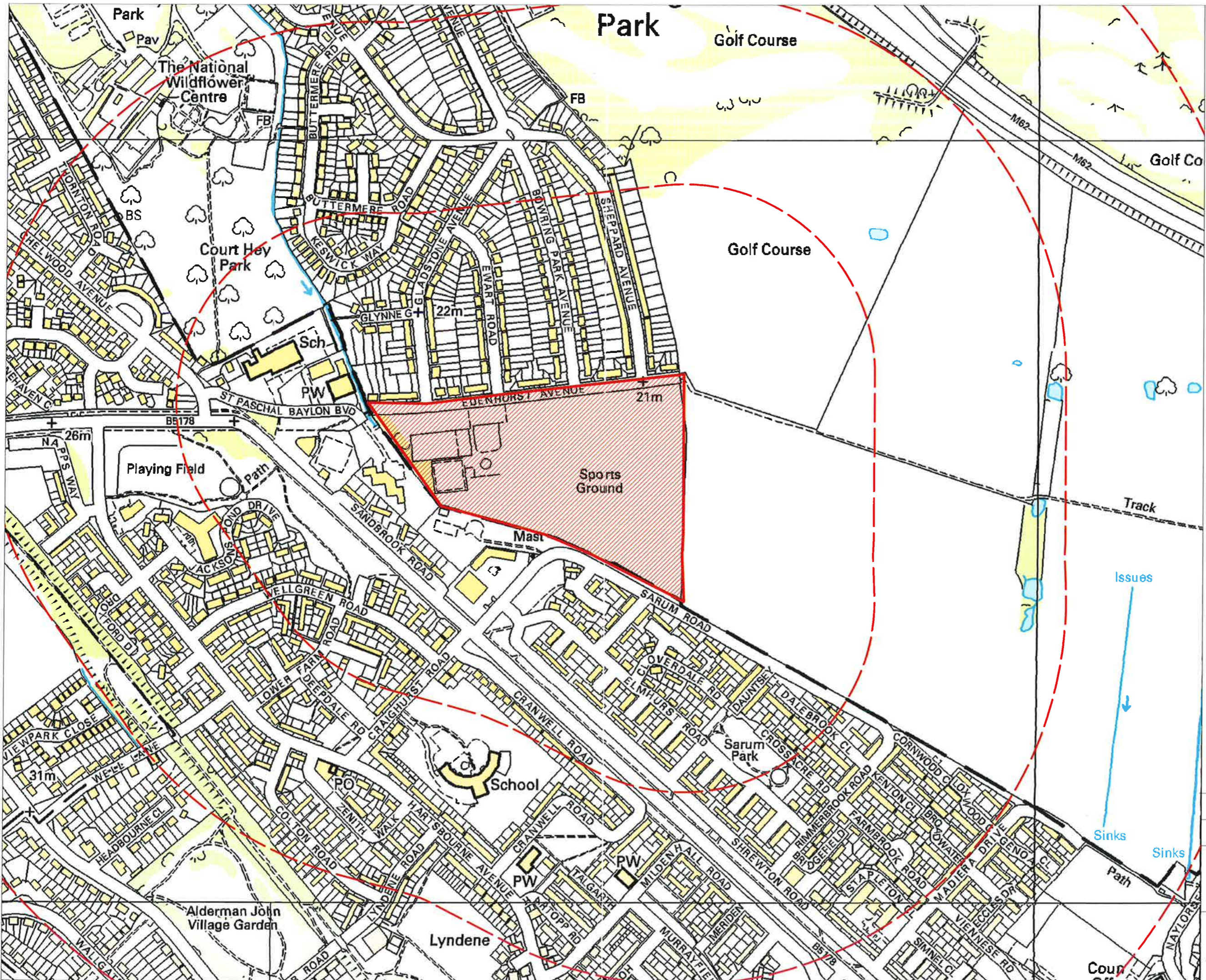
Scale: 1:9,000

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Map 21 - KGB17 Land at Edenhurst Avenue to the West of Huyton



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

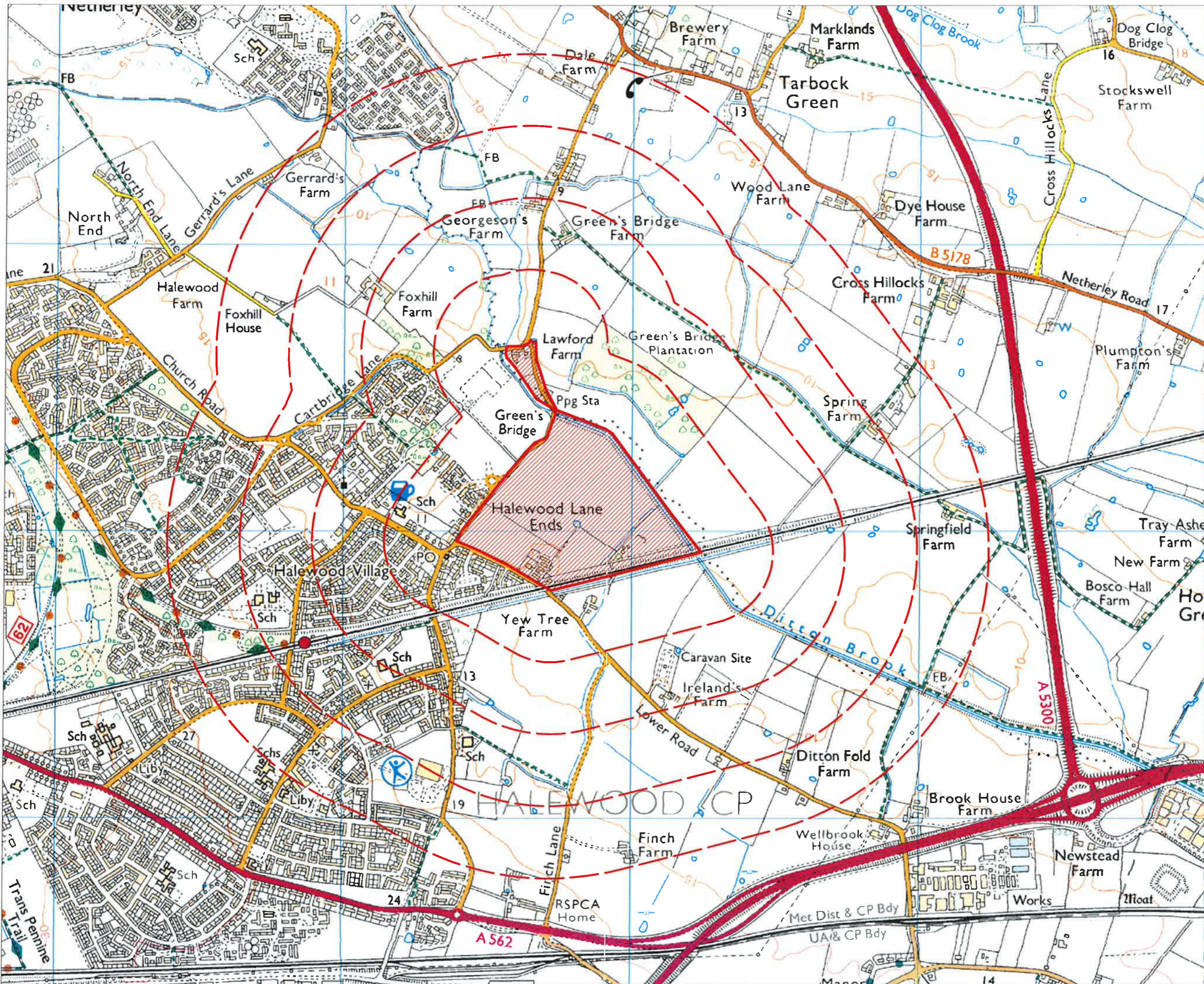





Scale: 1:4,500

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Map 21a - KGB17 Land at Edenhurst Avenue to the West of Huyton








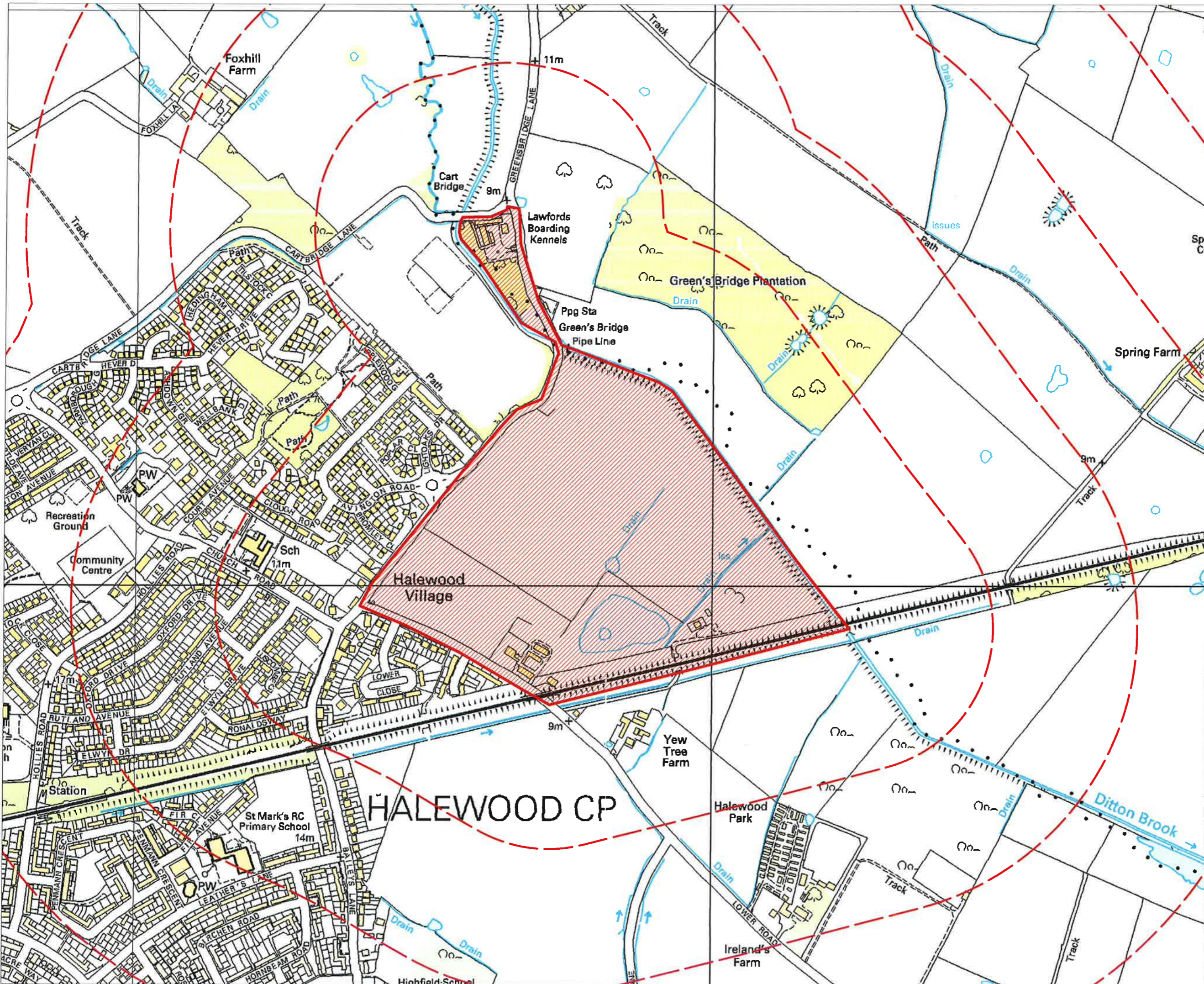
-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary



Scale: 1:12,000
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 100017655, 2011
 Map 24 - KGB20 Land at
 Greenbridge Lane to the
 East of Halewood



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

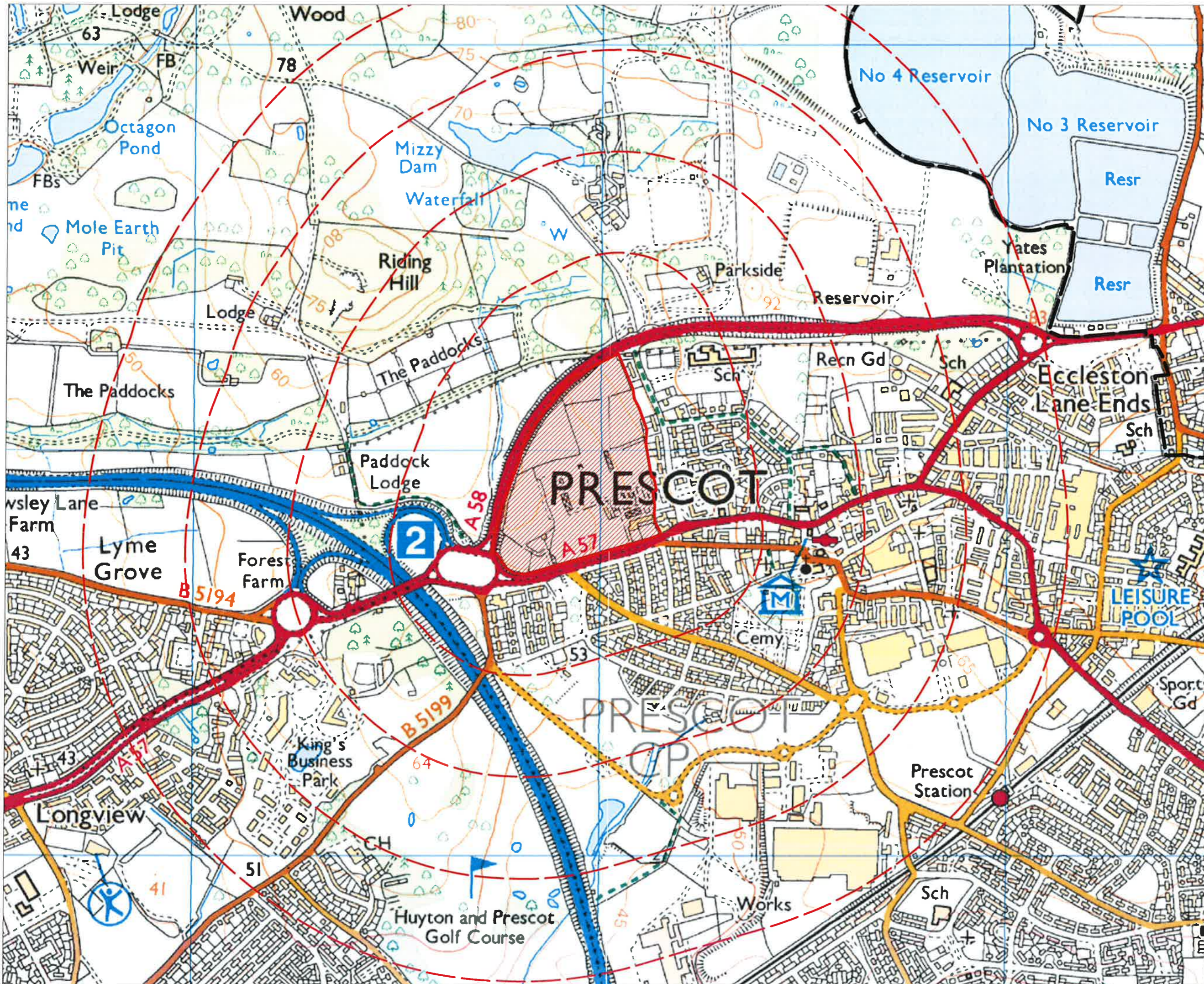





Scale: 1:6,000

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Map 24a - KGB20 Land at
Greenbridge Lane to the
East of Halewood





-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

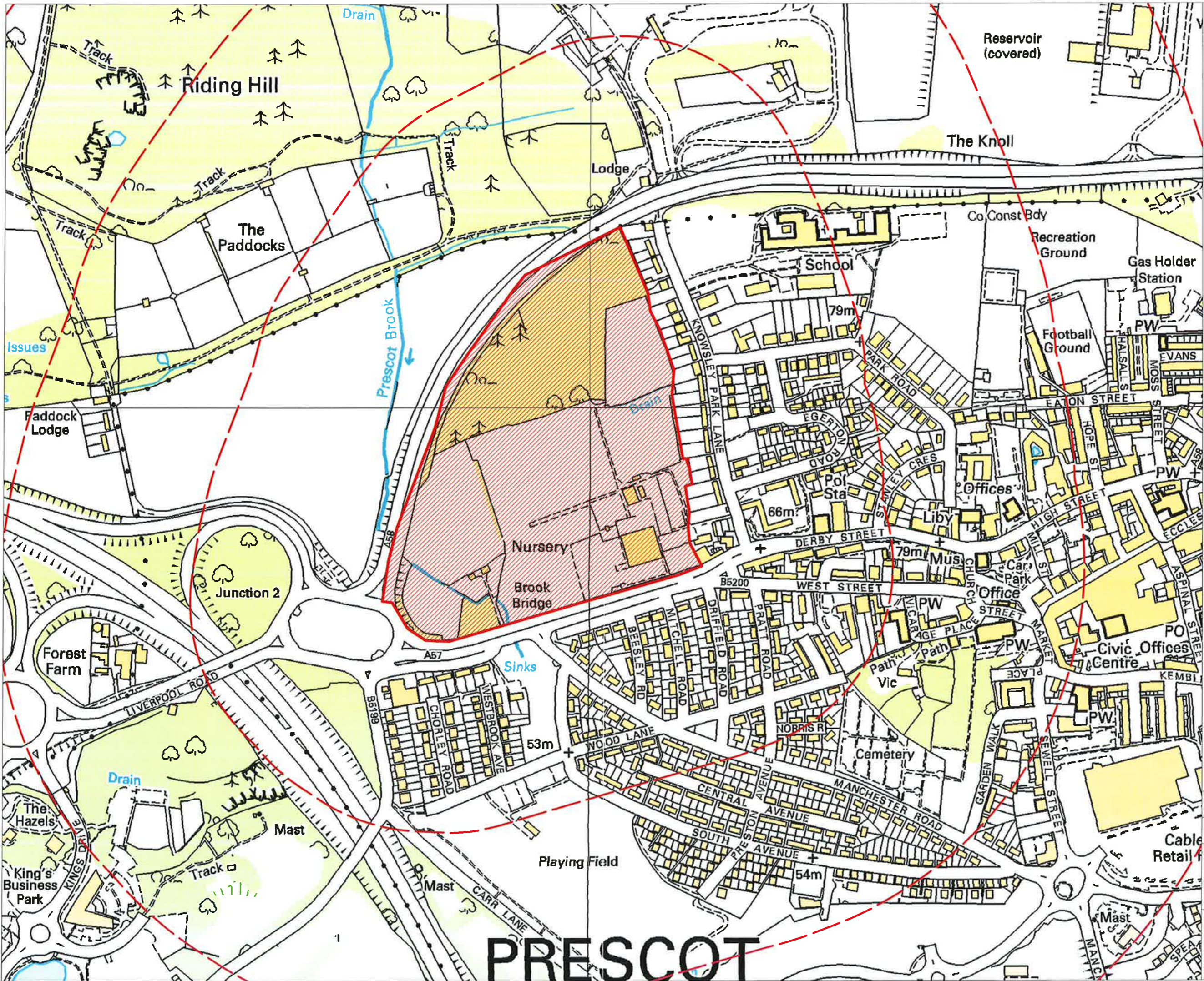


Scale: 1:8,500




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Map 12
KGB8 Land Bound
by A58





12

-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






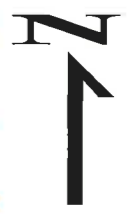
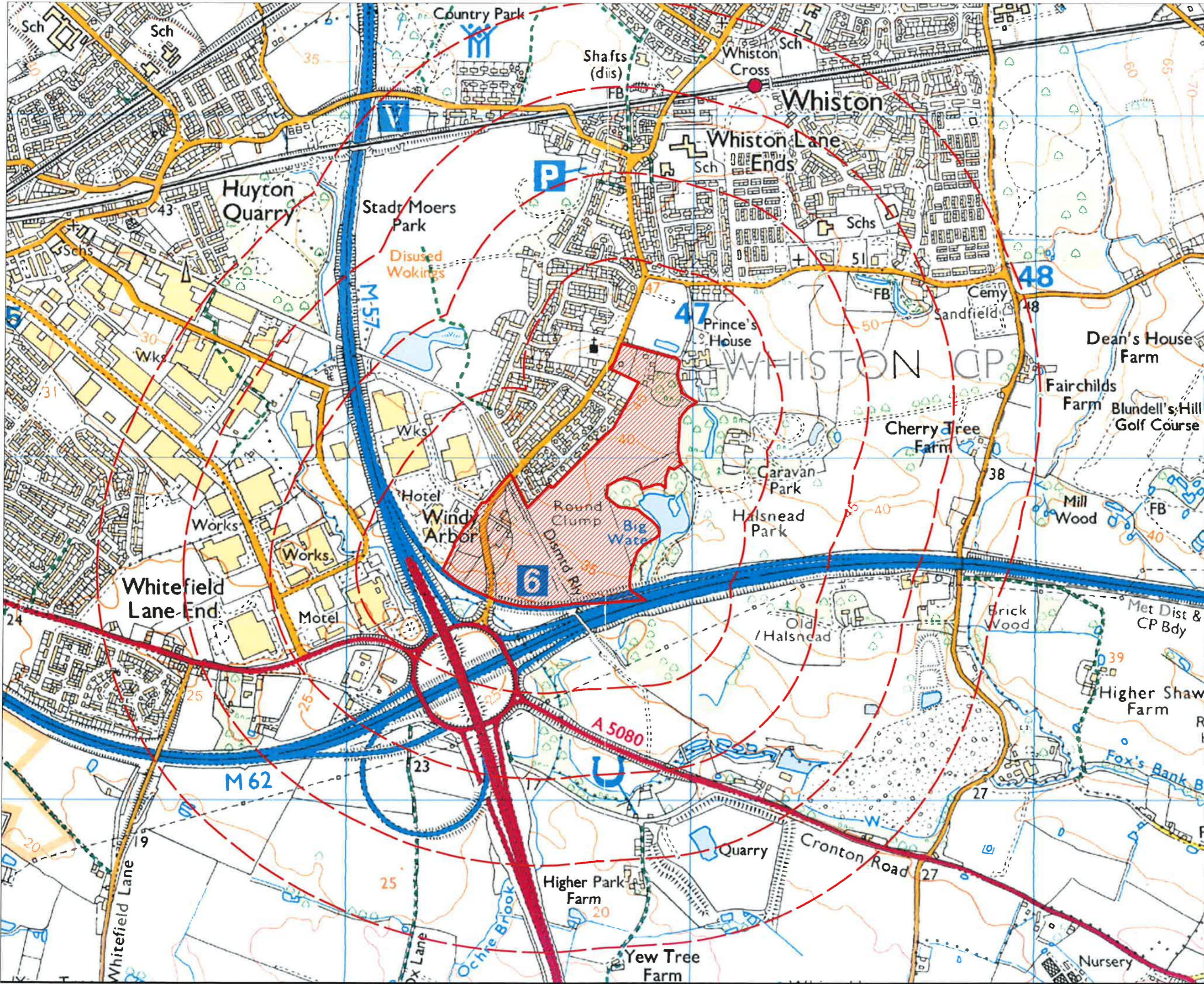
Scale: 1:4,500

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Map 12a
KGB8 Land Bound by A58
to the north of Prescot



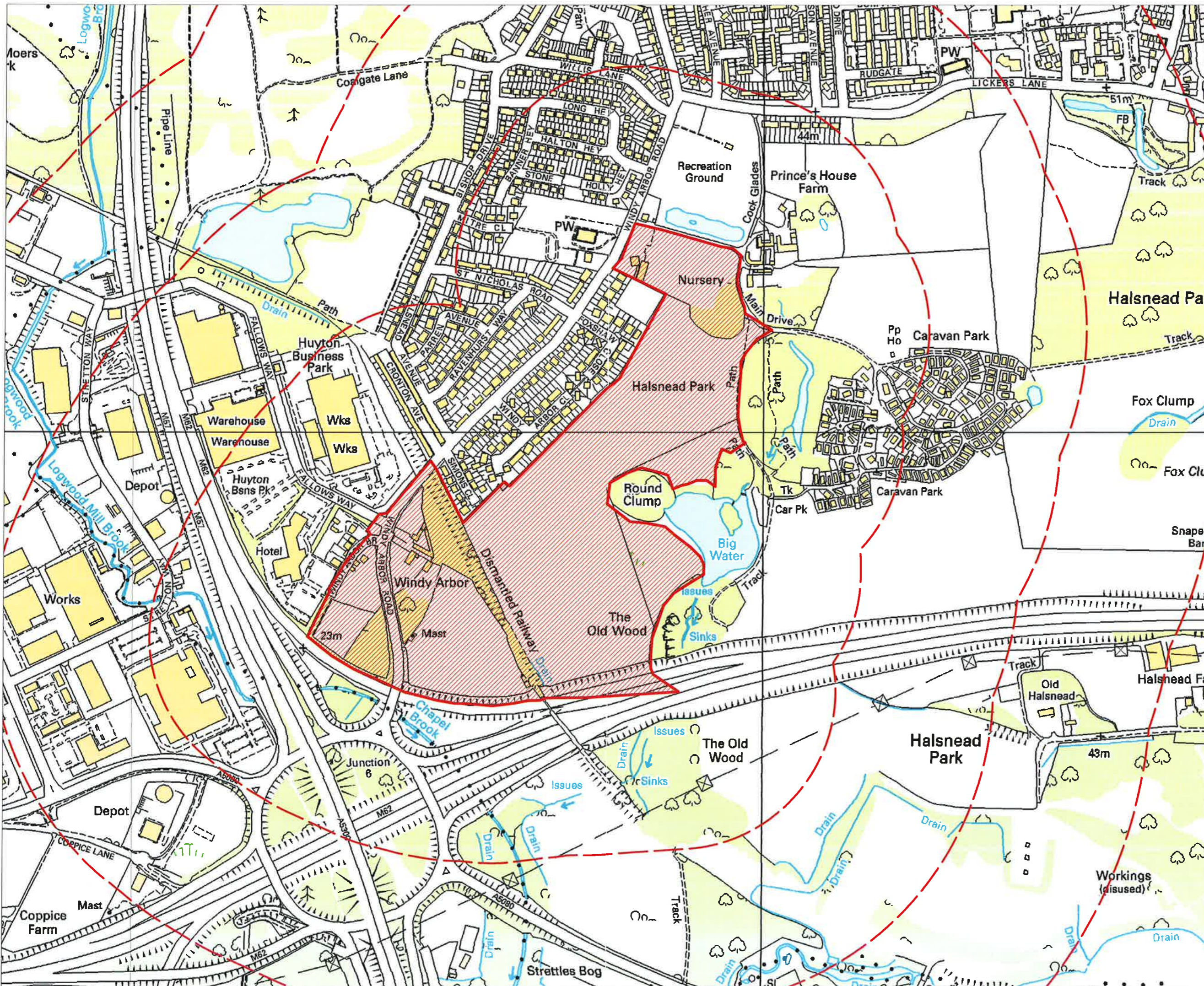
-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






Scale: 1:10,000

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100017655, 2011
Map 20 - KGB16 Land to
the South of Whiston
(Phase 1) Windy Arbor Rd





-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

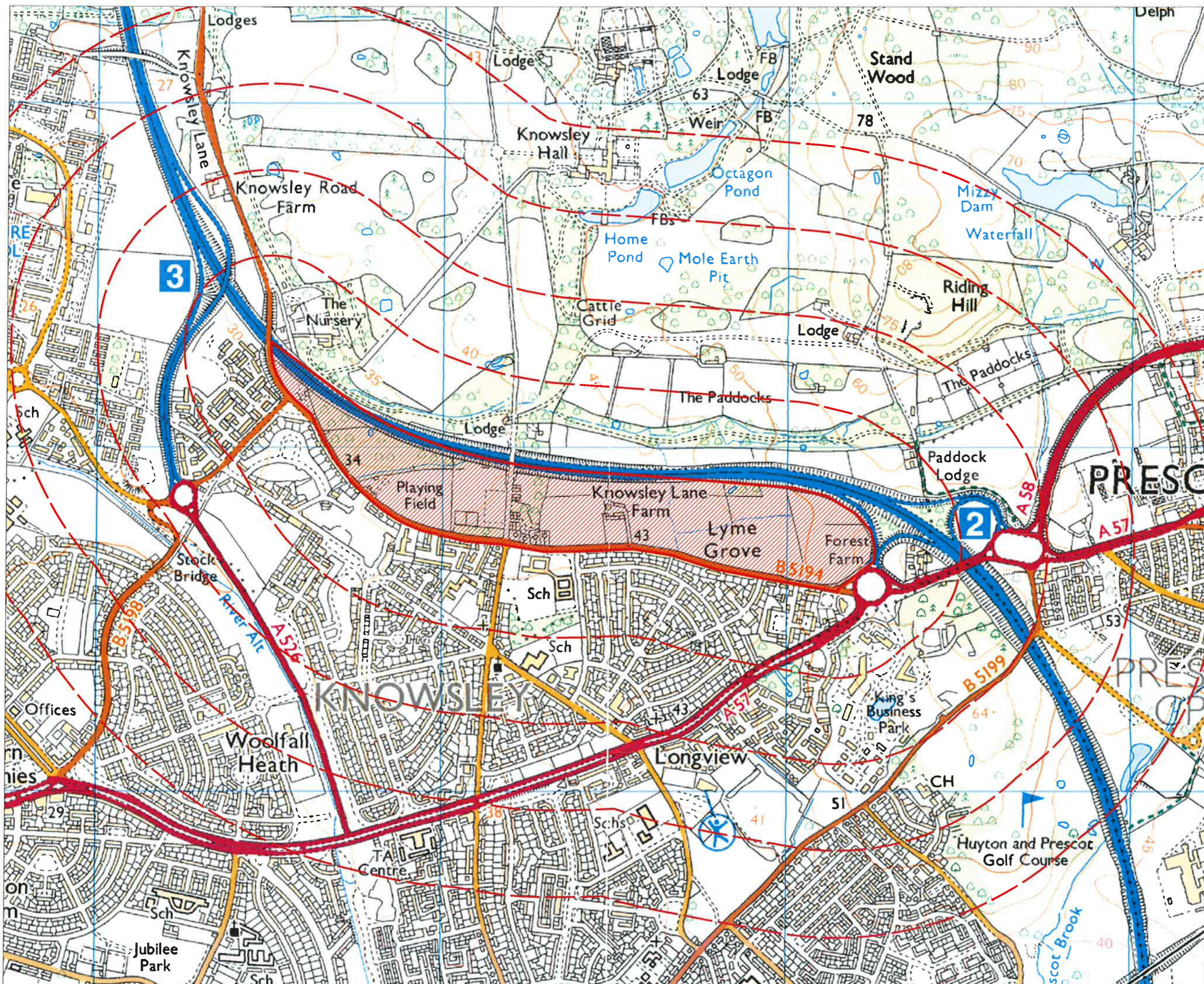





Scale: 1:5,500

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Map 20a - KGB16 Land to the South of Whiston (Phase 1) Windy Arbor Rd





-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

15






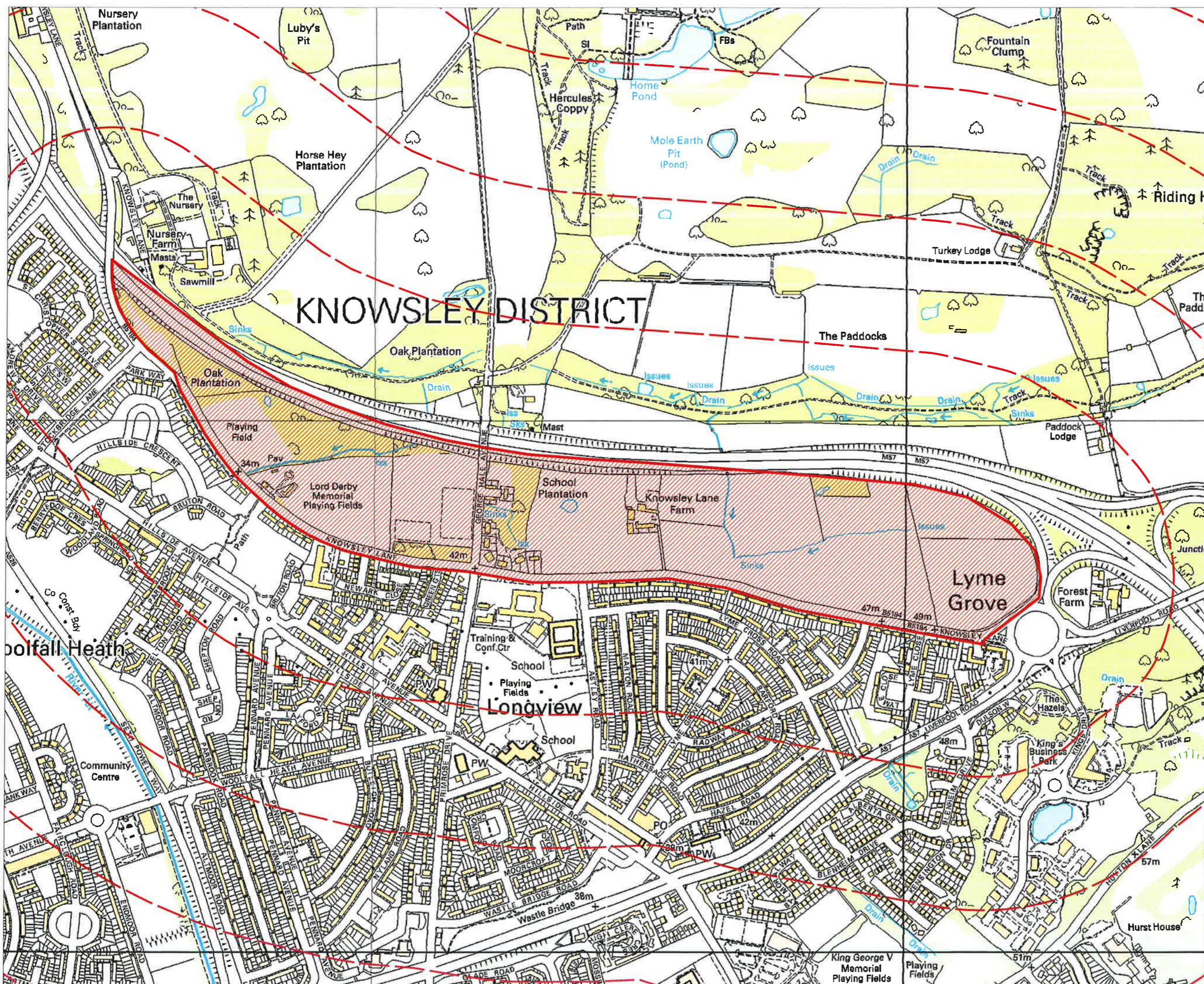
Scale: 1:10,000

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Map 11
KGB7 Land at
Knowsley Lane



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary



Scale: 1:6,500

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Map 11a KGB7 Land at Knowsley Lane to the north of Huyton



Appendix 3

Sustainability Appraisal of the Tier One Locations

KGB 1 - Land at Bank Lane, to the north west of Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Medium	Local	Long term	Cumulative impact with other development on levels of deprivation and perceptions of the area.	Ensure proposals support the aspirations for the regeneration of Tower Hill.
	<u>Comments:</u> The site is located in close proximity to the Tower Hill Action Area and is within North Kirkby which is identified in the Sustainable Community Strategy as being one of the most deprived parts of the Borough. The proposals are likely to generate some employment opportunities in the construction sector and could stimulate further investment in the area. The proposals therefore have the potential to have some positive impact on the objective and the sub-objective of improving rates of economic activity. However, the extent to which the proposals will impact on this objective is limited by virtue of the scale of the proposals.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Medium	Local	Long term		
	<u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate significant on-site facilities. The proposals would however result in the provision of housing in a location that is immediately adjacent to the A506 Bank Lane, which provides a regular bus service to Kirkby and Liverpool, and also within the 800m buffer zone of Kirkby railway station. There are also a range of local facilities and amenities that are readily accessible from the site including the Tower Hill Primary Care & Community Resource Centre, sport/recreational areas, a primary school within 600m of the site and a parade of shops on Loweswater Way. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The proposals would also make a contribution to the continued viability of these services and facilities. It is therefore considered that the proposals have the potential to have a positive impact on the objective of improving accessibility of goods, services and amenities.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy are likely to ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							

KGB 1 - Land at Bank Lane, to the north west of Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S5. To improve health and reduce health inequalities.	0	0	0	Low	N/A	N/A		Ensure rights of way are protected.
	<p><u>Comments:</u> The site falls within North Kirkby which the Sustainable Community Strategy identifies as part of the borough which faces some of the most significant health related problems. The proposals are unlikely to be of a scale where they would incorporate on-site health facilities, it is however noted that the site is within 500m of a GP and a health centre and within reasonable walking distance of sport/recreational areas and open countryside. The development of the site also has the potential to formalise links to existing public footpaths to the north of the site and, as a result, encourage increased participation in sport/recreation and thereby have some positive impact on health. However, given the scale of the proposals, it is considered that they are unlikely to have any significant impact on the objective.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> The site has the potential to deliver a range of housing types and tenures. The proposals could thereby have a positive impact on the objective of providing good quality housing. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix which is particularly pertinent in North Kirkby given that the Strategic Housing Market Assessment (2010) established that the area's housing stock is characterised by a high proportion of socially-rented housing relative to the Merseyside, regional and national averages. It is however noted that the relatively limited capacity of the site would reduce the degree of impact on this sub-objective.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given the scale of the proposals, it is considered that they are unlikely to have any significant effects on this objective.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site is 500m to the north west of North Park Road Conservation Area which contains four listed buildings. The site is however separated from the Conservation Area by an area of more modern housing and it is therefore unlikely that the proposals would impact on the setting of the these heritage assets. As a result, it is considered that the proposals are unlikely to have any significant effects on this objective.</p>							

KGB 1 - Land at Bank Lane, to the north west of Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	+	+	+	Low	Local	Long term	Impact on perceptions of the area	Seek to retain existing landscape buffer on western edge of the site. Ensure rights of way are protected.
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies the site as forming part of a narrow gap between Kirkby and Maghull. Nevertheless, this study concludes that development on the site would not significantly reduce this gap between these two settlements. The presence of Simonswood Brook on the western edge of the site forms a strong, defensible boundary that would reduce the likelihood of further expansion of Kirkby into the Green Belt. The development of the site also has the potential to formalise links to existing public footpaths to the north of the site and, as a result, have a positive impact on the objective of enhancing the accessibility of the countryside.</p> <p>The site's former use as a golf driving range has resulted in parts of the site being previously developed and the site retains areas of hardstanding that appear to be the remnants of former buildings and car parking. It is therefore considered that the development of this part of the site is unlikely to have a significant detrimental impact on this objective. It is however recognised that the western edge of the site contains a band of trees that follow the route of Simonswood Brook. These features make some positive contribution to the local character of the landscape, as such, if the proposals resulted in the loss of these features it could have some adverse impact on the objective. Notwithstanding this, it is considered that the overall impact of the proposals on the objective is likely to be positive due to the redevelopment of the significant sections of previously developed land within the site.</p>							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		Undertake ecological surveys. Exclude the LWS and areas of priority habitat from the developable area if appropriate. Other policies of the Core Strategy should ensure that other appropriate mitigation measures are implemented, such as the provision of on-site habitats or the creation of a buffer around the LWS.

KGB 1 - Land at Bank Lane, to the north west of Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site contains identified Priority Habitats (woodland and natural grassland) and is also bound by Simonswood Brook, which is designated as a Local Wildlife Site (LWS). It is recognised that the identified capacity of the site has been derived from the assumption that the LWS will be excluded from the developable area and unless this is the case, and the other identified mitigation measures are implemented, the proposals could result in the loss of Priority Habitat and place pressure on a LWS. It is therefore considered that the proposals have the potential to have a negative impact on the objective and its sub-objectives of conserving and enhancing the natural environment and improving the delivery of biodiversity targets as shown in the Ecological Framework. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		<p>Undertake more detailed Flood Risk Assessment, although it is recognised that a Level 2 SFRA is being prepared by the Council.</p> <p>Apply the sequential and exception test to the development proposals and, if necessary, exclude parts of the site at greatest risk of flooding from the developable area.</p> <p>Other policies in the Core Strategy should ensure that appropriate measures are taken to mitigate flood risk, such as the use of SuDS.</p>
	<p><u>Comments:</u> The Knowsley Strategic Flood Risk Assessment (SFRA) (2009) identifies that sections of the site to the north and west are within Flood Zones 2 and 3. This risk of flooding will be exacerbated by climate change and this part of the site should only be considered for development as part of a sequential approach. It is recognised that the identified capacity of the site has been derived from the assumption that the portion of the site within Flood Zones 2 and 3 will be excluded from the site and unless this part of the site is excluded from the developable area, and the other identified mitigation measures are implemented, it is considered that the proposals could have a negative impact on the sub-objective of reducing flood risk. The proposals would also result in the loss of a partially greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							

KGB 1 - Land at Bank Lane, to the north west of Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change and retain on-site trees or secure adequate replacement planting.
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and the proposals could result in the loss of trees which make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, the proposals have the potential to have a negative impact on the objective and its sub-objective. It is recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore considered that the proposals are unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The site is however immediately adjacent to the A506 Bank Lane which provides a regular bus service to Kirkby and Liverpool. It is also within the 800m buffer zone of Kirkby railway station and there are a range of local facilities and amenities that are readily accessible from the site including the Tower Hill Primary Care & Community Resource Centre, sport/recreational areas, a primary school within 600m of the site and a parade of shops on Loweswater Way. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes.</p> <p>Consequently, whilst the proposals would inevitably result in some carbon emissions and could thereby have a negative impact on the objective and its sub-objective, it is considered that it is uncertain whether the impact on this objective would be significant due to the scale of the proposals and also because of the potential for the development to result in sustainable patterns of travel.</p>							
E5. To provide, conserve,	+	+	+	Medium	Local	Long term		

KGB 1 - Land at Bank Lane, to the north west of Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
maintain and enhance green infrastructure.	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of a partially greenfield site that offers the potential to function as part of the Borough's Green Infrastructure network. Nevertheless, it is recognised that the site's former use as a golf driving range has resulted in parts of the site being previously developed and the site retains areas of hardstanding that appear to be the remnants of former buildings and car parking. It is also recognised that the proposals could enhance the sites contribution to the Green Infrastructure network, through on site works and/or increased connectivity with the surrounding area.</p>							
E6. To protect, manage and restore land and soil quality.	+	+	+	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<p><u>Comments:</u> The proposals would result in the loss of a predominantly greenfield site, the northern half of which is classified as Grade 2 Best and Most Versatile agricultural land. It is however noted that parts of the site have been previously developed and that the remnants of former buildings and areas of hardstanding remain on the site. In addition, the northern portion of the site has been used for landfill. It is therefore considered that it is unlikely that the site would be restored to agricultural use and it is recognised that the redevelopment of the site would present opportunities to tackle any land contamination associated with the use of the site for landfill. The proposals could thereby have some positive impact on the sub-objectives of reducing the amount of contaminated and derelict land. It is therefore considered that the overall impact of the proposals on the objective would be positive.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	?	?	?	Low	Local	Long term	Secondary impacts on biodiversity	
	<p><u>Comments:</u> The site is bounded by Simonswood Brook and the proposals would result in a significant amount of development being directed to this location which has the potential to adversely affect water quality unless adequate mitigation measures are adopted. It is however noted that parts of the site have been used for landfill and that the redevelopment and potential remediation of the site may reduce or eliminate sources and pathways of contaminants. It is therefore considered that the impact of the proposal on the water quality of Simonswood Brook is uncertain.</p>							
E8. To protect, and where	0	0	0	Medium	N/A	N/A		

KGB 1 - Land at Bank Lane, to the north west of Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
necessary, improve local air quality.	<p><u>Comments:</u> The site is not within an Air Quality Management Area and is immediately adjacent to the A506 Bank Lane which provides a regular bus service to Kirkby and Liverpool. It is also within the 800m buffer zone of Kirkby railway station and there are a range of local facilities and amenities that are readily accessible from the site including the Tower Hill Primary Care & Community Resource Centre, sport/recreational areas, a primary school within 600m of the site and a parade of shops on Loweswater Way. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes. Accordingly, and taking into account the quantum of development proposed, it is considered that there is scope to mitigate the impact of the proposal on air quality. As a result, it is concluded that the proposals are unlikely to have any significant impact on the objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<p><u>Comments:</u> The site is immediately adjacent to the A506 Bank Lane which provides a regular bus service to Kirkby and Liverpool. It is also within the 800m buffer zone of Kirkby railway station and there are a range of local facilities and amenities that are readily accessible from the site including the Tower Hill Primary Care & Community Resource Centre, sport/recreational areas, a primary school within 600m of the site and a parade of shops on Loweswater Way. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and to encourage the use of sustainable transport modes. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							

KGB 1 - Land at Bank Lane, to the north west of Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The proposals for Land at Bank Lane do not include an employment element and are therefore unlikely to have a significant effect on this objective.							
EC2. To enhance the vitality and viability of town and local centres.	+	+	+	Low	Local	Long term	Cumulative impact with other proposals for the regeneration of Tower Hill	
	<u>Comments:</u> The proposal has the potential to support the local centre on Loweswater Way, Kirkby, which is identified as a centre experiencing significant difficulties by the Town Centre and Shopping Study (2009). The proposal could also support efforts to encourage investment and expenditure in Kirkby town centre, which the Town Centre and Shopping Study concluded was in need of significant intervention and investment if it is to serve its local catchment and compete effectively with neighbouring centres. It is however acknowledged that the relatively limited capacity of the site would reduce the degree of impact of the proposal on the vitality and viability of Kirkby town centre.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	Local	Medium term	Secondary impacts on deprivation and quality of life.	Ensure proposals support the aspirations for the regeneration of Tower Hill.
	<u>Comments:</u> The site is located within North Kirkby which is identified in the Sustainable Community Strategy as having economic activity rates below the borough average. The construction of the housing is likely to generate some employment opportunities in the construction sector and the proposals would also potentially bring additional working age people to the area. Therefore it is considered that the proposals have the potential to have some positive impact on the objective.							
Sustainability Summary								

KGB 1 - Land at Bank Lane, to the north west of Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development of this location would have a positive impact on a wide range of objectives. In particular, the provision of housing in this location would make a contribution to the housing needs identified in the Strategic Housing Market Assessment (2010) and have a positive impact on the objective of providing good quality housing. The location is within reasonably close proximity of both Kirkby town centre and a local centre on Loweswater Way. The potential development of this location could increase expenditure in both these centres and thereby have a positive impact on the objective of enhancing the vitality and viability of town and local centres. By resulting in the provision of housing in a location that is relatively well served by public transport and within convenient walking distance of a number of community facilities, it is also considered that the potential development in this location could have some positive impact on the objectives relating to the accessibility of goods and services; and reducing the need to travel.</p> <p>The location is well-related to areas of deprivation and it is envisaged that the investment in the area together with the jobs created during the construction of the development could result in some positive impact on the objectives of reducing poverty and social deprivation; and reducing unemployment. In addition, it is considered that development in this location would offer the opportunity to have some positive impact on the objectives relating to the local character and accessibility of the landscape; providing green infrastructure; and protecting land and soil.</p> <p>The SA did however consider that development in this location could have a negative impact on some objectives. In particular, the possible impact on the Simonswood Brook Local Wildlife Site (LWS) that bounds the site and the possible loss of priority habitats means that the potential development in this location could have a negative impact on the objective relating to biodiversity unless appropriate mitigation measures are implemented. However, given that the LWS and area of woodland occupy the northern fringe of the site, it may be possible to mitigate any adverse impact on these features through undertaking ecological surveys, protecting areas of woodland and creating an appropriate buffer around the LWS.</p> <p>Similarly, without appropriate mitigation it is considered that the potential development could have a negative impact on the objective relating to adapting to climate change due largely to northern part of the site being within Flood Zones 2 and 3 as identified by the Council's Strategic Flood Risk Assessment. Key mitigation measures to reduce the level of adverse impact on this objective is likely to include applying appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems, the application of the sequential and exceptions tests and, if necessary, excluding the northern part of the site from the developable area.</p> <p>It is considered that development in this location would not have a negative impact on any of the other objectives. The impact of the potential development on the objective relating to mitigating climate change is however considered to be uncertain.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Low	Local	Long term	Cumulative impact with other development on levels of deprivation and perceptions of the area.	
	<p><u>Comments:</u> The site is not adjacent to an identified regeneration area within the Borough nor is it relatively large in size. It is therefore considered that the proposals for the site are unlikely to have a significant impact on the delivery of regeneration priorities or make a significant contribution to reducing deprivation and securing economic inclusion in Knowsley. It is however noted that the site is in close proximity to Childwall Valley and Belle Vale in Liverpool both of which have been the subject of regeneration initiatives and it is considered that the proposals have the potential to stimulate investment in these areas. It is however considered that there is only limited certainty about the impact on this objective due to the scale of the proposals.</p>							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Medium	Local	Long term		
	<p><u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate significant on-site facilities. The proposals would however result in the provision of housing in a location that is within close proximity of the B5178 Childwall Valley Road which provides access to a regular bus service. The site is also just over 1km from Roby train station and there are a number of facilities within walking distance of the site, including St Paschal Primary School, a parade of shops on Rimmer Avenue and a number of facilities within the nearby areas of Childwall and Belle Vale in Liverpool. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The proposals would also make a contribution to the continued viability of these services and facilities.</p> <p>The proposals would however result in the loss of an area that has previously been used for outdoor sports provision. Nevertheless, the Greenspace Audit (2012) states that the site is currently in private ownership and has not been used for outdoor sports provision for a number of years. It is also noted that the Greenspace Audit established that the site is located in an area that has a substantial surplus of public open space relative to the Council's adopted standards.</p>							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.</p>							
S4. To support voluntary and	0	0	0	Medium	N/A	N/A		

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community networks, assist social inclusion and ensure community involvement in decision making.	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate on-site health facilities. The proposals would result in the loss of an area that has previously been used for outdoor sports provision. Nevertheless, the Greenspace Audit (2012) states that the site is currently in private ownership and has not been used for outdoor sports provision for a number of years. It is also noted that the Greenspace Audit established that the site is located in an area that has a substantial surplus of public open space relative to the Council's adopted standards. It is therefore considered that the development of this site is unlikely to have a significant impact on opportunities to participate in sport. It is therefore considered that the proposals are unlikely to have any significant impact on this objective.							
S6. To provide good quality, affordable and resource efficient housing.	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<u>Comments:</u> The proposals would lead to the provision of new housing and have the potential to have a positive impact on both the objective of providing good quality housing and the sub-objective of providing a wider choice of accommodation to create a greater tenure mix which is particularly salient in South Huyton given that the Strategic Housing Market Assessment (2010) established that the area's housing stock is characterised by a very low proportion of socially-rented housing that is approximately half the Merseyside average and also below the North West and national averages. It is however noted that the relatively limited capacity of the site would reduce the degree of impact on this sub-objective.							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given the scale of the proposals, it is considered that they are unlikely to have any significant effects on this objective.							
S8. To preserve, enhance and	0	0	0	Medium	N/A	N/A		

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	<p><u>Comments:</u> The site is not within close proximity of any designated heritage assets and it is therefore considered that the proposals for the Land at Edenhurst Avenue are unlikely to have any significant impact on this objective.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Low	Local	Long term		Other policies in the Core Strategy should seek to retain trees on northern boundary and area of woodland on the western part of the site.
	<p><u>Comments:</u> The draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies the site as being located within a small gap between Huyton and Childwall but acknowledges that the site is relatively small in size in relation to gap in question and therefore concludes that development in this area would not significantly reduce the gap between Huyton and Childwall. The site does however contain a number of areas of mature trees, some of which are protected by Tree Preservation Order, and the loss of these could have an adverse impact on the landscape character of the area. It is therefore considered that the proposals have the potential to have some negative impact on this objective unless the identified mitigation measures are implemented.</p>							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	--	--	--	Low	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude the LWS and areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats, the provision of a buffer around the LWSs and the retention of areas of woodland.</p>

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site contains significant areas of grassland which is an identified Priority Habitat. In addition, part of the site is identified as a Local Wildlife Site (LWS). The proposals therefore have the potential to result in the loss of Priority Habitat. In addition, although it is recognised that the identified capacity of the site has been derived from the assumption that the LWS will be excluded from the developable area, unless this is the case, and the other identified mitigation measures are implemented, the proposals could reduce the value of the LWS. As a result, it is considered that the proposals could have a negative impact on the objective. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	--	--	--	Medium	Local	Long term		<p>Undertake a more detailed Flood Risk Assessment although it is recognised that a Level 2 SFRA is being prepared by the Council.</p> <p>Apply the sequential and exception test to the development proposals and, if necessary, exclude parts of the site at greatest risk of flooding from the developable area.</p> <p>Other policies in the Core Strategy should ensure that appropriate measures are taken to mitigate flood risk, such as the use of SuDS.</p>

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u></p> <p>The Knowsley Strategic Flood Risk Assessment (SFRA) (2009) identifies that sections of the site are within Flood Zones 2 and 3. This risk of flooding will be exacerbated by climate change and this part of the site should only be considered for development as part of a sequential approach. It is recognised that the identified capacity of the site has been derived from the assumption that the portion of the site within Flood Zones 2 and 3 will be excluded from the developable area and unless that is the case, and the other identified mitigation measures are implemented, the proposals could have a negative impact on the objective and its sub-objective of reducing flood risk.</p> <p>The Preliminary Flood Risk Assessment (2011) indicates that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would however result in the loss of a substantial area of greenfield land that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and the proposals could result in the loss of trees which make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The site is within close proximity of the B5178 Childwall Valley Road which provides access to a regular bus service. The site is also just over 1km from Roby train station and there are a number of facilities within walking distance of the site, including St Paschal Primary School, a parade of shops on Rimmer Avenue and a number of facilities within the nearby areas of Childwall and Belle Vale in Liverpool. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling.</p> <p>Consequently, whilst the proposals would inevitably result in some carbon emissions and could thereby have a negative impact on the objective and its sub-objective, it is considered that it is uncertain whether the impact on this objective would be significant due to the scale of the proposals and also because of the potential for the development to result in sustainable patterns of travel.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		<p>Secure the provision of appropriate on-site open space and green corridors through the site.</p> <p>Other policies in the Core Strategy should seek to retain areas of woodland</p>
	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of substantial area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network and would also lead to the loss of areas of identified Priority Habitat within the site. It is therefore considered that the proposals have the potential to have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.</p>							

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<p><u>Comments:</u> The proposals would result in the loss of a predominantly greenfield site, the eastern half of which is classified as Grade 3 Best and Most Versatile agricultural land. It is noted that parts of the site have been previously developed. Nevertheless, due to the area of greenfield land that would be lost it is considered that overall the proposals would have a negative impact on the objective and its sub-objective of directing new housing to previously developed land.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	?	?	?	Low	Local	Long term	Secondary impacts on biodiversity	Consider off-setting development from the edge of the brook
	<p><u>Comments:</u> Childwall Brook runs along the western boundary of the site and the proposals would result in development being directed to this location which has the potential to adversely affect water quality unless adequate mitigation measures are adopted. It is however recognised that there is limited certainty about the impact of the proposals on the water quality of this brook.</p>							
E8. To protect, and where necessary, improve local air quality.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The proposals have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. The site is not however within an Air Quality Management Area and, as recognised by the draft Knowsley and Sefton Green Belt Study –Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The site is within close proximity of the B5178 Childwall Valley Road which provides access to a regular bus service. The site is also just over 1km from Roby train station and there are a number of facilities within walking distance of the site, including St Paschal Primary School, a parade of shops on Rimmer Avenue and a number of facilities within the nearby areas of Childwall and Belle Vale in Liverpool. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, and taking into account their relatively limited scale, it is considered the proposal are unlikely to have a significant impact on this objective.</p>							
E9. To use water and mineral	0	0	0	Medium	N/A	N/A		

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
resources prudently and efficiently.	<u>Comments:</u> Unlikely to have any significant effects.							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
	<u>Comments:</u> As recognised by the draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The site is within close proximity of the B5178 Childwall Valley Road which provides access to a regular bus service. The site is also just over 1km from Roby train station and there are a number of facilities within walking distance of the site, including St Paschal Primary School, a parade of shops on Rimmer Avenue and a number of facilities within the nearby areas of Childwall and Belle Vale in Liverpool. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use.							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The proposals for Land at Edenhurst Avenue do not include an employment element and are therefore unlikely to have a significant effect on this objective.							
EC2. To enhance the vitality and	+	+	+	Low	Local	Long term	Enhanced perceptions of the area.	

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
viability of town and local centres.	<u>Comments:</u> The proposals have the potential to support the vitality and viability of the local centre on Rimmer Avenue. Nevertheless, it is recognised that some of the additional expenditure generated by the development could be diverted to neighbouring centres in Liverpool district and there is therefore only a limited level of certainty about the impact of the proposals on this objective.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The construction of the housing has the potential to generate some employment opportunities in the construction sector and the proposals would also potentially bring additional working age people to the area. Nevertheless, given the relatively low potential capacity of the site it is envisaged that the proposals would not have a significant impact on this objective.							
Sustainability Summary								

KGB 17 - Land at Edenhurst Avenue, to the west of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development at Land at Edenhurst Avenue would have a relatively mixed impact on the sustainability objectives. The proposals have the potential to deliver a range of housing types and tenures and could thereby contribute to housing needs identified in the Strategic Housing Market Assessment (2010) and have a positive impact on the objective of providing good quality housing and its sub-objective of providing a wider choice of accommodation to create a greater tenure mix. The potential development would also lead to the provision of housing in a location which would provide the future occupants of the location with easy access to existing services and facilities by a choice of means of transport and would also make a contribution to the continued viability of these services and facilities. It is therefore envisaged that development in this location could have some positive impact on the objectives relating to improving the local accessibility of goods, services and amenities and reducing the need to travel.</p> <p>The location is well-related to areas of deprivation in neighbouring Liverpool district and it is considered that the investment in the area together with the jobs created during the construction of the development could have some positive impact on the objectives of reducing poverty and social deprivation; and reducing unemployment. In addition, development in this location could have a positive impact on the objective of supporting the vitality and viability of local centres by leading to additional expenditure in the nearby local centre on Rimmer Avenue.</p> <p>It is however considered that development in this location would have an adverse impact on a number of objectives, particularly those related to environmental issues. Part of the location is identified as a Local Wildlife Site and the site also contains significant areas of grassland which is an identified Priority Habitat. It is therefore considered that the potential development in this location could have a significant negative impact on the objective relating to biodiversity unless appropriate mitigation measures are implemented. In particular, it is recognised that the impact on the LWS could be reduced through the exclusion of this asset from the developable area and the provision of an appropriate buffer around this LWS. Other mitigation measures that could be implemented to reduce the degree of impact on this objective are likely to include undertaking ecological studies and retaining areas of woodland. It is however recognised that it may not be possible to mitigate the impact of the potential development on the grassland within the location, which is identified as a priority habitat, without significantly reducing the developable area.</p> <p>It is considered that development in this location could also have a significant negative impact on the objective relating to adaptation to climate change due, in part, to sections of the site being within Flood Zones 2 and 3 as defined by the Strategic Flood Risk Assessment and also due to the proposals resulting in development taking place in a location that has been identified by the Preliminary Flood Risk Assessments (2011) as being susceptible to groundwater flooding. Key mitigation measures are likely to include undertaking more detailed site-specific flood risk assessments, applying the sequential test and exception tests, implementing appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems and, if necessary, excluding parts of the site from the developable area.</p> <p>Development in this location could also have some negative impact on the objectives relating to landscape character; green infrastructure; and protecting land and soil. It is envisaged that the potential development would not have a negative impact on any other objectives but the presence of Childwall Brook within the site means that their impact on the objective relating to water quality is considered to be uncertain. The impact of the potential development on the objective relating to mitigating climate change is also considered to be uncertain.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

KGB 20 - Land at Greenbridge Lane, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Low	Local	Long term	Together with the proposals for KGB21, the proposals for the site could have a have a positive cumulative impact on investment in the area.	
	<u>Comments:</u> The site is not adjacent to an identified regeneration area. Nevertheless, due to the size of the area the delivery of additional dwellings may have a positive impact on reducing deprivation by stimulating investment and creating jobs in the construction sector.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Medium	Local	Long term		
	<u>Comments:</u> The proposals would result in the provision of housing in a location that is in close proximity of a number of local facilities, including a local shopping centre on Bailey's Lane and Halewood Church of England Primary School. There is also a leisure centre, GP and health centre within 700m of the site. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The proposals would also make a contribution to the continued viability of these services and facilities.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and	0	0	0	Medium	N/A	N/A		

KGB 20 - Land at Greenbridge Lane, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce health inequalities.	<p><u>Comments:</u> The site does not presently have any public access and it is therefore considered that the development of the site would not reduce opportunities for informal recreation. Accordingly, the proposals are unlikely to have any significant effects upon this objective.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	++	++	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> Given the substantial capacity of the site, it is considered that the proposals for the Land at Greenbridge Lane have the potential to have a positive impact on the objective of providing good quality housing. The proposals could contribute to the housing needs identified by the 2010 Strategic Housing Market Needs Assessment which established that the proportion of two- and three-bed properties in Halewood is below the borough average and that the area has average house prices above the Borough average and the highest entry level prices in the Borough. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix and the relatively large capacity of the site may also have a positive influence the financial viability of affordable housing on site.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given their scale, it is considered that the proposals for the site are unlikely to have any significant effects on this objective.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site does not contain any designated heritage assets. Halewood Conservation Area is situated 250m to the west of the site and there is an archaeological site 100m to the south of the site. It is however noted that the Land at Greenbridge Lane is separated from these heritage assets by existing areas of housing. Accordingly, it is considered that the setting of these heritage assets is already influenced by more modern development and, as such, the proposals for the Land at Greenbridge Lane are unlikely to result in further detriment to the significance of these heritage assets. Accordingly, it is considered that the proposals would have no significant impact on the objective.</p>							

KGB 20 - Land at Greenbridge Lane, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area.	Other policies of the Core Strategy should seek to retain existing trees and secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies that the site forms part of a gap between Halewood and Widnes/Tarbock. The site comprises principally of open fields and the Landscape Character Assessment (2006) identifies the site as falling within a broad river valley landscape on the Urban Fringe Farmland Plain. Whilst urban development is prominent at the fringes of this area, the Landscape Character Assessment considers that these fringes do not presently have a major influence due to their impact being limited by a lack of elevation and tree cover. The proposals would expand the urban fringe of Halewood and it is noted that the edge of the site would not be well screened by trees on its eastern boundary. As such, the proposals are likely to increase the influence of the urban fringe upon this landscape. It is also noted that the site has a number of mature trees on its north western boundary that are protected by Tree Preservation Order and the loss of these trees could have a negative impact on local landscape character. It is therefore considered that the proposals for the site have the potential to have some negative impact on the local character of the landscape.</p>							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats, the provision of a buffer around the LWSs and the retention of areas of woodland.</p>

KGB 20 - Land at Greenbridge Lane, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site is within the Netherley Brook and Ditton Brook Corridor Strategic Opportunity Area, there is a section of priority habitat within the site (woodland) and the eastern boundary of the site is formed by Dilton Brook which is an identified Local Wildlife Site. The development of this site may place pressure on these features and could potentially result in the loss of Priority Habitat. As a result, it is considered that the proposal would have a negative impact on this objective and the sub-objective of conserving and enhancing the natural environment. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value it is recognised that there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	--	--	--	Medium	Local	Long term		<p>Undertake more detailed Flood Risk Assessment although it is recognised that a Level 2 SFRA is being prepared.</p> <p>Apply the sequential and exception test to the development proposals and, if necessary, exclude parts of the site at greatest risk of flooding from the developable area.</p> <p>Other policies in the Core Strategy should ensure that appropriate measures are taken to mitigate flood risk, such as the use of SuDS.</p>
	<p><u>Comments:</u> The Knowsley Strategic Flood Risk Assessment (SFRA) (2009) identifies that the eastern half of the site is within Flood Zones 2 and 3. This risk of flooding will be exacerbated by climate change and this part of the site should only be considered for development as part of a sequential approach. It is recognised that the identified capacity of the site has been derived from the assumption that the portion of the site within Flood Zones 2 and 3 will be excluded from the developable area and unless this is the case, and the other identified mitigation measures are implemented, the proposals could have a negative impact on the objective and its sub-objective of reducing flood risk.</p> <p>The proposals would also result in the loss of a substantial area of greenfield land that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							

KGB 20 - Land at Greenbridge Lane, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change, such as increased flood risk.	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and the proposals could result in the loss of trees which make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>Only the south western sections of the site are within the Council's identified buffer zones for train stations and a bus corridor and, given its scale, parts of the site are of some distance from these services. It is recognised that the proposals are of a scale where they may facilitate improvements to the local transport network although it is acknowledged that there is limited certainty about this at this stage. There is however a number of local facilities within reasonably close proximity of the site, including a local shopping centre on Bailey's Lane, Halewood Church of England Primary School and a leisure centre, GP and health centre within 700m of the site. It is therefore envisaged that the impact of the proposals on the use of sustainable transport modes is uncertain.</p> <p>Nevertheless, given the capacity of the site, it is considered to be uncertain whether the proposals would have a significant impact on the objective.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site.
	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of substantial area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network and may also impact upon sections of Priority Habitat within the site. It is therefore considered that the proposals have the potential to have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.</p>							

KGB 20 - Land at Greenbridge Lane, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
<p><u>Comments:</u> The proposals would result in the loss of a substantial predominantly greenfield site. It is also noted that the entire site is classified as Grade 2 or Grade 3 Best and Most Versatile agricultural land and that parts of the site are presently within agricultural use. It is therefore considered that the proposals have the potential to have a negative impact on this objective and also on the sub-objective of directing new housing to previously developed land.</p>								
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	?	?	?	Low	Local	Long term	Secondary impacts on biodiversity	Consider off-setting development from the edge of the brook
<p><u>Comments:</u> Ditton Brook forms the eastern boundary of the site and the proposals may result in development being directed to this location which has the potential to adversely affect water quality unless adequate mitigation measures are adopted. It is however recognised that there is limited certainty about the impact of the proposals on the water quality of this brook.</p>								
E8. To protect, and where necessary, improve local air quality.	0	0	0	Low	N/A	N/A		
<p><u>Comments:</u> The proposals are likely to result in an increase in traffic in the immediate surrounding area but it is recognised that the extent to which this will impact on air quality is uncertain. The proposals have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. In addition, only the south western sections of the site are within the Council's identified buffer zones for train stations and a bus corridor and, given its scale, parts of the site are of some distance from these services. The site is not however within an Air Quality Management Area. The proposals are of a scale where they may facilitate improvements to the local transport network although it is acknowledged that there is limited certainty about this at this stage. There is however a number of local facilities within reasonably close proximity of the site, including a local shopping centre on Bailey's Lane, Halewood Church of England Primary School and a leisure centre, GP and health centre within 700m of the site, and also an established employment area within 1.5km. However, given the scale of the site there is only a limited level of certainty over whether these facilities would be within convenient walking distance of the entire site. It is therefore envisaged that the impact of the proposals on the use of sustainable transport modes is uncertain. Nevertheless, given the capacity of the site, it is considered that the proposals are unlikely to have a significant impact on this objective.</p>								
E9. To use water and mineral	0	0	0	Medium	N/A	N/A		

KGB 20 - Land at Greenbridge Lane, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
resources prudently and efficiently.	<u>Comments:</u> Unlikely to have any significant effects.							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	?	?	?	Low	Local	Long term		Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<u>Comments:</u> As recognised by the draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. However, only the south western sections of the site are within the Council’s identified buffer zones for train stations and a bus corridor and, given its scale, parts of the site are of some distance from these services. It is recognised that the proposals are of a scale where they may facilitate improvements to the local transport network although it is acknowledged that there is limited certainty about this at this stage. There is a number of local facilities within reasonably close proximity of the site, including a local shopping centre on Bailey’s Lane, Halewood Church of England Primary School and a leisure centre, GP and health centre within 700m of the site, and also an established employment area within 1.5km. However, given the scale of the site there is only a limited level of certainty over whether these facilities would be within convenient walking distance of the entire site. It is therefore envisaged that the impact of the proposals on the use of sustainable transport modes is uncertain.							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A	Together with the proposals for KGB21, the proposals for the site could have a have some positive cumulative impact on investment in the area.	
	<u>Comments:</u> The proposals for the Land at Greenbridge Lane do not include an employment element and are therefore unlikely to have a significant effect on this objective.							

KGB 20 - Land at Greenbridge Lane, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. To enhance the vitality and viability of town and local centres.	+	+	+	Medium	Local	Long term	Enhanced perceptions of the area.	
	<u>Comments:</u> The site is not located within particularly close proximity of the Borough's designated town centres and the Knowsley Town Centre and Shopping Study (2009) established that due to delays in regenerating the Ravenscourt centre, many Halewood residents were travelling outside the Borough to meet their shopping needs. Given the residential capacity of the site, the proposals have the potential to support the Ravenscourt redevelopment, which is scheduled to be completed by the end of 2012, and also have a positive impact on the vitality and viability of the local shopping centres on Bailey's Lane. It is therefore considered that the proposals have the potential to have a positive impact on this objective.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	Local	Medium term	Secondary impacts on deprivation and quality of life.	
	<u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and the proposals would also potentially bring additional working age people to the area. It is therefore considered that the proposals have the potential to have some positive impact on the objective.							
Sustainability Summary								

KGB 20 - Land at Greenbridge Lane, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development at this location would have a mixed impact on the sustainability objectives. The delivery of the scale of housing proposed would have a major positive impact on the objective of providing good quality, affordable and resource efficient housing and could contribute to the housing needs identified by the 2010 Strategic Housing Market Needs Assessment which established that the proportion of two- and three-bed properties in Halewood is below the borough average and that the area has average house prices above the Borough average. In addition, the creation of employment opportunities during the construction of the development would support the objectives of reducing unemployment; and reducing poverty and social deprivation. Development in this location could have a positive impact on the objective relating to improving accessibility to goods and facilities by resulting in the provision of housing in a location which would provide the future occupants of the development with easy access to existing services and facilities by a choice of means of transport. In addition, given the residential capacity of the location, the potential development could support the Ravenscourt redevelopment, which is scheduled to be completed by the end of 2012, and also have a positive impact on the vitality and viability of the local shopping centre on Bailey's Lane. It is therefore considered that development in this location could have a positive impact on the objective of enhancing the vitality and viability of town and local centres.</p> <p>The Strategic Flood Risk Assessment does however identify that the eastern half of the site is within Flood Zones 2 and 3 and it is considered that development in this location could therefore have a major negative impact on the objective of adapting to climate change and its sub-objective of reducing flood risk unless appropriate mitigation measures are implemented. These mitigation measures may include the completion of more detailed site-specific flood risk assessments, the application of the sequential and exception tests, applying other appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems and, if necessary, excluding the eastern part of the site from the developable area.</p> <p>Development in this location would result in the loss of a significant area of greenfield land which is predominantly classified as Grade 2 and Grade 3 Best and Most Versatile agricultural land. It is therefore considered that the potential development would have a negative impact on the objective relating to protecting land and soil. Whilst the impact on this objective cannot in itself be wholly mitigated as any development in this location would inevitably lead to the loss of greenfield land and Best and Most Versatile agricultural land, ensuring that any development in this location is built to an appropriate density could help minimise the need to release further greenfield sites and Best and Most Versatile agricultural land in order to meet future development needs.</p> <p>Other objectives which it is considered that development in this location is likely to have a negative impact on include those which relate to landscape character; biodiversity; and green infrastructure. In order to reduce the potential impact on these objectives a number of mitigation measures are recommended. In particular, given that the Ditton Brook Local Wildlife Site is located on the eastern fringe of the site it may be possible to mitigate some of the impact on the objective relating to biodiversity by undertaking appropriate ecological surveys and by providing an appropriate buffer around this LWS. Other measures which may help mitigate some of the impact on the objective relating to biodiversity and also on the objective relating to landscape character include seeking to retain existing areas of woodland and securing appropriate on-site landscaping.</p> <p>It is envisaged that development in this location would not have a negative impact on any other objectives but the proximity of the site to Ditton Brook means that its impact on the objective relating to water quality is considered to be uncertain. The impact of the potential development in this location on the objective relating to mitigating climate change and the use of sustainable transport modes are also considered to be uncertain.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

KGB 8 - Land bound by A58, to the north of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Low	Local	Long term		
	<p><u>Comments:</u> The site is not adjacent to an identified regeneration area. Nevertheless, due to the size of the area the delivery of additional dwellings may have a positive impact on reducing deprivation by stimulating investment and creating jobs in the construction sector.</p>							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Low	Local	Long term		Retain sports pitches or secure alternative provision of sports pitches
	<p><u>Comments:</u> The proposals would result in the provision of housing in a location that is in close proximity of Liverpool Road which is well served by buses to Rainhill, St Helens and Liverpool. There are also a range of local facilities within convenient walking distance of the site, including Prescot town centre, a GP and health centre 350m to the east of the site, and a leisure centre within 1.2km of the site. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The scale of development proposed could also help ensure the continued viability of these services and facilities.</p> <p>The location contains a number of sport pitches located off Knowsley Park Lane which were rated as 'good' by the Knowsley Green Space Audit (2012). The draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) states that the indicative capacity for the site is based upon the assumption that this facility would be retained and it is considered that unless these facilities were retained their loss could have an adverse impact on the achievement of this objective. This reduces the level of certainty that the proposals would have a positive impact on this objective.</p>							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy are likely to ensure that all new development is designed in a way that reduces opportunities for crime.</p>							
S4. To support voluntary and	0	0	0	Medium	N/A	N/A		

KGB 8 - Land bound by A58, to the north of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community networks, assist social inclusion and ensure community involvement in decision making.	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Retain sports pitches or seek to secure on-site public open space and the provision of a replacement sports pitch.
	<u>Comments:</u> The site contains a number of sport pitches located off Knowsley Park Lane which were rated as 'good' by the Knowsley Green Space Audit (2012) and it is noted that the Green Space Audit (2012) identified that this area has a marginal deficit of 0.13ha of public open space relative to the Council's adopted standards. It is recognised that, as stated by the draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the indicative capacity for the site is based upon the assumption that this facility would be retained and it is considered that unless this was the case the proposals would have the potential to have a slight negative impact on this objective.							
S6. To provide good quality, affordable and resource efficient housing.	+	++	++	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<u>Comments:</u> Given the substantial capacity of the site, it is considered that the proposals for Land bound by the A58 to the north of Prescot would have the potential to have a positive impact on the objective of providing good quality housing. This impact would become more significant as the development is built out. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix. The large capacity of the site may also have a positive influence the financial viability of affordable housing on site.							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given their scale, it is considered that the proposals for the site are unlikely to have any significant effects on this objective.							

KGB 8 - Land bound by A58, to the north of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	?	?	?	Low	Local	Long term	Secondary impacts on the image of the area and sense of place.	Undertake an assessment of the proposals on these heritage assets and, if appropriate, incorporate measures to protect their setting.
	<p><u>Comments:</u> A small portion of the site falls within the Prescot Conservation Area and the site is therefore considered to be partially within a historic setting. It is also noted that there a number of listed buildings in relatively close proximity to the site, including the Grade II listed nos. 44-54 Derby Street and the Clock Face PH. The site is also in reasonably close proximity to Knowsley Hall Estate (Historic Park and Gardens) but it is acknowledged that the A58 represents a significant barrier to the historic area and will significantly limit any adverse impacts from development.</p> <p>It is however considered that the proposals have the potential to impact on the setting of the conservation area and a number of these listed buildings. However, it is acknowledged that there is only limited certainty about this as the setting of some of these listed buildings is already heavily influenced by modern development, such as the adjacent garden centre. It is also noted that Prescot Conservation Area is included on English Heritage's Heritage at Risk Register and when previously assessed was considered to be in a very bad condition and deteriorating. Whilst the proposals could potentially affect the setting of the north western part of the conservation area, the scale of development proposed could generate additional investment in the area and thereby help contribute to the conservation and enhancement of this historic asset. Consequently, the overall impact of the proposals on the objective are considered to be uncertain.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area.	Other policies in the Core Strategy should ensure the retention of existing trees and secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies the as being within the narrow gap between Huyton and Prescot but concludes that development in this location would not significantly reduce this gap. The site also has strong physical boundaries which should ensure the development is adequately contained. It is also acknowledged that parts of the site have been previously developed, such as the garden centre on Liverpool Road. Nevertheless, it is considered that the landscape in the area makes some contribution to the setting of Prescot and it is recognised that the site contains a number of mature trees which contribute to the character of the area. It is therefore considered that the proposals for the site have the potential to have a negative impact on the character of the local landscape, particularly if they result in the loss of protected trees and areas of woodland.</p>							

KGB 8 - Land bound by A58, to the north of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures are implemented to mitigate the impacts of the development, such as the provision of on-site habitats or the retention of areas of woodland.</p>
	<p><u>Comments:</u> There are areas of woodland, which is considered to be a Priority Habitat, within the site boundary. The proposals therefore have the potential to result in the loss of Priority Habitat and, as a result, have a negative impact on the objective unless the identified mitigation measures are implemented. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.

KGB 8 - Land bound by A58, to the north of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The Preliminary Flood Risk Assessment (2011) indicates that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would however result in the loss of a substantial area of predominantly greenfield land that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and they could also result in the loss of trees which can make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is also noted that the Low Carbon Energy Options study states that the absence of significant adjacent commercial or other non-residential development to the north west of Prescot means there is unlikely to be a reasonable anchor load for any district heating network in the area. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The site is within close proximity of Liverpool Road which is well served by buses to Rainhill, St Helens and Liverpool. There are also a range of local facilities within convenient walking distance of the site, including Prescot town centre, a GP and health centre 350m to the east of the site, and a leisure centre within 1.2km of the site. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling.</p> <p>Consequently, and given their scale, it is considered to be uncertain whether any negative impact from the proposals on this objective would be significant.</p>							

KGB 8 - Land bound by A58, to the north of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Seek to retain areas of woodland and secure the delivery of replacement pitches.
	<u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of substantial area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network and the proposals may also impact upon the areas of Priority Habitat within the site. It is therefore considered that the proposals would have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The proposals would result in the loss of a predominantly greenfield site, the western half of which is classified as Grade 3 Best and Most Versatile agricultural land. Consequently, whilst it is recognised that parts of the site have been previously developed, it is considered that overall the proposals would have a negative impact on the objective and its sub-objective of directing new housing to previously developed land.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects							
E8. To protect, and where	0	0	0	Medium	N/A	N/A		

KGB 8 - Land bound by A58, to the north of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
necessary, improve local air quality.	<p><u>Comments:</u> The proposals are likely to result in an increase in traffic in the immediate surrounding area but it is recognised that the extent to which this will impact on air quality is uncertain. The site is not within an Air Quality Management Area and, as recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The site is within close proximity of Liverpool Road which is well served by buses to Rainhill, St Helens and Liverpool. There are also a range of local facilities within convenient walking distance of the site, including Prescot town centre, a GP and health centre 350m to the east of the site, and a leisure centre within 1.2km of the site. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, and taking into account their scale, it is considered that the proposals are unlikely to have any significant impact on the objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> Unlikely to have any significant effects</p>								
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
<p><u>Comments:</u> As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The site is within close proximity of Liverpool Road which is well served by buses to Rainhill, St Helens and Liverpool. There are also a range of local facilities within convenient walking distance of the site, including Prescot town centre, a GP and health centre 350m to the east of the site, and a leisure centre within 1.2km of the site. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use.</p>								
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> Unlikely to have any significant effects.</p>								
Economic								
EC1. To improve the	0	0	0	Medium	N/A	N/A		

KGB 8 - Land bound by A58, to the north of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	<u>Comments:</u> The proposals for the Land bound by the A58 to the north of Prescot do not include an employment element and are unlikely to have a significant effect on this objective.							
EC2. To enhance the vitality and viability of town and local centres.	++	++	++	Medium	Local	Long term	Enhanced perceptions of the area and potential secondary impacts on the significance of the Prescot town centre conservation area.	
	<u>Comments:</u> The site is approximately 400m from Prescot town centre which, according to the Knowsley Town Centre and Shopping Study (2009), has suffered a loss of vitality and viability in recent years and is identified as a regeneration priority by the draft Economic Regeneration Strategy. Given the residential capacity of the site and its proximity to the town centre, the proposals have the potential to have a positive impact on the vitality and viability of this centre by increasing levels of expenditure within it. It is therefore considered that the proposals have the potential to have a positive impact on this objective.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Low	Local	Long term	Secondary impacts on deprivation and quality of life.	
	<u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and therefore has the potential to have some positive impact on the objective. The proposals would also potentially bring additional working age people to the area and the additional expenditure generated by the proposals could also help sustain existing jobs.							
Sustainability Summary								

KGB 8 - Land bound by A58, to the north of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>Given the substantial capacity of the location, it is considered that the potential development of the Land bound by the A58 to the north of Prescot could make an important contribution to the housing needs identified in the Strategic Housing Market Assessment (2010) and have a positive impact on the objective of providing good quality housing. The location is also within close proximity of Prescot town centre which, according to the Knowsley Town Centre and Shopping Study (2009), has suffered a loss of vitality and viability in recent years. Given the notional capacity of the location and its proximity to the town centre, it is considered that the potential development in this location could have a positive impact on the vitality and viability of this centre by increasing levels of expenditure within it and it is therefore considered that they would have a major positive impact on this objective. It is considered that development in this location would also have the potential to have a positive impact on a number of other objectives, including those relating to reducing poverty and social deprivation; reducing the need to travel; and reducing long term unemployment.</p> <p>Development in this location would however result in housing being built on a predominantly greenfield site and, unless appropriate mitigation measures are implemented, could also lead to the loss of areas of priority habitat and a number of sports pitches. As a result, it is envisaged that the potential development in this location could have a negative impact on the objectives relating to local landscape character; biodiversity; green infrastructure; health; and protecting land and soil. The exclusion of the sports pitches from the developable area or the provision of suitable replacement facilities could however mitigate the impact on the objective relating to health. In addition, the impact on the objectives relating to landscape character and biodiversity could potentially be reduced through securing appropriate landscaping and on-site open space provision, undertaking ecological surveys and protecting areas of woodland. Whilst it is recognised that it would not be possible to completely mitigate the impact on the objective relating to protecting land and soil, due to development in this location inevitably resulting in the loss greenfield land, it is recommended that ensuring the development is built to an appropriate density could help minimise the need to release further greenfield sites.</p> <p>Development in this location could also have a negative impact on the objective relating to adaptation to climate change due, in part, to the proposals resulting in development taking place in a location that has been identified by the Preliminary Flood Risk Assessments (2011) as being susceptible to groundwater flooding. Key mitigation measures to reduce the level of impact on this objective are likely to include applying appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems.</p> <p>The site is also in close proximity to a number of historic assets, including Prescot town centre which is included on English Heritage's Heritage at Risk Register. However, whilst development in this location could potentially affect the setting of the north western part of the conservation area, the scale of development could generate additional investment in the area and thereby help contribute to the conservation and enhancement of this historic asset. Consequently, it is considered that the impact of development in this location on the objective relating to preserving and enhancing Knowsley's built heritage is uncertain. The impact of the potential development on the objective relating to mitigating climate change is also considered to be uncertain.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Low	Local	Long term	Together with the proposals for KGB14 and KGB18, the proposals for the site could have a positive cumulative impact on perceptions of the area and support regeneration.	
	<u>Comments:</u> The site is not adjacent to an identified regeneration area. Nevertheless, due to the size of the area the delivery of additional dwellings may have a positive impact on reducing deprivation by stimulating investment and creating jobs in the construction sector.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Medium	Local	Long term		
	<u>Comments:</u> There are a range of local facilities and amenities that are readily accessible from sections of the site including primary schools, a GP and health centre and a local centre on Greene's Road. The proposals would also make a contribution to the continued viability of these services and facilities. Whilst it is noted that these facilities would be some distance from the southern and eastern parts of the site, it is recognised that the proposals are of a scale which could provide on-site facilities and the proposer of the site has indicated that a range of social and community facilities would be provided on site. It is therefore considered that the proposals would have a positive impact on the objective and its sub-objective of improving community facilities. However, the degree of impact on this objective is reduced by the fact that, notwithstanding the stated intentions of the proposer of the site, at this stage there is only limited certainty over what facilities would be provided on site and the degree to which these would be accessible from all parts of the site and surrounding areas.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S5. To improve health and reduce health inequalities.	+	+	+	Low	Local	Long term	Secondary impacts on quality of life.	
	<p><u>Comments:</u> The proposals are of a scale which may facilitate the provision of on-site services and amenities but it is at present uncertain whether such facilities would be incorporated into the proposals. The proposers of the site have stated that the development would be laid out to encourage walking and cycling and have also confirmed that large areas of the site would be retained as green and open space which would be made available for informal recreation for all Knowsley residents. It is therefore considered that the proposals have the potential to have a positive impact on the objective but the level of certainty about this is reduced by the fact that at this stage there is only limited certainty over what facilities would be provided on site and the degree to which these would be accessible from all parts of the site and surrounding areas.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	++	++	Medium	Local	Long term	Together with the proposals for KGB14 and KGB18, the proposals for the site could have a have a positive cumulative impact on perceptions of the area and support regeneration.	Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> Given the capacity of the site, it is considered that the proposals would have a major positive impact on the objective of providing good quality housing by contributing to the housing needs identified by the 2010 Strategic Housing Market Needs Assessment. The proposals could have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix and the large capacity of the site is also likely to have a positive influence the financial viability of affordable housing on site. The impact upon this objective would become more significant as the development is built out.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Low	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	
	<p><u>Comments:</u> Given the scale of the proposals, it is considered that the construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. It is also considered that the proposals are of a scale where they may result in the provision of on-site education facilities or result in improvements to the local public transport system which could enhance the physical accessibility of educational and training opportunities. It is however acknowledged that there is only a limited certainty about this until such a point as more detailed proposals for the site are developed.</p>							

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Low	Local	Long term		Undertake an assessment of the proposals on these heritage assets and, if appropriate, incorporate measures to protect their setting such as landscaping or the creation of a suitable buffer.
	<p><u>Comments:</u> Carr House Farmhouse is included within the site. This is a Grade II listed building and development in this location would have the potential to impact upon the setting and significance of this heritage asset. It is however recognised that this building is located towards the edges of what is a large site. As a result, there may be scope to incorporate an adequate buffer around this building to protect its setting and there is therefore only a limited level of certainty that the proposals would have a negative impact on this objective.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across	-	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area.	Seek to retain existing trees and, where possible, protect the setting of the remnants of the former Halshead Estate.

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Knowsley.	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies the site as being within a wide gap between Whiston and Widnes and concludes that the development of the site would not have a significant impact on the separation of these settlements. In addition, it recognises that the site would be well-contained by strong defensible boundaries if it were to come forward alongside KGB14. This would reduce the likelihood of further expansion into the Green Belt.</p> <p>Nevertheless, the Knowsley Open Space, Recreation and Sport Strategy (2005) notes that Prescott and Whiston are within the Lancashire Coal Measures landscape area but that there is minimal remnant landscape around this area. Halsnead Park, which forms part of the site, is however identified by this strategy as one of only two key areas of existing open space in this area. The Landscape Character Assessment (2006) notes that the former Halsnead Estate is defined by the existence of remnants of the former Estate, including long sections of the sandstone boundary wall, a gate house, and small woodland clumps. It is considered that these remnants of the Halsnead Hall Parkland make a positive contribution and their loss or the presence of significant built development within their vicinity are likely to have an adverse effect on the local character of the landscape.</p> <p>The proposer of the site has stated that mature tree planting and existing water bodies on site will be retained, managed and generally improved in terms of physical appearance. The proposals also make reference to retaining existing features that contribute to landscape character such as boundary walls and gate houses. At this stage there is however limited certainty over the extent to which these features would be retained. Consequently, and taking into account the landscape value of parts of the site and area of greenfield land that could be lost as part of the development, it is considered that the proposals would have a negative impact on this objective. It is however acknowledged that, due to the stated intentions of the proposer of the site, there is only limited certainty over the impact on this objective.</p>							

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake appropriate ecological surveys.</p> <p>Exclude the LWS and areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats, the creation of a buffer around the LWSs and the retention of areas of woodland.</p>
<p><u>Comments:</u> The site contains a number of features of nature conservation interest, including a Local Wildlife Site (Cronton Mineral Line) and Priority Habitat (woodland). The proposals may result in the loss of some of this priority habitat or place additional pressure on the LWS. It is also noted that the site is adjacent to further LWSs (The Old Wood and Big Water). It is recognised that the identified capacity of the site has been derived from the assumption that the LWS will be excluded from the developable area and the proposers of the site have stated that the mature tree planting and hydrological structures on the site will be retained. In the absence of these mitigation measures it is considered that the proposals could have a significant negative impact on these assets and it is recognised that the proposals may still result in some addition pressure on these resources due to more intensive recreational use. Consequently, it is considered that the proposals have the potential to have a negative impact on this objective. Nevertheless, in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value, it is considered that there is limited certainty about the impact of the proposals on this objective.</p>								

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. To adapt to climate change including flood risk.	--	--	--	Medium	Local	Long term		<p>Undertake more detailed Flood Risk Assessment although it is recognised that a Level 2 SFRA is being prepared by the Council.</p> <p>Apply the sequential and exception test to the development proposals and, if necessary, exclude parts of the site at greatest risk of flooding from the developable area.</p> <p>Other policies in the Core Strategy should ensure that appropriate measures are taken to mitigate flood risk, such as the use of SuDS.</p>
<p><u>Comments:</u></p> <p>The Strategic Flood Risk Assessment (2009) identifies that a small part of the southern section of the site is within Flood Zones 2 and 3. This risk of flooding will be exacerbated by climate change and this part of the site should only be considered for development as part of a sequential approach. It is recognised that the identified capacity of the site has been derived from the assumption that the portion of the site within Flood Zones 2 and 3 will be excluded from the developable area and unless this is the case, and the other identified mitigation measures are implemented, the proposals could have a negative impact on the objective and its sub-objective of reducing flood risk.</p> <p>The Preliminary Flood Risk Assessment (PFRA) (2011) indicates that the site also falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding. Nonetheless, the proposals would result in a significant area of greenfield land being replaced with built development which may have an adverse impact on levels of surface water run-off if suitable measures are not implemented, such as sustainable drainage systems.</p> <p>The proposals would also result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>								

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	-	-	Low	Local	Long term	Negative Secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change, including exploring the opportunities for incorporating decentralised energy systems on large sites such as this.
<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. The proposals therefore have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency and it is recognised that the proposers of the site have stated that the site may offer opportunities for decentralised energy systems due to the quantum of development proposed. It is however recognised that there is presently no certainty that such systems would be incorporated into the proposals for the site and it is noted that the Knowsley Renewable and Low Carbon Energy Options study (2009) considered that a purely residential development of the area would be unlikely to readily lend itself to a district heating opportunity. In addition, the site is not located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The proposals are likely to result in an increase in traffic in the immediate surrounding area. It is however noted that there are a range of local facilities and amenities that are readily accessible from sections of the site including primary schools, a GP and health centre and a local shopping centre on Greene's Road. It is also recognised that there are existing employment areas located in close proximity to employment sites, such as the industrial and business estate on the opposite side of Windy Arbor Road and Huyton Business Park which may reduce the need to travel for work. Whilst these community facilities are some distance from the eastern and southern sections of the site, it is recognised that the proposals are of a scale which could provide on-site facilities and the proposer of the site has indicated that a range of social and community facilities would be provided on site. The proposer of the site has also stated that the proposals would include the provision of new bus routes through the site and that the development would be designed to encourage walking and cycling. The development therefore has the potential to encourage sustainable modes of transport although, notwithstanding the stated aims of the proposer of the site, it is considered that at this stage in the process there is only a limited level of certainty about what facilities would be provided on site and the degree to which these would be accessible from all parts of the site and surrounding areas.</p> <p>Consequently, and taking into account the scale of development proposed, it is considered that the proposals have the potential to have some negative impact on the objective.</p>								

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Low	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Other policies in the Core Strategy should seek to retain areas of woodland
	<u>Comments:</u> The proposals would result in the loss of substantial area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network. In particular, it is noted that the site is within the Whiston to Cronton Corridor 'Strategic Green Link' which was identified as one of the Borough's important strategic greenspace linkages in the Core Strategy Preferred Options report. Consequently, notwithstanding the fact that the proposer of the site has stated that the mature tree planting and hydrological structures on the site will be retained, it is considered that the proposals have the potential to have a negative impact on this objective.							
E6. To protect, manage and restore land and soil quality.	-	-	-	Low	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The proposals would result in the loss of a substantial greenfield site. It is also noted that the majority of the site is classified as Grade 2 Best and Most Versatile agricultural land. It is therefore considered that the proposals have the potential to have a significant negative impact on this objective and also on the sub-objective of directing new housing to previously developed land. It is however noted that a small part of the site have been previously developed and, particularly the former nursery at the north of the site, have a derelict appearance. Accordingly, the proposals would have some positive effect on the objective of reducing the amount of derelict land. It is however considered that, on balance, the proposals would overall have a negative impact on the objective due to the amount of greenfield, Best and Most Versatile land that would be lost.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	?	?	?	Low	Local	Long term	Secondary impacts on biodiversity	
	<u>Comments:</u> The site is in close proximity to a number of bodies of water, including Big Water. Directing development to locations close to these features has the potential to adversely affect water quality unless adequate mitigation measures are adopted. It is however recognised that there is limited certainty about the impact of the proposals on the water quality of these water bodies.							

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. To protect, and where necessary, improve local air quality.	-	-	-	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options. Other policies in the Core Strategy should seek to retain trees and areas of woodland.
	<p><u>Comments:</u> The site is not within an Air Quality Management Area and it is noted that there are a range of local facilities and amenities that are readily accessible from sections of the site including primary schools, a GP and health centre and a local shopping centre on Greene’s Road. It is also recognised that there are existing employment areas located in close proximity to employment sites, such as the industrial and business estate on the opposite side of Windy Arbor Road and Huyton Business Park which may reduce the need to travel for work. Nevertheless, these community facilities are some distance from the eastern and southern sections of the site and only the northern sections of the site are within 800m of Whiston railway station and not all of the site is in close proximity to the existing bus routes on Windy Arbor Road and Lickers Lane. The proposer of the site has also stated that the proposals would include on-site facilities, the provision of new bus routes through the site and that the development would be designed to encourage walking and cycling. Nevertheless, at this stage there is limited certainty about what facilities would be provided and due to quantum of development proposed and the number of trips it is likely to generate, it is considered that the proposals have the potential to have some negative impact on the objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	?	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<p><u>Comments:</u> There are a range of local facilities and amenities that are readily accessible from sections of the site including primary schools, a GP and health centre and a local shopping centre on Greene’s Road. It is also recognised that there are existing employment areas located in close proximity to employment sites, such as the industrial and business estate on the opposite side of Windy Arbor Road and Huyton Business Park which may reduce the need to travel for work. Nevertheless, these community facilities are some distance from the eastern and southern sections of the site and only the northern sections of the site are within 800m of Whiston railway station and not all of the site is in close proximity to the existing bus routes on Windy Arbor Road and Lickers Lane.</p> <p>The proposer of the site has stated that the proposals would include on-site facilities, the provision of new bus routes through the site and that the development would be designed to encourage walking and cycling. It is however considered that at this stage there is limited certainty over what facilities would be provided on site and the degree to which the development would encourage sustainable modes of transport. The impact of the proposals on the objective are therefore considered to be uncertain.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> Unlikely to have any significant effects.</p>								
Economic								

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	+	+	Medium	Local	Long term	Contribution to overall pool of jobs in the Borough Together with the proposals for KGB14 and KGB18, the proposals for the site could have a have a positive cumulative impact on perceptions of the area and support regeneration.	
	<u>Comments:</u> The proposals for the site do not include an employment element. Nevertheless, they are of a scale where they may encourage further investment in the area, sustaining existing local employment and also potentially bringing new jobs into the area.							
EC2. To enhance the vitality and viability of town and local centres.	+	+	+	Medium	Local	Long term	Enhanced perceptions of the area.	
	<u>Comments:</u> The proposals are of a scale where they could generate additional expenditure which could have a positive impact on the vitality and viability of Knowsley's town centres and the local centre on Greene's Road.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	More than local	Long term	Secondary impacts on deprivation and quality of life.	
	<u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and therefore has the potential to have some positive impact on the objective. The proposals are also of a scale where they may encourage further investment in the area, sustaining existing local employment and also potentially bringing new jobs into the area.							
Sustainability Summary								

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>As with the other proposals for land to the south of Whiston, the potential development of the location at Windy Arbor Road would have a positive impact on a significant number of objectives. In particular, given the scale of the potential development in this location, it is considered that it could make an important contribution to housing needs identified in the Strategic Housing Market Assessment (2010) and have a significant positive impact on the objective relating to providing good quality, affordable and resource efficient housing; and its sub-objective or providing a wider choice of accommodation to create a greater tenure mix.</p> <p>The quantum of development that could be delivered in this location is considered to be of a scale which could generate a number of employment and training opportunities during the construction of the development. It is therefore considered that potential development in this location would have some positive impact on the objectives relating to reducing poverty and social deprivation; improving training and opportunities for lifelong learning; and reducing unemployment. Furthermore, the potential development in this location may encourage further investment in the area, helping to sustain existing local employment and facilities and resulting in a positive impact on the objectives that are concerned with business growth; and the vitality and viability of town and local centres. The potential development could also have some positive impact on the objectives relating to health; and improving access to goods, services and amenities.</p> <p>The appraisal of this location did however identify a number of potential negative impacts on the sustainability objectives. In particular, the significant area of greenfield land that would be lost, together with the potential impact on priority habitat and Local Wildlife Sites that are within and adjacent to the location, resulted in the potential development being considered to have a negative impact on the objectives relating to protecting land and soil; biodiversity, species and habitats; mitigating climate change; and conserving green infrastructure. It may not be possible to entirely mitigate the impact of development in this location on some of these objectives, for instance due to the amount of greenfield land that would be lost it is considered that development in this location would inevitably have a negative impact on the objective relating to protecting land and soil and its sub-objective of directing new housing to previously developed land. However, it may be possible to mitigate negative impacts of development in this location on other objectives, such as the objective relating to biodiversity through for example undertaking appropriate ecological surveys, protecting areas of woodland and securing appropriate buffers around the Local Wildlife Sites that are within/adjoin this location.</p> <p>The possible impact of development in this location on a listed building within the location result in the proposals having the potential to have a negative impact on the objective that seeks to preserve, enhance and manage built heritage. It is however acknowledged that due to this feature being located on the edge of what is a very large site there may be some scope to provide adequate buffers around this heritage asset in order to protect its setting and ensure that any development that takes place in this location does not have a negative impact on this objective. As a result, there is only a limited level of certainty that development in this location would have a negative impact on this objective. Given the landscape value of parts of the site and the area of greenfield land that would be lost as part of the development, it is considered that the potential development of this location could have a negative impact on the objective relating to protecting local landscape character. Whilst it would not be possible to entirely mitigate the impact on this objective, the degree of impact could be reduced to an extent by ensuring the retention of existing trees and, where possible, seeking to protect the setting of the remnants of the former Halsnead Estate.</p> <p>It is also considered that development in this location is likely to have a significant negative impact on the objective of adapting to climate change. This is due to the area of greenfield land that would be lost and also reflects the fact that a portion of the location is within Flood Zones 2 and 3, as defined by the Strategic Flood Risk Assessment, and the location is also within an area that has been identified by the Preliminary Flood Risk Assessment as being susceptible to ground water flooding. It may be possible to entirely mitigate some of these impacts. For instance, as only a small proportion of the location is within Flood Zones 2 and 3, the application of the sequential and exception tests, and, if necessary, excluding parts of the site at greatest risk of flooding from the developable area would mitigate some of this impact.</p>								

KGB 16 - Land to the south of Whiston (Phase 1), Windy Arbor Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>Other key mitigation measures to reduce the impact on this objective are likely to include undertaking more detailed flood risk assessments and applying appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems.</p> <p>The potential development of this location could also have some negative impact on the objectives relating to mitigating climate change; and protecting air quality and an uncertain impact on the objectives relating to reducing the need to travel and water quality. It is however acknowledged that there is only a limited degree of certainty that development in this location would have a negative impact on the objectives relating to mitigating climate change and protecting air quality.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Medium	Local	Long term	Cumulative impact with the North Huyton regeneration programme on levels of deprivation and perceptions of the area.	Ensure proposals incorporate effective linkages to the North Huyton / Stockbridge Village to maximise the contribution of development in this location to the regeneration of this area.
	<p><u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and therefore has the potential to have some positive impact on social deprivation and economic inclusion. In addition, the proposals could provide high quality employment premises and may generate a range of employment opportunities that are in close proximity to North Huyton which is one of the more deprived areas of Knowsley and identified as a regeneration Action Area in the UDP. It is however recognised that physical proximity to employment areas is not the sole factor that influences economic inclusion and, as a result, there is only a medium level of certainty that the proposals would have a positive impact on this objective and the sub-objective of improving the overall Index of Multiple Deprivation rating of the Borough.</p>							
S2. To improve local accessibility of goods, services	+	+	+	Low	Local	Long term		Retain sports pitches or secure alternative provision

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and amenities and reduce community severance.	<p><u>Comments:</u> There are a range of local facilities and amenities that are readily accessible from the site including Longview Community primary school which borders the site to the south, a GP and health centre within 500m of the site and a leisure centre 700m to the south of the site. It is also recognised that the proposals are of a scale which may facilitate the provision of on-site services and amenities but it is at present uncertain whether such facilities would be incorporated into the proposals. The majority of the site is also within 200m of Knowsley Lane which provides a regular bus service to destinations including Rainhill, Huyton Industrial Estate and St Helens. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities and the scale of development proposed could also help ensure the continued viability of these services and facilities. It is therefore considered that the proposals have the potential to have a positive impact on the objective of improving accessibility of goods, services and amenities.</p> <p>The site accommodates football pitches which were assessed by the Green Space Audit (2012) and considered to be a large scale provision of good quality. It is recognised that, as stated in the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the indicative capacity for the site is based upon the assumption that this facility would be retained. It is considered that unless these sports pitches are excluded from the developable area, the loss of these facilities would adversely affect the performance of the proposals against this objective.</p> <p>On balance, it is considered that the provision of a significant number of dwellings within easy reach of a range of services and facilities is likely to outweigh the loss of this sports pitch. It is therefore considered that the proposals are likely to have some positive impact on this objective but it is acknowledged that there is only very limited certainty about this impact.</p>							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy are likely to ensure that all new development is designed in a way that reduces opportunities for crime.</p>							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
S5. To improve health and reduce health inequalities.	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Seek to secure on-site public open space, the provision of a replacement sports pitch and, if required, appropriate on-site health facilities

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals are of a scale which may facilitate the provision of on-site services and amenities but it is at present uncertain whether such facilities would be incorporated into the proposals. The proposals would however result in the loss of a substantial area of greenspace, sections of which are used for informal recreation. The site also accommodates football pitches which were assessed by the Green Space Audit (2012) and considered to be a large scale provision of good quality. It is recognised that, as stated in the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the indicative capacity for the site is based upon the assumption that this facility would be retained and it is considered that unless these sports pitches are excluded from the developable area or suitable replacement provision is made, the proposals could reduce opportunities for participation in sport and thereby have a negative impact on the objective. It is however recognised that there is only a low level of certainty about this impact.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	+	++	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> Given the substantial capacity of the site, it is considered that the proposals for Land at Knowsley Lane would have a major positive impact on the objective of providing good quality housing. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix, which is particularly important for this area given that the Strategic Housing Market Assessment (2010) identified that the proportion of the housing stock in North Huyton that is socially rented is over double the national, North West and Merseyside averages. The large capacity of the site is also likely to have a positive influence on the financial viability of affordable housing on site. It is however recognised that the proximity to the M57 motorway may provide a poor environment for the occupiers of any dwellings positioned at the northern part of the site.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Medium	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	
	<p><u>Comments:</u> Given the scale of the proposals, it is considered that they have the potential to generate a significant number of new jobs and training opportunities both during the construction and operation of the development. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. The proposals are therefore likely to have some positive impact on this objective. It is also considered that the proposals are of a scale where they may result in the provision of on-site education facilities or result in improvements to the local public transport system which could enhance the physical accessibility of existing educational and training opportunities.</p>							

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Low	Local	Long term		Undertake an assessment of the proposals on these heritage assets and, if appropriate, incorporate measures to protect their setting such as landscaping or the creation of a suitable buffer.
	<p><u>Comments:</u> There are two Grade II listed buildings and an Archaeological Site within the site. It is considered that the proposals have the potential to have a negative impact on the setting of these assets and thereby have an adverse impact on the objective. It is also noted that there is a Historic Park/Garden (Knowsley Hall and Estate) and a further two Archaeological Sites to the north. Nevertheless, it is recognised that the presence of the M57 Motorway between the site and these heritage assets reduces the likelihood of the proposals affecting the significance of this particular asset.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area.	Other policies of the Core Strategy should seek to retain existing trees and secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The protected landscape of Knowsley Hall and Garden is located to the north of the site although, as acknowledged by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the impact of the proposals on this area is lessened by the fact that the site is separated from Knowsley Hall and Garden by the M57 motorway. The proposals would however result in the loss of a significant predominantly greenfield site along the northern boundary of Huyton. Given the scale of development proposed, it is considered that this could have a significant detrimental impact on the landscape character of the local area and, in particular, would fundamentally change the semi-rural character of the landscape of the eastern part of the site which is presently in agricultural use. The site contains a number of areas of mature trees, some of which are protected by Tree Preservation Order, and the loss of these could also have a significant impact on the landscape character of the area. It is therefore considered that the proposals have the potential to have a negative impact on the objective unless the identified mitigation measures are implemented. It is however considered that the certainty of this impact is reduced by the fact that the landscape character of the site is already influenced by its adjacency to the M57 motorway.</p>							

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake appropriate ecological surveys.</p> <p>Exclude the LWS and areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate mitigation measures are implemented, such as the provision of on-site habitats or the retention of areas of woodland.</p>
	<p><u>Comments:</u> The Land at Knowsley Lane is a large, predominantly greenfield site which contains sections of Priority Habitat (woodland). It is therefore concluded that the proposals for the site have the potential to have a negative impact on the objective and its sub-objective of conserving and enhancing the natural environment unless the identified mitigation measures are implemented. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment (PFRA) (2011) does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding. Nonetheless, the proposals would result in a significant area of greenfield land being replaced with built development which may have an adverse impact on levels of surface water run-off if suitable measures are not implemented, such as sustainable drainage systems.</p> <p>The proposals would however result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	-	-	Low	Local	Long term	Negative secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change, including exploring the opportunities for incorporating decentralised energy systems on large sites such as this.

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and they could also result in the loss of trees which can make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is recognised that the proposals have the potential to have a negative impact on this objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>There are a range of local facilities and amenities that are readily accessible from the site including Longview Community primary school which borders the site to the south, a GP and health centre within 500m of the site and a leisure centre 700m to the south of the site. The majority of the site is also within 200m of Knowsley Lane which provides a regular bus service to destinations including Rainhill, Huyton Industrial Estate and St Helens. The proposal would therefore lead to the provision of housing in a location which is within walking distance of a range of community facilities and employment opportunities that are well-related to existing and proposed areas of housing and reasonably accessible by a choice of means of transport. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling, and therefore have a positive impact on this objective. It is however recognised that the proximity of the site to the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel.</p> <p>Taking into account the above and also the quantum of development proposed, it is considered that the proposals for Land at Knowsley Lane would have some negative impact on the objective. It is however recognised that there is only a limited level of certainty about this impact.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		<p>Other policies in the Core Strategy should secure the provision of appropriate on-site open space and the retention of areas of woodland..</p> <p>Retain access through the site to Knowsley Park and the provision of green corridors through the site</p>

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of substantial area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network. The proposals may also impact upon the areas of Priority Habitat within the site unless the identified mitigation measures are implemented. It is therefore considered that they could have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.</p>							
E6. To protect, manage and restore land and soil quality.	-	-	--	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<p>The proposals would result in the loss of a large predominantly greenfield site. It is also noted that part of the northern section of the site is classified as Grade 3 Best and Most Versatile agricultural land and that parts of the site are presently within agricultural use. It is therefore considered that the proposals have the potential to have a significant negative impact on this objective and also on the sub-objective of directing new housing to previously developed land.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. To protect, and where necessary, improve local air quality.	-	-	-	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	<p>Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.</p> <p>Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.</p> <p>Other policies in the Core Strategy should seek to retain trees and areas of woodland.</p>

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site is not within an Air Quality Management Area and there are a range of local facilities and amenities that are readily accessible from the site including Longview Community primary school which borders the site to the south, a GP and health centre within 500m of the site and a leisure centre 700m to the south of the site. It is also recognised that the proposals are of a scale which may facilitate the provision of on-site services and amenities but it is at present uncertain whether such facilities would be incorporated into the proposals.</p> <p>The majority of the site is also within 200m of Knowsley Lane which provides a regular bus service to destinations including Rainhill, Huyton Industrial Estate and St Helens. The proposal would therefore lead to the provision of housing in a location which is within walking distance of a range of community facilities and employment opportunities that are well-related to existing and proposed areas of housing and reasonably accessible by a choice of means of transport. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling, and therefore</p> <p>Nevertheless, notwithstanding the scope for the development to encourage the use of sustainable transport modes, due to the quantum of development the proposals are likely to result in a considerable increase in traffic in the immediate surrounding area. The proximity of the site to the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. Furthermore, the proposals may result in the loss of areas of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on this objective but it is acknowledged that there is only a limited level of certainty about this impact.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	<p>Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.</p> <p>Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.</p>

KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> There are a range of local facilities and amenities that are readily accessible from the site including Longview Community primary school which borders the site to the south, a GP and health centre within 500m of the site and a leisure centre 700m to the south of the site. It is also recognised that the proposals are of a scale which may facilitate the provision of on-site services and amenities but it is at present uncertain whether such facilities would be incorporated into the proposals. The majority of the site is also within 200m of Knowsley Lane which provides a regular bus service to destinations including Rainhill, Huyton Industrial Estate and St Helens. The proposal would therefore lead to the provision of housing in a location which is within walking distance of a range of community facilities and employment opportunities that are well-related to existing and proposed areas of housing and reasonably accessible by a choice of means of transport. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling, and therefore have a positive impact on this objective. It is however recognised that the proximity of the site to the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	+	++	Low	More than local	Long term	Contribution to overall pool of jobs in the Borough	Ensure proposals incorporate effective linkages to the North Huyton / Stockbridge Village to maximise the contribution of development in this location to the regeneration of this area.
	<p><u>Comments:</u> The proposals could result in the provision of high quality employment premises that would provide accommodation for new businesses and stimulate investment in the area. It is therefore considered that the proposals have the potential to have a positive impact on the objective and the sub-objectives of increasing the number of new businesses and increasing the amount of industrial / commercial floorspace. Nevertheless, it is acknowledged that the certainty of this impact is reduced by the fact that the site's proximity to residential areas may limit its suitability for certain employment uses and that the site is not located in close proximity to the M62 Corridor which is more of an established location for office development.</p>							
EC2. To enhance the vitality and viability of town and local centres.	+	+	++	Medium	More than local	Long term	Enhanced perceptions of the area and potential secondary impacts on the significance of the Prescot town centre conservation area.	




KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> Prescott town centre is approximately 1.2km from the site, Huyton town centre is situated to the south and Stockbridge Village centre is within 1km of the site. The Knowsley Town Centre and Shopping Study (2009) identified that Prescott town centre has suffered a loss of vitality and viability in recent years. Given the significant capacity of the site, the proposals have the potential to have a positive impact on the vitality and viability of these centres by increasing levels of expenditure. It is therefore considered that the proposals have the potential to have a positive impact on this objective.</p> <p>It is unclear whether the employment uses that would be directed to the site would include B1 office development. If B1 office development is provided in this out of centre location it would have the potential to have a detrimental impact on the vitality and viability of Knowsley's town centres. It is recognised however that opportunities and potential for significant new office development in Knowsley's town centres may be limited and, although no evidence is provided to demonstrate that offices could not be directed to a town centre location, it is recognised that national planning policy and policies within the emerging Local Plan should prevent out of centre office development that would have an unacceptable impact on the vitality and viability of Knowsley's town and local centres..</p>							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	++	Medium	More than local	Long term	Secondary impacts on deprivation and quality of life.	Ensure proposals incorporate effective linkages to the North Huyton / Stockbridge Village to maximise the contribution of development in this location to the regeneration of this area.
	<p><u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and therefore has the potential to have some positive impact on the objective. The proposals could also provide a range of high quality employment premises. This would provide accommodation for new businesses and would generate a range of employment opportunities that are in close proximity to North Huyton which is identified in the UDP as a regeneration Action Area that is one of the more deprived areas of Knowsley. It is therefore considered that the proposals would offer the potential to have a positive impact on the objective and its sub-objective reducing unemployment.</p>							
Sustainability Summary								

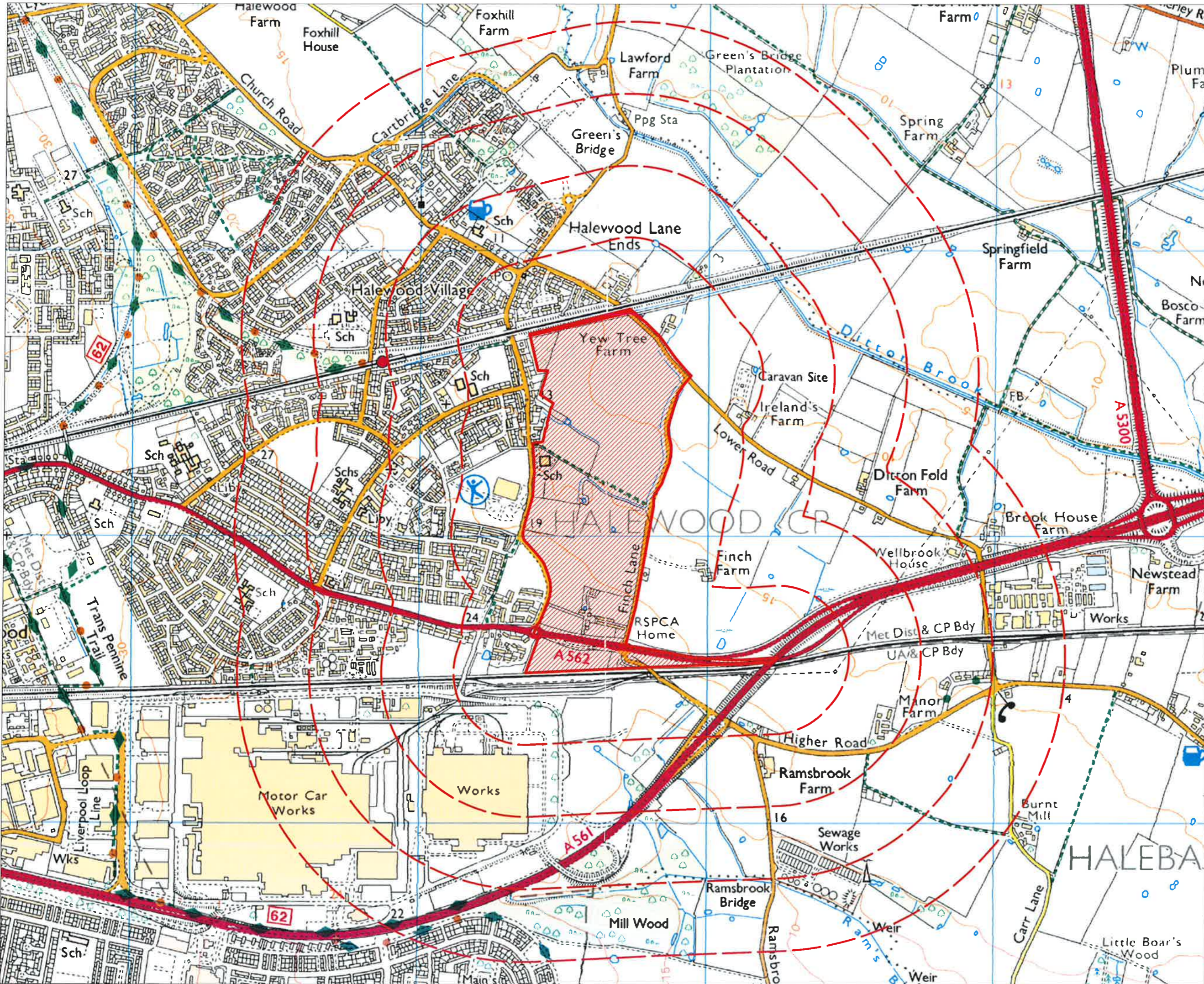
KGB 7 - Land at Knowsley Lane, to the north of Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development of the Land at Knowsley Lane could have a positive impact on a wide range of objectives. In particular, through the delivery of a substantial number of dwellings and a range of employment premises, it is envisaged that development in this location could have a major positive impact on the objectives relating to providing good quality, affordable and resource efficient housing; and business growth. In particular, development in this location could provide a mix of new development which complements the regeneration of North Huyton and help achieve a wider choice of accommodation in the area, which is particularly important given that the Strategic Housing Market Assessment (2010) identified that the proportion of the housing stock in North Huyton that is socially rented is over double the national, North West and Merseyside averages.</p> <p>Development in this location would also result in the generation of a range of employment opportunities, both during the construction and operation of the development, in a location that is well-related to areas of deprivation. Consequently, it is envisaged that development in this location could also have a major positive impact on the objectives of reducing unemployment; and reducing poverty and social deprivation and securing economic inclusion. Due to the scale of the development that could be delivered, it is considered that the potential development in this location would be likely to generate additional expenditure in the Prescot and Huyton town centres and, as a result, have a major positive impact on the objective relating to enhancing the vitality and viability of Knowsley's town centres. Other objectives that the proposals are likely to have a positive impact on include those which relate to improving local accessibility of goods, services and amenities; reducing the need to travel; and improving educational attainment, training and opportunities for lifelong learning.</p> <p>The potential development in this location would however have a negative impact on a number of objectives. In particular, due to the scale of greenfield land that would be lost, including Grade 3 Best and Most Versatile agricultural land, it is considered that development in this location would have a significant negative impact on the objective of protecting land and soil and its sub-objective of directing housing to previously developed land. Whilst the impact on this objective cannot in itself be mitigated as any built development in this location would inevitably lead to the loss of greenfield land and Best and Most Versatile agricultural land, ensuring that any development in this location is built to an appropriate density could help minimise the loss of further greenfield sites and Best and Most Versatile agricultural land.</p> <p>The loss of this area of open space and potentially also the areas of woodland and sports pitches within the site would mean that development in this location would also have the potential to have a negative impact on the objectives relating to landscape character; biodiversity; health; and green infrastructure. Some of these impacts could be effectively mitigated. For instance, the retention of the existing sports pitches or the provision of a suitable alternative pitches could successfully mitigate any negative impact of development in this location on the objective relating to health. In addition, as much of the areas of woodland are located around the perimeter of the site it may be possible to mitigate some of the impact on the objectives relating to biodiversity and the local landscape character by retaining these areas of woodland. Other key mitigation measures to reduce the degree of impact on these objectives include undertaking ecological surveys and securing appropriate landscaping.</p> <p>Notwithstanding the scope for the development to encourage the use of sustainable transport modes, due to the quantum of development it is considered that development in this location is likely to result in a considerable increase in traffic in the immediate surrounding area. It is therefore considered that the location also has the potential to have a negative impact on the objectives relating to air quality; and mitigating climate change. Securing improvements to the public transport network and ensuring that the development is accessible by a choice of means of transport are likely to be key measures to minimise any adverse impacts on these objectives.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Appendix 4

Tier Two Locations Maps

-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






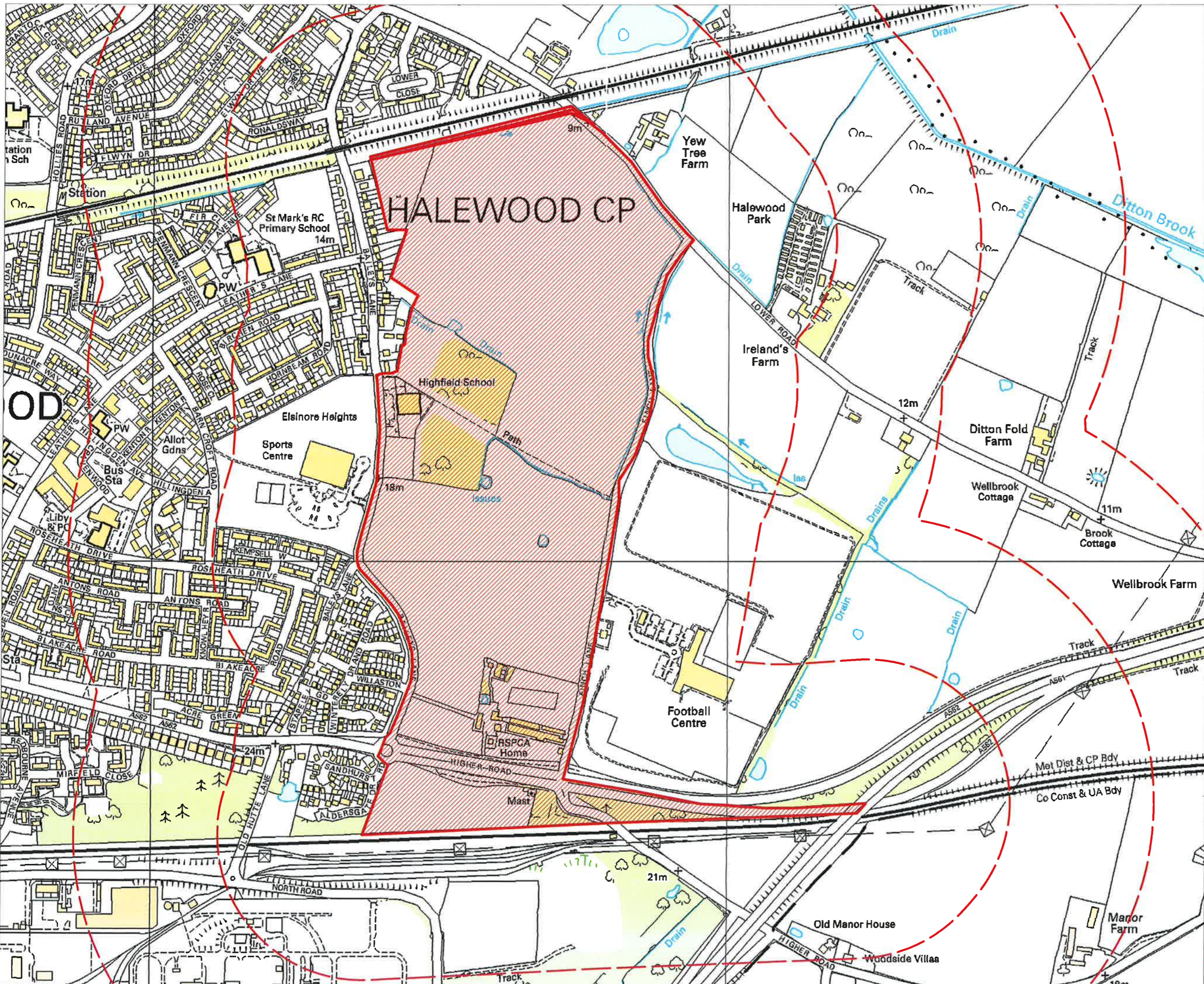
Scale: 1:12,000

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Map 25 - KGB21 Land at
Finch Lane / Higher Road
to the East of Halewood



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






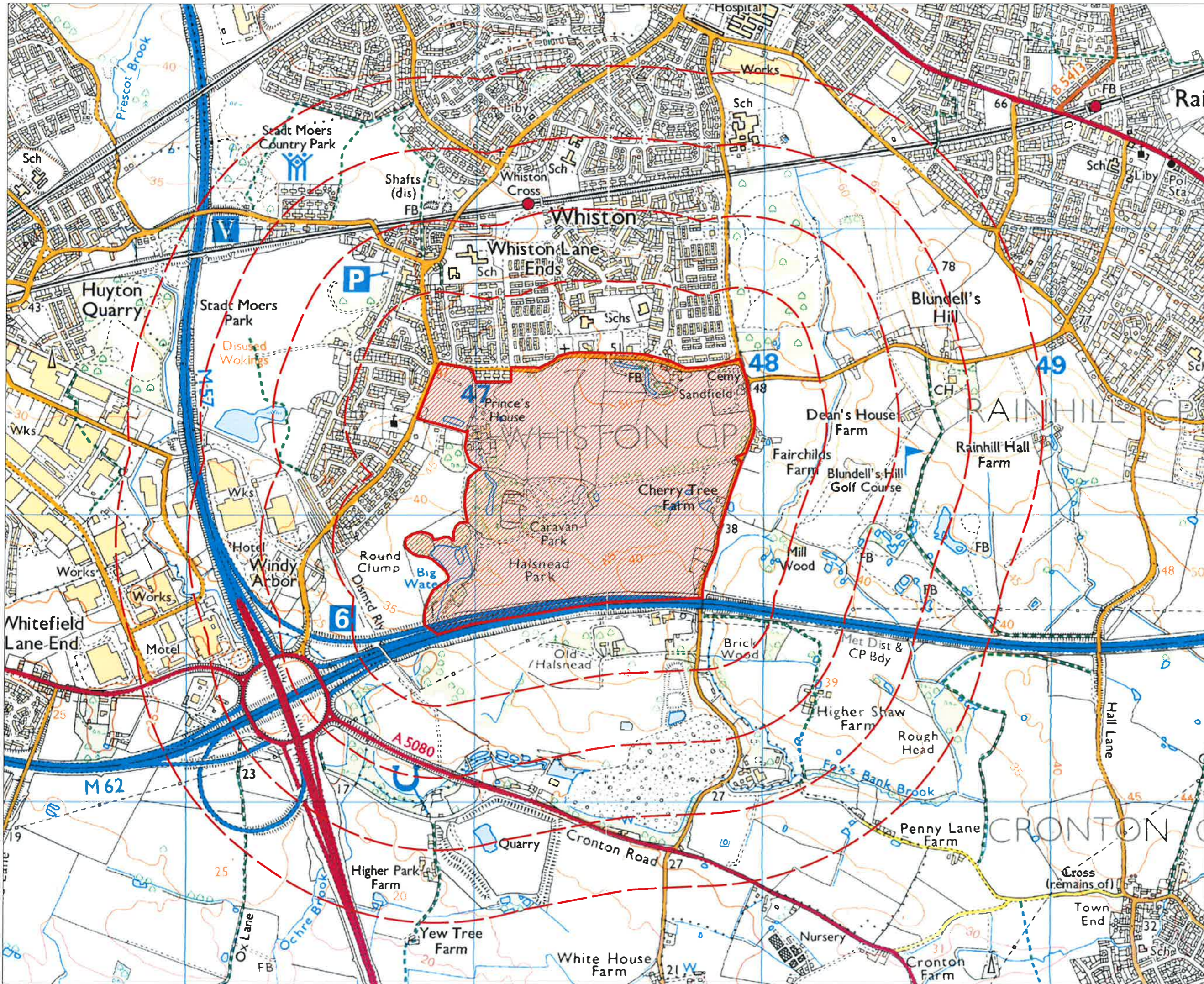
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Map 25a- KGB21 Land at
Finch Lane / Higher Road
to the East of Halewood



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






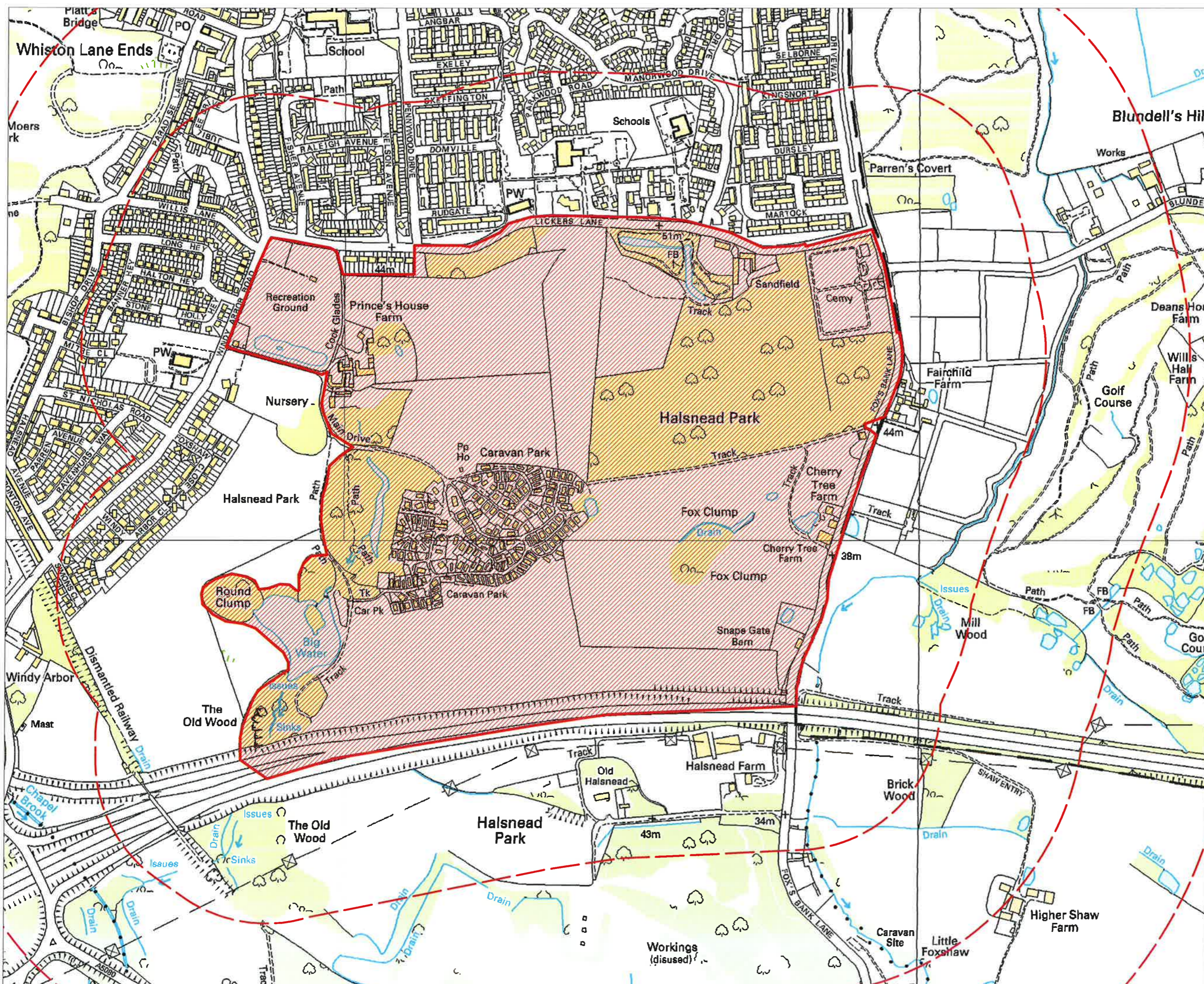
Scale: 1:12,000

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Map 18
KGB14 Land to the South
of Whiston, Lickers Lane



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






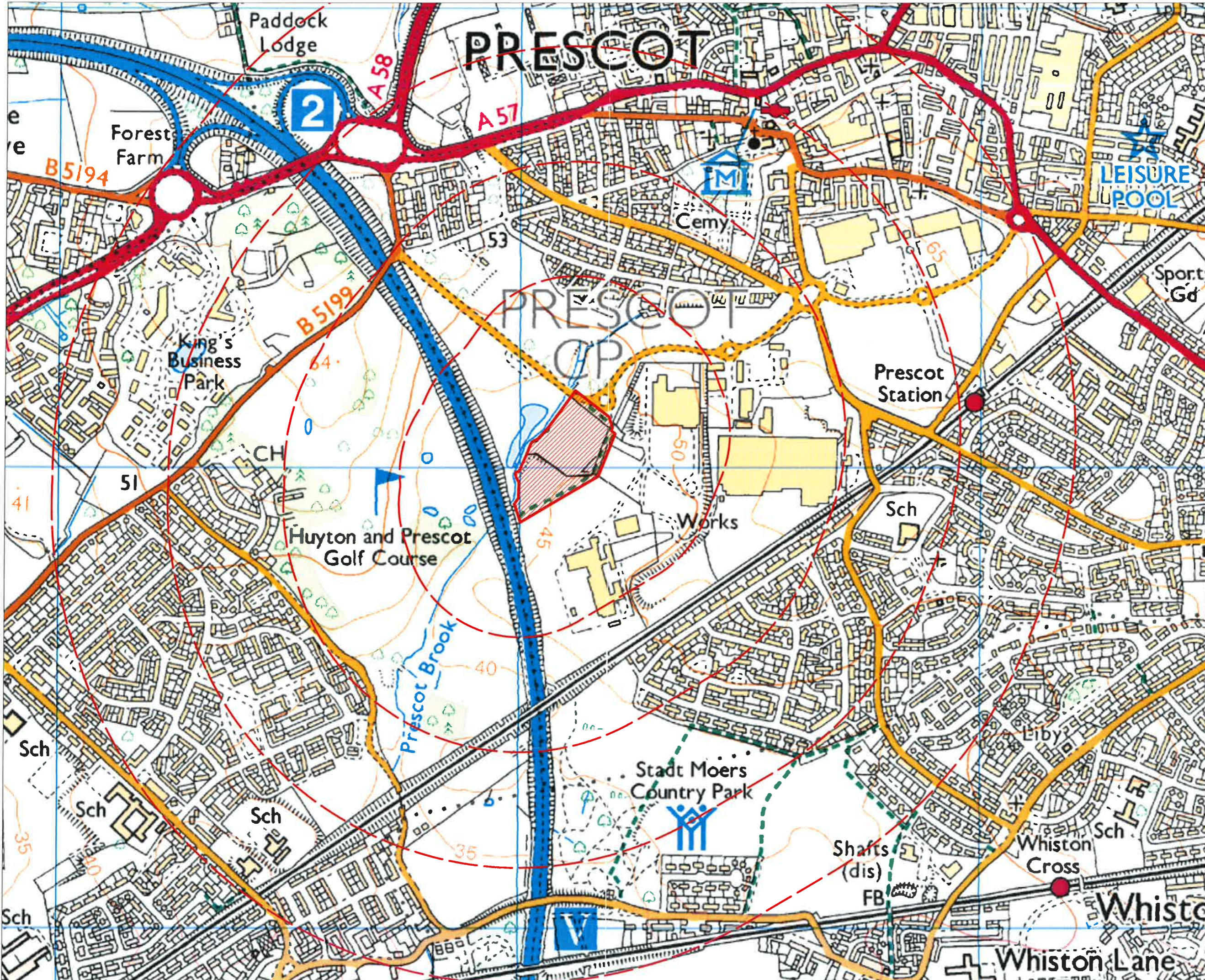
Scale: 1:10,000

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Map 18a
KGB14 Land to the South
of Whiston, Lickers Lane



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






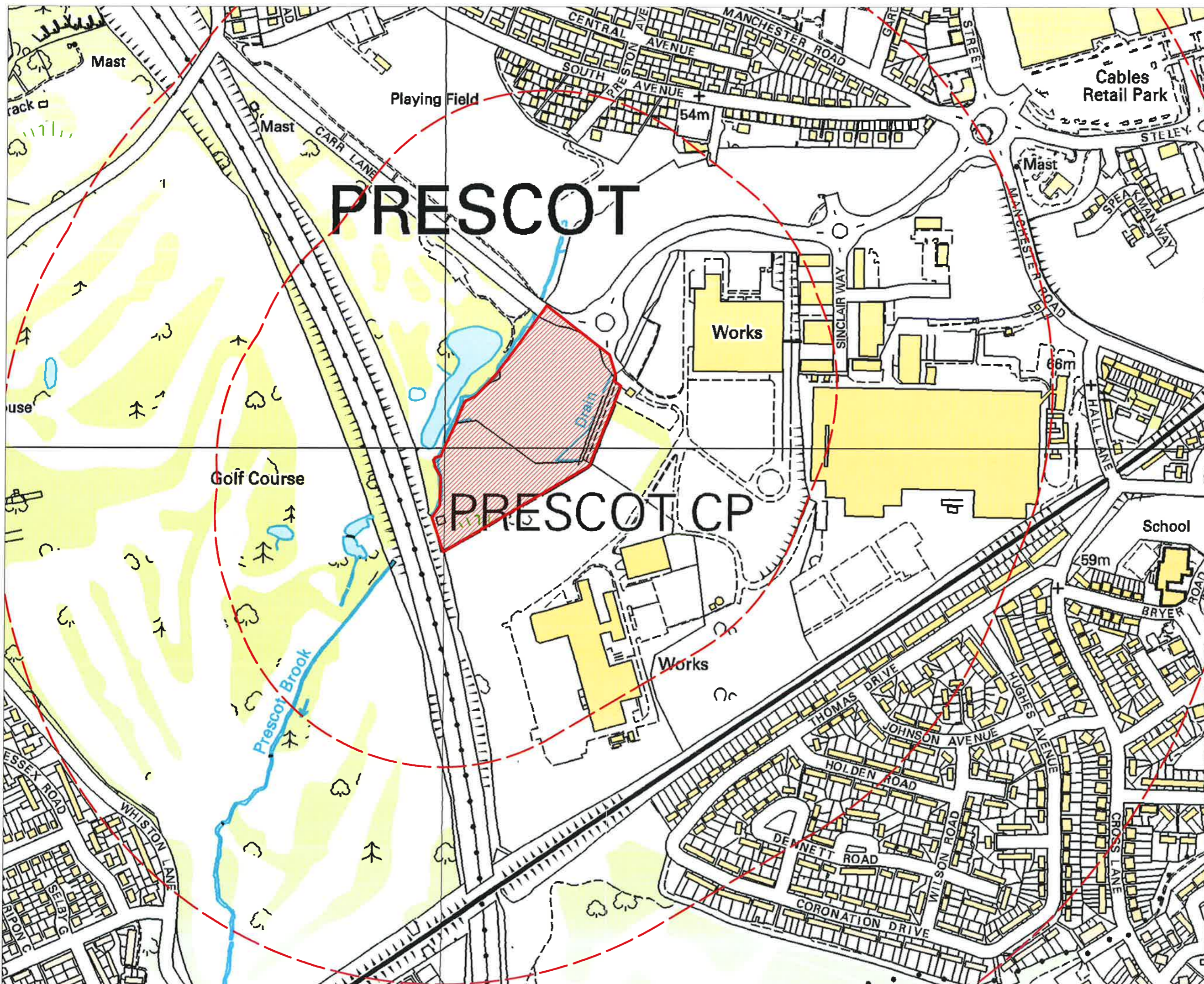
Scale: 1:7,500

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Map 14
KGB10 Land at Carr Lane



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary



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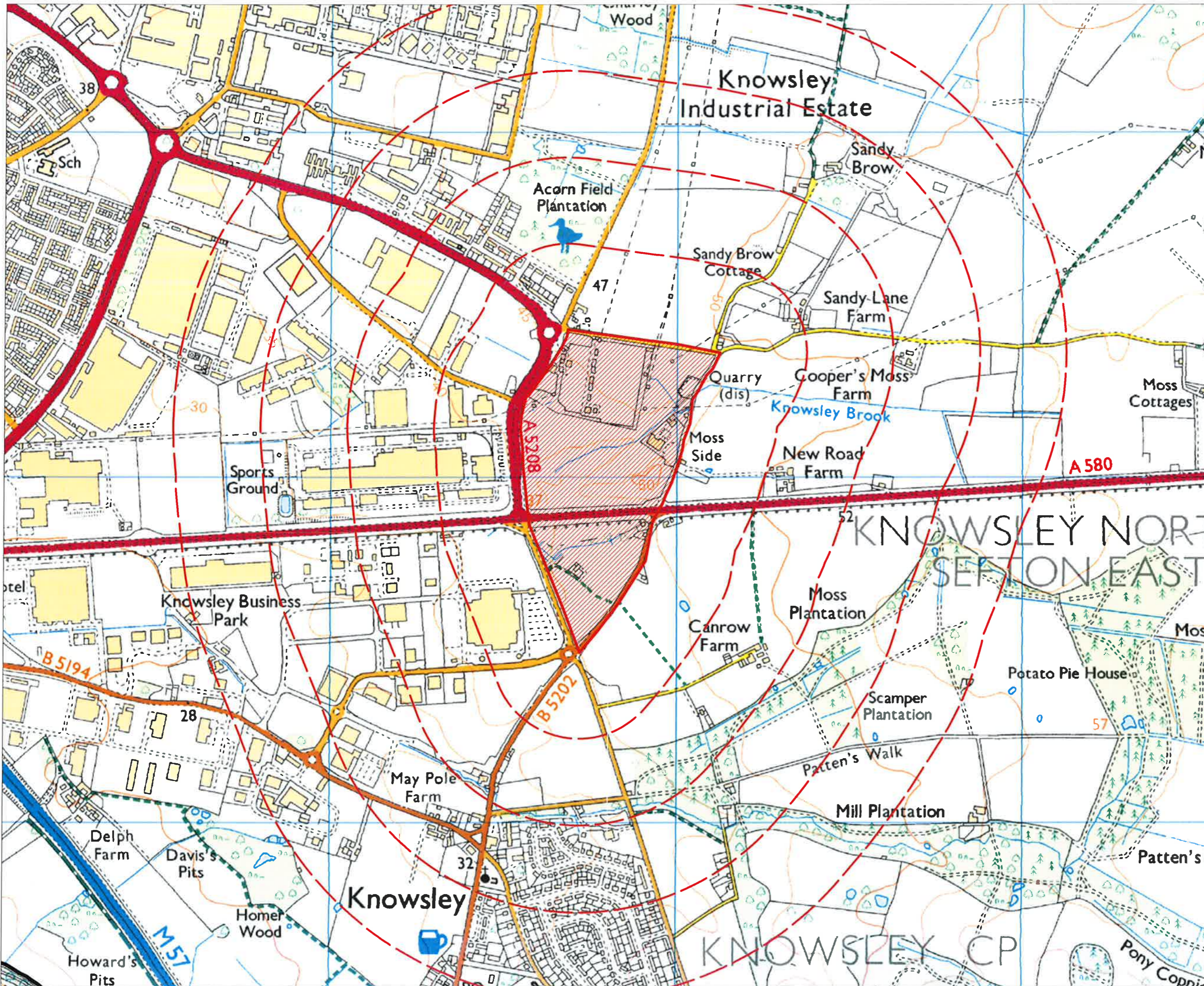





Scale: 1:4,000

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Map 14a
KGB10 Land at Carr Lane to the east of Prescott








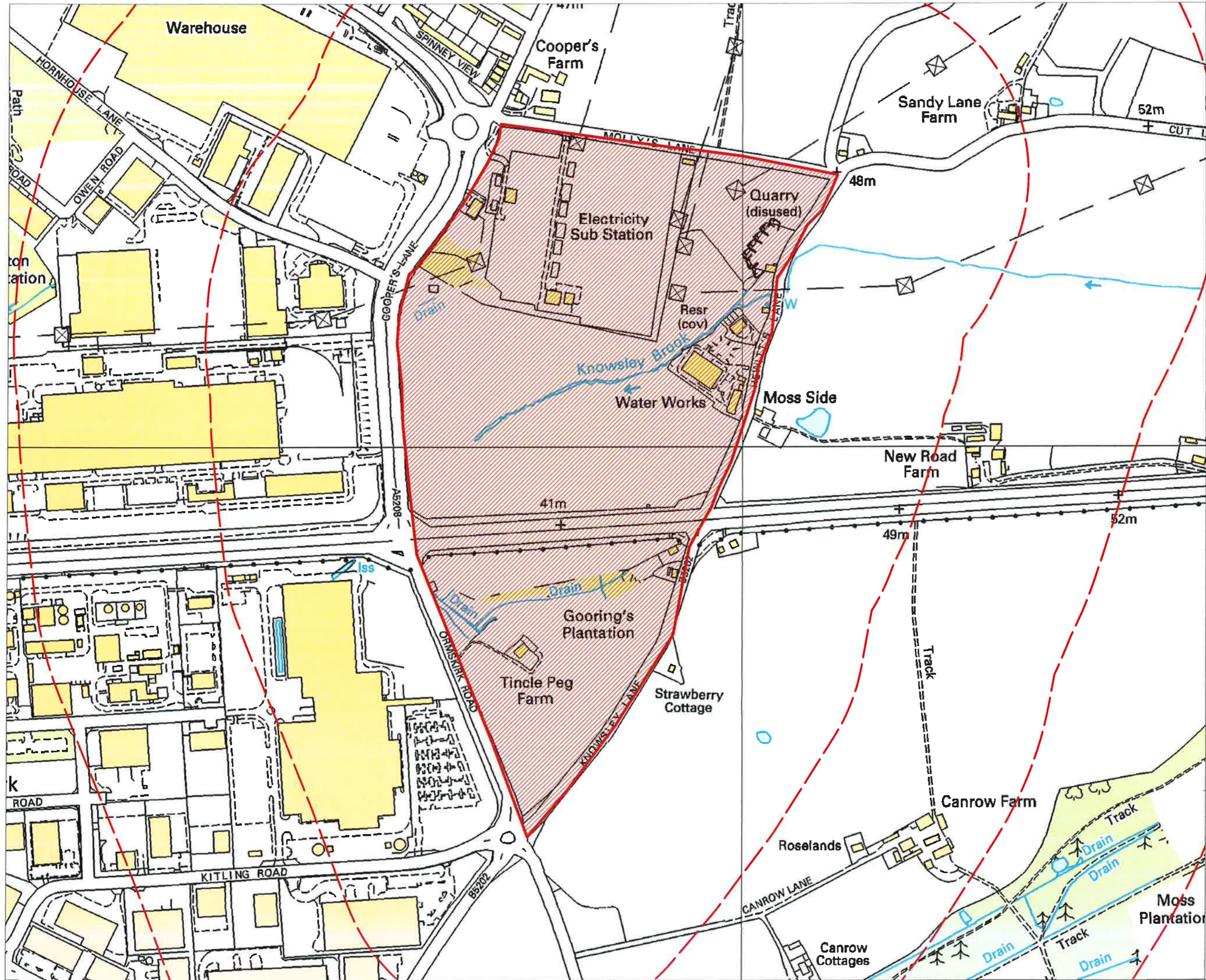
- 88
-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary



Scale: 1:10,000
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 Map 8 KGB4 Land to the East of Knowsley Industrial Park



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary



Scale: 1:4,500

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Map 8a KGB4 Land to the East of Knowsley Industrial Park



Appendix 5

Sustainability Appraisal of the Tier Two Locations

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Medium	Local	Long term	Together with the proposals for KGB20, the proposals for the site could have a positive cumulative impact on investment in the area.	
	<u>Comments:</u> The site is not adjacent to an identified regeneration area. Nevertheless, due to the size of the area the delivery of additional dwellings may have a positive impact on reducing deprivation by stimulating investment and creating jobs in the construction sector.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Low	Local	Long term		
	<u>Comments:</u> The proposals would result in the provision of housing in a location that is in close proximity of a number of local facilities, including a local shopping centre on Bailey's Lane, primary schools, a leisure centre and a GP and health centre. It is also recognised that the proposals are of a scale where they may facilitate improvements to the local transport network and incorporate additional on-site facilities although it is acknowledged that there is only limited certainty about this impact at this stage. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The proposals would also make a contribution to the continued viability of these services and facilities. It is however recognised that, given its scale, parts of the site are of some distance from these services and facilities which reduces the level of certainty that the proposals would have a positive impact on this objective.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and	0	0	0	Low	N/A	N/A		

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce health inequalities.	<p><u>Comments:</u> The proposals are of a scale which may facilitate the provision of on-site services and amenities but it is at present uncertain whether such facilities would be incorporated into the proposals. It is however noted that a public right of way passes through the site and the proposals may result in its loss and thereby affect opportunities for informal recreation. Nevertheless, it is considered that the potential loss of this right of way is unlikely to have a significant impact on health.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	++	++	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> Given the substantial capacity of the site, it is considered that the proposals for Land at Finch Lane / Higher Road would have a major positive impact on the objective of providing good quality housing. The proposals could contribute to the housing needs identified by the 2010 Strategic Housing Market Needs Assessment which established that the proportion of two- and three-bed properties in Halewood is below the borough average and that the area has average house prices above the Borough average and the highest entry level prices in the Borough. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix and the relatively large capacity of the site may also have a positive influence the financial viability of affordable housing on site.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Low	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	
	<p><u>Comments:</u> Given the scale of the proposals, it is considered that the construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. It is also considered that the proposals are of a scale where they may result in the provision of on-site education facilities or result in improvements to the local public transport system which could enhance the physical accessibility of educational and training opportunities. It is however acknowledged that there is only a limited certainty about this until such a point as more detailed proposals for the site are developed.</p>							

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Low	Local	Long term		Undertake an appropriate desk-based assessment or field evaluation of the archaeological sites to establish the significance of these assets and, if appropriate, recommended measures to preserve or enhance them.
	<p><u>Comments:</u> Halewood Conservation Area is situated to the north west of the site. It is however noted that the Land at Finch Lane / Higher Road is separated from this heritage asset by existing areas of housing. Accordingly, it is considered that the setting of the conservation area is already influenced by more modern development and, as such, the proposals for the Land at Finch Lane / Higher Road are unlikely to result in further detriment to the significance of this heritage asset. It is however noted that the eastern boundary of the site is formed by Finch Lane which is classified as an Archaeological Site and that the development proposed has the potential to impact upon this. It is however considered that there is only a low level of certainty about this potential impact due to the limited information available on this Archaeological Site.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	--	--	Medium	Local	Long term	Secondary impacts on perceptions of the area.	Other policies of the Core Strategy should seek to retain existing trees and secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies that the site forms part of a gap between Halewood and Widnes/Tarbock. The site comprises principally of open fields and the Landscape Character Assessment (2006) identifies the site as falling within a broad river valley landscape on the Urban Fringe Farmland Plain. Whilst urban development is prominent at the fringes of this area, the Landscape Character Assessment considers that these fringes do not presently have a major influence due to their impact being limited by a lack of elevation and tree cover. The proposals would expand the urban fringe of Halewood may increase the influence of the urban fringe upon this landscape. It is also noted that the site has a number of areas of woodland and the loss of these could have a negative impact on local landscape character. Consequently, given the scale of the proposals, it is considered that they have the potential to have a negative impact on the local character of the landscape which would increase in the longer term as the development is built out.</p>							

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats and the retention of areas of woodland.</p>
	<p><u>Comments:</u> The site contains sections of woodland which are a Priority Habitat. The proposals therefore have the potential to result in the loss of this Priority Habitat and, as a result, may have some negative impact on the objective unless the identified mitigation measures are implemented. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		<p>Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk.</p>
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. The proposals would however result in a significant area of greenfield land being replaced with built development which may have an adverse impact on levels of surface water run-off if suitable measures are not implemented, such as sustainable drainage systems.</p> <p>The proposals would also result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	-	-	Low	Local	Long term	Secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change, including exploring the opportunities for incorporating decentralised energy systems on large sites such as this.
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and the proposals could result in the loss of trees which make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>Although only the north westerly quarter of the site is within the Council's identified railway station buffer zone, an existing bus service operates along the sites southern, north western and north eastern boundaries. It is also recognised that the proposals are of a scale where they may facilitate improvements to the local transport network. The site is within reasonably close proximity of an established employment area and a number of local facilities, including a local shopping centre on Bailey's Lane, primary schools, a leisure centre 30m to the west of the site and a GP and health centre within 200m of the site. It is however noted that given its scale, not all parts of the site are located in close proximity to these features.</p> <p>Taking into account the above, and also due to the quantum of development proposed, it is considered that the proposals have the potential to have a negative impact on the objective.</p>							

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Other policies in the Core Strategy should seek to retain areas of woodland
	<u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of substantial area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network and may also impact upon sections of Priority Habitat within the site.							
E6. To protect, manage and restore land and soil quality.	-	--	--	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The proposals would result in the loss of a substantial predominantly greenfield site. It is also noted that the majority of the site is classified as Grade 2 Best and Most Versatile agricultural land and parts of the site are presently within agricultural use. It is therefore considered that the proposals have the potential to have a significant negative impact on this objective and also on the sub-objective of directing new housing to previously developed land. It is therefore considered that the proposals have the potential to have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. To protect, and where necessary, improve local air quality.	-	--	--	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options. Other policies in the Core Strategy should seek to retain trees and areas of woodland.
	<p><u>Comments:</u> The proposals are likely to result in an increase in traffic in the immediate surrounding area. The proposals also have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. It is however acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting. In addition, the site is not within an Air Quality Management Area and, although only the north westerly quarter of the site is within the Council’s identified railway station buffer zone, an existing bus service operates along the sites southern, north western and north eastern boundaries. It is also recognised that the proposals are of a scale where they may facilitate improvements to the local transport network. The site is within reasonably close proximity of an established employment area and a number of local facilities, including a local shopping centre on Bailey’s Lane, primary schools, a leisure centre 30m to the west of the site and a GP and health centre within 200m of the site. It is however noted that given its scale, not all parts of the site are located in close proximity to these features.</p> <p>Taking into account the above, and also due to the quantum of development proposed, it is considered that the proposals have the potential to have a negative impact on the objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	?	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<u>Comments:</u> As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. Only the north westerly quarter of the site is within the Council’s identified railway station buffer zone but it is noted that a bus service operates along the sites southern, north western and north eastern boundaries. It is also recognised that the proposals are of a scale where they may facilitate improvements to the local transport network, although it is acknowledged that there is limited certainty about this at this stage, and the master planning process could help deliver a development that encourages walking and cycling. There is however a number of local facilities within reasonably close proximity of the site, including a local shopping centre on Bailey’s Lane, primary schools, a leisure centre 30m to the west of the site and a GP and health centre within 200m of the site. In addition, the site is in relatively close proximity to an established employment area. It is therefore considered that the impact of the proposals on the objective of reducing the need to travel and encouraging the use of sustainable modes of transport is uncertain.							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
<u>Comments:</u> Unlikely to have any significant effects.								
Economic								

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	+	+	Medium	Local	Long term	Contribution to overall pool of jobs in the Borough Together with the proposals for KGB21, the proposals for the site could have a have a positive cumulative impact on investment in the area.	
	<u>Comments:</u> The proposals for Land at Finch Lane / Higher Road do not include an employment element. Nevertheless, they are of a scale where they may encourage further investment in the area, sustaining existing local employment and also potentially bringing new jobs into the area. There is however only limited certainty over whether this would increase the number of new businesses or exploit the growth potential of business sectors and thereby have a positive impact on this objective.							
EC2. To enhance the vitality and viability of town and local centres.	+	+	++	Medium	Local	Long term	Enhanced perceptions of the area.	
	<u>Comments:</u> The site is not located within particularly close proximity of the Borough's designated town centres and the Knowsley Town Centre and Shopping Study (2009) established that due delays in regenerating the Ravenscourt centre, many Halewood residents were travelling outside the Borough to meet their shopping needs. The proposals are of a scale where they could generate a significant amount of additional expenditure which could support the Ravenscourt redevelopment, which is scheduled to be completed by the end of 2012, and also have a positive impact on the vitality and viability of the local shopping centres on Bailey's Lane. It is therefore considered that the proposals have the potential to have a positive impact on this objective which would become increasingly significant as the development is built out.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	Local	Long term	Secondary impacts on deprivation and quality of life.	
	<u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and therefore has the potential to have some positive impact on the objective. The proposals are also of a scale where they may encourage further investment in the area, sustaining existing local employment and also potentially bringing new jobs into the area.							
Sustainability Summary								

KGB 21 - Land at Finch Lane / Higher Road, to the east of Halewood								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development of Land at Finch Lane/Higher Road would have a relatively mixed impact on the sustainability objectives. The delivery of the scale of housing proposed would have a major positive impact on the objective of providing good quality, affordable and resource efficient housing and could contribute to the housing needs identified by the 2010 Strategic Housing Market Needs Assessment which established that the proportion of two- and three-bed properties in Halewood is below the borough average and that the area has average house prices above the Borough average. In addition, the creation of employment during the construction of the development and the potential for the proposals to stimulate further investment in the area would also support the objectives relating to reducing unemployment; access to training; reducing poverty and social deprivation; and business growth.</p> <p>The potential development of this location could also have a positive impact on the objective relating to improving accessibility to goods and facilities by resulting in the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. In addition, given its significant residential capacity, the potential development at this location could support the Ravenscourt redevelopment, which is scheduled to be completed by the end of 2012, and also have a positive impact on the vitality and viability of the local shopping centre on Bailey's Lane. It is therefore considered that the potential development of this location could have a major positive impact on the objective of enhancing the vitality and viability of town and local centres.</p> <p>The potential development in this location would however have a negative impact on a number of objectives. In particular, it would result in the loss of a substantial area of greenfield land, which is predominately classified as Grade 2 Best and Most Versatile agricultural land, and which contributes to the setting of Halewood. It is therefore considered that the potential development would have a major negative impact on the objectives relating to protecting land and soil; and protecting landscape character. It may be possible to mitigate some of these impacts through, for example, seeking to secure appropriate landscaping to moderate the impact of the proposals on the local landscape character. However, given that development in this location would inevitably lead to the loss of greenfield land and Best and Most Versatile agricultural land, it would not be possible to wholly mitigate the impact of development in this location on the objective relating to protecting land and soil and its sub-objective of directing new housing to previously developed land. It is however recommended that any development in this location should be built to an appropriate density to help minimise the need to release further greenfield sites and Best and Most Versatile agricultural land.</p> <p>Due to the scale of the location and the distances of parts of it from facilities and services, it is considered that the impact of development in this location on the objective of reducing the need to travel and encouraging the use of sustainable modes of transport is uncertain. By extension, and also due to the quantum of development that could be delivered in this location, it is considered that the proposals have the potential to have a negative impact on air quality and mitigating climate change. Other objectives which it is considered that the potential development is likely to have a negative impact on include those which relate to Knowsley's built heritage; adapting to climate change; biodiversity; and green infrastructure.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Low	More than local	Long term	Together with the proposals for KGB16 and KGB18, the proposals for the site could have a positive cumulative impact on perceptions of the area and support regeneration.	Phasing
	<u>Comments:</u> The site is not adjacent to an identified regeneration area. Nevertheless, due to the size of the area the delivery of additional dwellings may have a positive impact on reducing deprivation by stimulating investment and creating jobs in the construction sector.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Medium	Local	Long term		Ensure provision of appropriate facilities
	<u>Comments:</u> There are a range of local facilities and amenities that are readily accessible from sections of the site including primary schools, a GP and health centre and a local centre on Greene's Road. The proposals would also make a contribution to the continued viability of these services and facilities. Whilst it is noted that these facilities would be some distance from the southern and eastern parts of the site, it is recognised that the proposals are of a scale which could provide on-site facilities and the proposer of the site has indicated that a range of social and community facilities would be provided on site. It is therefore considered that the proposals would have a positive impact on the objective and its sub-objective of improving community facilities. However, the degree of impact on this objective is reduced by the fact that, notwithstanding the stated intentions of the proposer of the site, at this stage there is limited certainty over what facilities would be provided on site and the degree to which these would be accessible from all parts of the site and surrounding areas.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S5. To improve health and reduce health inequalities.	+	+	+	Low	Local	Long term	Secondary impacts on quality of life	Seek to secure on-site public open space, and, if required, appropriate on-site health facilities.
	<p><u>Comments:</u> The proposals are of a scale which may facilitate the provision of on-site services and amenities. The proposals would however in the loss of a substantial area of greenspace, sections of which are used for informal recreation. The development of the site could thereby reduce opportunities for participation in informal sport and recreation. Nevertheless, the proposers of the site have stated that the development would be laid out to encourage walking and cycling and have also confirmed that large areas of the site would be retained as green and open space which would be available for informal recreation for all Knowsley residents. It is therefore considered that the proposals have the potential to have a positive impact on the objective but the level of certainty about this is reduced by the fact that it is unclear whether the sports pitch would be lost as a result of the proposals and also because, notwithstanding the stated intentions of the proposer of the site, at this stage there is limited certainty over what facilities would be provided on site and the degree to which these would be accessible from all parts of the site and surrounding areas.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	++	++	Medium	More than local	Long term	Together with the proposals for KGB16 and KGB18, the proposals for the site could have a positive cumulative impact on perceptions of the area and support regeneration.	Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> Given the substantial capacity of the site, it is considered that the proposals for Land to the South of Whiston would have a major positive impact on the objective of providing good quality housing and could contribute to the housing needs identified by the 2010 Strategic Housing Market Needs Assessment. The proposals could have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix and the large capacity of the site is also likely to have a positive influence the financial viability of affordable housing on site. The impact upon this objective would become more significant in the longer term as the development is built out.</p>							
S7. To improve educational attainment, training and opportunities for lifelong	+	+	+	Low	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
learning and employability.	<p><u>Comments:</u> Given the scale of the proposals, it is considered that the construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. It is also considered that the proposals are of a scale where they may result in the provision of on-site education facilities or result in improvements to the local public transport system which could enhance the physical accessibility of educational and training opportunities. It is however acknowledged that there is only a limited certainty about this until such a point as more detailed proposals for the site are developed.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Low	Local	Long term		Undertake an assessment of the proposals on these heritage assets and, if appropriate, incorporate measures to protect their setting
	<p><u>Comments:</u> There are listed buildings on the northern and eastern boundaries of the site and development within the vicinity of these heritage assets has the potential to adversely affect their setting. It is however recognised that these features are located on the edges of what is a very large site. As a result, there may be scope to incorporate adequate buffers around the setting of these assets and, therefore, there is only a limited level of certainty that the proposals would have a negative impact on this objective.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Low	Local	Long term	Secondary impacts on perceptions of the area.	Other policies in the Core Strategy should ensure the retention of existing trees. Where possible, seek to protect the setting of the remnants of the former Halsnead Estate.

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u></p> <p>The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies the site as part of the wide gap between Whiston and Widnes. The study therefore concludes that the proposals for the site would not have a significant impact on the separation of these settlements. In addition, the site is well-contained by strong defensible boundaries formed by the built-up area to the north and west (particularly if the site were to come forward alongside KGB16) and by the M62 motorway to the south and Fox's Bank Lane to the east. This would reduce the likelihood of further expansion into the Green Belt.</p> <p>The Knowsley Open Space, Recreation and Sport Strategy (2005) notes that Prescott and Whiston are within the Lancashire Coal Measures landscape area but that there is minimal remnant landscape around this area. Halsnead Park, which forms part of the site, is however identified by this strategy as one of only two key areas of existing open space in this area. The Landscape Character Assessment (2006) notes that the former Halsnead Estate is defined by the existence of remnants of the former Estate, including long sections of the sandstone boundary wall, a gate house, and small woodland clumps. It is considered that these remnants of the Halsnead Hall Parkland make a positive contribution to the landscape and their loss or the presence of significant built development within their vicinity is therefore likely to have an adverse effect on the local character of the landscape.</p> <p>The proposer of the site has however stated that mature tree planting and existing water bodies on site will be retained, managed and generally improved in terms of physical appearance. The proposals also make reference to retaining existing features that contribute to landscape character such as boundary walls and gate houses. At this stage there is however limited certainty over the extent to which these features would be retained. Consequently, and taking into account the landscape value of parts of the site and area of greenfield land that could be lost as part of the development, it is considered that the proposals would have a negative impact on this objective. It is however acknowledged that, due to the stated intentions of the proposer of the site, there is only limited certainty over this negative impact on the objective.</p>							

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Long term	Long term		<p>Undertake appropriate ecological surveys.</p> <p>Exclude the LWS and areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats, the creation of a buffer around the LWSs and the retention of areas of woodland.</p>
	<p><u>Comments:</u> The site contains/adjoins a number of features of nature conservation interest, including four Local Wildlife Sites (Lickers Lane Wood, Sandfield Park Woodland, Big Water and the Old Wood), areas of ancient and semi-natural woodland and Priority Habitat (both woodland and grassland). The proposers of the site have stated that the mature tree planting and hydrological structures on the site will be retained and it is recognised that the identified capacity of the site has been derived from the assumption that the LWS will be excluded from the developable area. In the absence of these mitigation measures it is however considered that the proposals could have a significant negative impact on these assets and it is recognised that the proposals may still result in some addition pressure on these resources due to more intensive recreational use. Consequently, it is considered that the proposals have the potential to have a negative impact on this objective. Nevertheless, in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value, it is considered that there is limited certainty about the impact of the proposals on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment (PFRA) (2011) does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding. Nonetheless, the proposals would result in a significant area of greenfield land being replaced with built development which may have an adverse impact on levels of surface water run-off if suitable measures are not implemented, such as sustainable drainage systems.</p> <p>The proposals would also result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	-	-	Low	Local	Long term	Negative secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change, including exploring the opportunities for incorporating decentralised energy systems on large sites such as this.

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u></p> <p>The construction and operation of this development would inevitably result in some carbon emissions. The proposals therefore have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency and it is recognised that the proposers of the site have stated that the site may offer opportunities for decentralised energy systems due to the quantum of development proposed. It is however recognised that there is presently no certainty that such systems would be incorporated into the proposals for the site and it is noted that the Knowsley Renewable and Low Carbon Energy Options study (2009) considered that a purely residential development of the area would be unlikely to readily lend itself to a district heating opportunity. In addition, the site is not located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The proposals are likely to result in an increase in traffic in the immediate surrounding area. It is however noted that there are a range of local facilities and amenities that are readily accessible from sections of the site including primary schools, a GP and health centre and a local shopping centre on Greene's Road. It is also recognised that there are existing employment areas located in close proximity to employment sites, such as the industrial and business estate on the opposite side of Windy Arbor Road and Huyton Business Park which may reduce the need to travel for work. Whilst these facilities are some distance from the eastern and southern sections of the site, it is recognised that the proposals are of a scale which could provide on-site facilities and the proposer of the site has indicated that a range of social and community facilities would be provided on site. The proposer of the site has also stated that the proposals would include the provision of new bus routes through the site and that the development would be designed to encourage walking and cycling. The development therefore has the potential to encourage sustainable modes of transport although, notwithstanding the stated aims of the proposer of the site, it is considered that at this stage in the process there is only a limited level of certainty about what facilities would be provided on site and the degree to which these would be accessible from all parts of the site and surrounding areas.</p> <p>Consequently, and taking into account the scale of development proposed, it is considered that the proposals have the potential to have some negative impact on the objective.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Low	Long term	Long term		<p>Secure the provision of appropriate on-site open space and green corridors through the site.</p> <p>Other policies in the Core Strategy should ensure the retention of areas of woodland</p>

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of substantial area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network and, although the proposer of the site has however stated that the mature tree planting and hydrological structures on the site will be retained, it is considered that the proposals would have a negative impact on this objective due to the area of greenfield land that would be lost. It is however acknowledged that there is only a low level of certainty over this impact due to the potential for the proposals to increase the quality of the accessible green infrastructure network.</p>							
E6. To protect, manage and restore land and soil quality.	-	--	--	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<p><u>Comments:</u> The proposals would result in the loss of a substantial greenfield site. It is also noted that the majority of the site is classified as Grade 2 Best and Most Versatile agricultural land and that parts of the site are presently within agricultural use. It is therefore considered that the proposals have the potential to have a significant negative impact on this objective and also on the sub-objective of directing new housing to previously developed land.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	?	?	?	Low	Local	Long term	Secondary impacts on biodiversity	
	<p><u>Comments:</u> The site is in close proximity to a number of bodies of water, including Big Water. Directing development to locations close to these features has the potential to adversely affect water quality unless adequate mitigation measures are adopted. It is however recognised that there is limited certainty about the impact of the proposals on the water quality of these water bodies.</p>							

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. To protect, and where necessary, improve local air quality.	-	-	-	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options. Other policies in the Core Strategy should seek to retain trees and areas of woodland.
	<u>Comments:</u> The proposals are likely to result in an increase in traffic in the immediate surrounding area but it is recognised that the extent to which this will impact on air quality is uncertain and the site is not within an Air Quality Management Area. It is noted that there are a range of local facilities and amenities that are readily accessible from sections of the site including primary schools, a GP and health centre and a local shopping centre on Greene’s Road. It is also recognised that there are existing employment areas located in close proximity to employment sites, such as the industrial and business estate on the opposite side of Windy Arbor Road and Huyton Business Park which may reduce the need to travel for work. Nevertheless, these community facilities are some distance from the eastern and southern sections of the site and only the northern sections of the site are within 800m of Whiston railway station and not all of the site is in close proximity to the existing bus routes on Windy Arbor Road and Lickers Lane. The proposer of the site has also stated that the proposals would include on-site facilities, the provision of new bus routes through the site and that the development would be designed to encourage walking and cycling. Nevertheless, at this stage there is limited certainty about what facilities would be provided and due to quantum of development proposed, and the number of trips it is likely to generate, it is considered that the proposals have the potential to have some negative impact on the objective.							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	?	?	?	Low	Long term	Local	Secondary impacts on air quality and greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<p><u>Comments:</u> There are a range of local facilities and amenities that are readily accessible from sections of the site including primary schools, a GP and health centre and a local shopping centre on Greene’s Road. It is also recognised that there are existing employment areas located in close proximity to employment sites, such as the industrial and business estate on the opposite side of Windy Arbor Road and Huyton Business Park which may reduce the need to travel for work. Nevertheless, these community facilities are some distance from the eastern and southern sections of the site and only the northern sections of the site are within 800m of Whiston railway station and not all of the site is in close proximity to the existing bus routes on Windy Arbor Road and Lickers Lane.</p> <p>The proposer of the site has stated that the proposals would include on-site facilities, the provision of new bus routes through the site and it is recognised that the master planning process could help deliver a development that encourages walking and cycling. It is however considered that at this stage there is limited certainty over what facilities would be provided on site and the degree to which the development would encourage sustainable modes of transport. The impact of the proposals on the objective are therefore considered to be uncertain.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business	+	+	+	Medium	More than local	Long term	Contribution to overall pool of jobs in the Borough Together with the proposals for	

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
sectors and increase the number of new businesses.							KGB16 and KGB18, the proposals for the site could have a have a positive cumulative impact on perceptions of the area and support regeneration.	
	<p><u>Comments:</u> The proposals for Land to the South of Whiston do not include an employment element. Nevertheless, they are of a scale where they may encourage further investment in the area, sustaining existing local employment and also potentially bringing new jobs into the area.</p>							
EC2. To enhance the vitality and viability of town and local centres.	+	+	++	Medium	More than local	Long term	Enhanced perceptions of the area.	
	<p><u>Comments:</u> Given the significant capacity of the site, the proposals have the potential to have a positive impact on the vitality and viability of Knowsley's town centres and the local centre on Greene's Road by increasing levels of expenditure in these centres. It is therefore considered that the proposals have the potential to have a significant positive impact on this objective.</p>							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	More than local	Long term	Secondary impacts on deprivation and quality of life.	
	<p><u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and therefore has the potential to have some positive impact on the objective. The proposals are also of a scale where they may encourage further investment in the area, sustaining existing local employment and also potentially bringing new jobs into the area.</p>							
Sustainability Summary								

KGB 14 - Land to the south of Whiston (Phase 2), Lickers Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development of Land south of Whiston would have a positive impact on a significant number of objectives. In particular, given the scale of the potential development, it is considered that it could make an important contribution to the housing needs identified in the Strategic Housing Market Assessment (2010) and have a significant positive impact on the objective relating to providing good quality, affordable and resource efficient housing; and its sub-objective of providing a wider choice of accommodation to create a greater tenure mix. The potential development in this location is also considered to be of a scale where it could generate a number of employment and training opportunities during the construction of the development. It is therefore considered that the potential development of this location would have some positive impact on the objectives relating to reducing poverty and social deprivation; improving training and opportunities for lifelong learning; and reducing unemployment. Furthermore, it may encourage additional investment in the area, helping to sustain existing local employment and facilities and resulting in a positive impact on the objectives concerned with business growth; and the vitality and viability of town and local centres. The potential development in this location could also have some positive impact on the objectives relating to health; and improving access to goods, services and amenities.</p> <p>The appraisal of the location did however identify a number of possible negative impacts on the sustainability objectives. In particular, the significant area of greenfield land that would be lost as part of the proposed development, together with the potential impact on areas of priority habitat and Local Wildlife Sites that are within or adjoin the site, resulted in the location being considered to have a major negative impact on the objective relating to protecting land and soil; and some negative impact on the objectives relating to protecting biodiversity, species and habitats; mitigating climate change; and conserving green infrastructure. It may not be possible to wholly mitigate some of these impacts. For instance, due to the amount of greenfield land that would be lost it is considered that development in this location would inevitably have a negative impact on the objective relating to protecting land and soil and its sub-objective of directing new housing to previously developed land. It may however be possible to partially mitigate some of the other negative impacts that would result from development in this location. For example, the potential impact on the objective relating to biodiversity could possibly be reduced by undertaking appropriate ecological surveys, protecting areas of woodland, and securing appropriate buffers around LWSs.</p> <p>The possible impact of the development on listed buildings on the northern and eastern boundaries of the location also resulted in the potential development being considered to have the potential to have a negative impact on the objective that seeks to preserve, enhance and manage built heritage. It is however acknowledged that due to these features being located on the edge of what is a very large location there may be some scope to provide adequate buffers around the setting of these heritage assets. There is therefore only a limited level of certainty that development in this location would have a negative impact on this objective. Given the landscape value of parts of the site and the area of greenfield land that could be lost as part of the development, it is considered that the potential development of this location could also have a negative impact on the objective relating to protecting local landscape character. It is however noted that the impact on this objective could be mitigated to an extent by ensuring the retention of existing trees and, where possible, seeking to protect the setting of the remnants of the former Halsnead Estate.</p> <p>It is also considered that the potential development of this location is likely to have some negative impact on the objective of adapting to climate change due to the area of greenfield land that would be lost and also because of the location being within an area that has been identified by the Preliminary Flood Risk Assessment as being susceptible to ground water flooding. Due to the quantum of development that could be delivered in this location, it is considered that the potential development of Land to the South of Whiston could also have some negative impact on the objective relating to mitigating climate change; and protecting air quality. It is however acknowledged that there is only a limited degree of certainty that development in this location would have a negative impact on these objectives.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	-- major negative;	? uncertain

KGB 10 - Land at Carr Lane, to the west of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Medium	Local	Long term	Cumulative impact with other development on perceptions of the area.	Ensure proposals incorporate effective linkages to South Prescot to maximise the contribution of development in this location to the regeneration of this area.
	<u>Comments:</u> The site is immediately adjacent to South Prescot which is identified in the UDP as a key employment and regeneration location. The proposals for the site are considered to offer the potential to support the regeneration of this area and, in particular, raise its profile. The proposals could result in the provision of high quality employment premises that provides accommodation for new/expanding businesses and stimulate investment in the wider area. It is therefore considered that the proposals have the potential to result in new jobs that offer the potential to reduce deprivation and help secure economic inclusion.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S6. To provide good quality,	0	0	0	High	N/A	N/A		

KGB 10 - Land at Carr Lane, to the west of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
affordable and resource efficient housing.	<u>Comments:</u> The proposals for Land at Carr Lane do not include a housing element and are therefore unlikely to have any significant effects on this objective.							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Low	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	
	<u>Comments:</u> New jobs and training opportunities would be created during the construction and operation of the development. The proposals are therefore likely to have some positive impact on this objective. Nevertheless, the relatively small scale of the proposals means there can only be a limited level of certainty that the impact on this objective would be significant.							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The site is not within close proximity of any designated heritage assets and it is therefore considered that the proposals for the Land at Carr Lane are unlikely to have any significant impact on this objective.							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies the site as being located within a narrow gap between Huyton and Prescot but concludes that the site makes a limited contribution to the separation of these areas due to its relatively small size and also because of the presence of the M57 motorway between these two settlements. The site forms part of the former Prescot waste water treatment works and although it contains self-regenerated scrub, evidence of its previous use is still visible. There is also no public access on to the site itself. It is therefore considered that the proposals for Land at Carr Lane are unlikely to have any significant impact on the character of the landscape or accessibility of the countryside.							

KGB 10 - Land at Carr Lane, to the west of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Medium	Long term		Undertake ecological surveys. Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats or the creation of a buffer around the LWS.
	<u>Comments:</u> The site has been previously developed but it is recognised that brownfield sites can have biodiversity value and a significant proportion of the site has been re-vegetated. The site also contains a strip of Priority Habitat (woodland) along its boundary and Carr Lane Lake, a Local Wildlife Site, is situated to the north of the site. The proposals therefore have the potential to result in the loss of some features of ecological features and could place pressure on other ecological resources unless the identified mitigation measures are implemented. Nevertheless, it is recognised that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.
	<u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment (PFRA) (2011) does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.							

KGB 10 - Land at Carr Lane, to the west of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. The proposals therefore have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) but it is within close proximity of Cables Retail and Prescot Business Park which is identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating.</p> <p>The eastern portion of the site is within 800m of a railway station and the entire site is within a cycle buffer zone. The site is therefore considered to be relatively well-located in relation to existing transport infrastructure. Nevertheless, the proximity of the site to the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel.</p> <p>Consequently, whilst the proposals would inevitably result in some carbon emissions and could thereby have a negative impact on the objective and its sub-objective, it is considered that it is uncertain whether the impact on this objective would be significant due to the scale of the proposals and also because of the potential for the development to result in sustainable patterns of travel.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site is within close proximity of the Whiston to Cronton Corridor 'Strategic Green Link' and the proposals would result in the development of a site which is largely covered by regenerative scrub and in close proximity to a Local Wildlife Site. It is however recognised that the site's former use as a waster water treatment works has resulted in parts of the site being previously developed and the site retains remnants of its former use. It is therefore considered that the proposals are unlikely to have a significant impact on Knowsley's Green Infrastructure network.</p>							
E6. To protect, manage and restore land and soil quality.	+	+	+	Medium	Local	Long term	Secondary impact on perceptions of the area	

KGB 10 - Land at Carr Lane, to the west of Prescot								
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	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site forms part of the former Prescot waste water treatment works and although it contains self-regenerated scrub, evidence of its previous use is still visible. It is also recognised that although much of the above ground infrastructure has been removed from the site, below ground foundations, ducts and bases may remain in place. As a result, the proposals for Land at Carr Lane are likely to need to be proceeded by a comprehensive scheme of land reclamation/land remediation and could thereby have a positive impact on the sub-objectives of reducing the amount of derelict land and reducing the amount of contaminated land.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	?	?	?	Low	Local	Long term	Secondary impacts on biodiversity	
	<p><u>Comments:</u> Prescot Brook runs along the western boundary of the site and the proposals would result in development being directed to this location which has the potential to adversely affect water quality unless adequate mitigation measures are adopted. It is however recognised that there is limited certainty about the impact of the proposals on the water quality of this brook.</p>							
E8. To protect, and where necessary, improve local air quality.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site is not within an Air Quality Management Area and the eastern portion of the site is within 800m of a railway station. The entire site is also within a cycle buffer zone and the site is within reasonably close proximity of the services and facilities provided at Cables Retail Park and Prescot town centre. It is however acknowledged that the proximity of the site to the motorway network may result in unsustainable patterns of travel. Nevertheless, given the limited scale of the proposals, it is considered that they are unlikely to have any significant impact on this objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Low	N/A	N/A	Secondary impacts on air quality and greenhouse gas emissions	
	<p><u>Comments:</u> The proposals would result in the provision of employment opportunities in an established business location that is within 800m of a railway station, in relatively close proximity to bus routes and also within a cycle buffer zone. It is therefore considered that the proposals could have some positive impact on the objective. Nevertheless, the proximity of the site to the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel.</p>							
E11. To minimise the production	0	0	0	Medium	N/A	N/A		

KGB 10 - Land at Carr Lane, to the west of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
of waste and increase reuse, recycling and recovery rates.	<u>Comments:</u> Unlikely to have any significant effects.							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	+	+	Medium	Local	Long term	Contribution to overall pool of jobs in the Borough	Ensure proposals incorporate effective linkages to the South Prescot to maximise the contribution of development in this location to the regeneration of this area.
	<u>Comments:</u> The site is immediately adjacent to South Prescot which is identified in the UDP as a key employment and regeneration location. The proposals for the site are considered to offer the potential to support the regeneration of this area and, in particular, raise its profile. The proposals could result in the provision of high quality employment premises that provides accommodation for new/expanding businesses and stimulate investment in the wider area. It is therefore considered that the proposals would have a positive impact on the objective and the sub-objective of increasing industrial / commercial floorspace.							
EC2. To enhance the vitality and viability of town and local centres.	+	+	+	Low	Local	Long term	Cumulative impact with other development in the Whiston and Prescot area	
	<u>Comments:</u> The site is approximately 600m to the south west of Prescot town centre. Particularly when viewed cumulatively with regeneration at South Prescot, the proposals for the Land at Carr Lane could therefore support efforts to enhance the vitality and viability of this town centre which, according to the Knowsley Town Centre and Shopping Study (2009), has suffered a loss of vitality and viability in recent years. The Knowsley Town Centre and Shopping Study does however note that there has been some contraction in the comparison and convenience goods sectors within Prescot town centre itself due to new retailers having been attracted to the Cables Retail Park. Consequently, given that the Land at Carr Lane is more closely related to the Cables Retail Park, it is unclear to what extent any additional spend generated by the proposals would be directed to Cables Retail Park as opposed to Prescot town centre. Accordingly, there is only a low level of certainty about the impact on this objective.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	Local	Long term	Secondary impacts on deprivation and quality of life.	Ensure proposals incorporate effective linkages to the South Prescot to maximise the contribution of development in this location to the regeneration of this area.

KGB 10 - Land at Carr Lane, to the west of Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site is immediately adjacent to South Prescot which is identified in the UDP as a key employment and regeneration location. The proposals for the site are considered to offer the potential to support the regeneration of this area and, in particular, raise its profile. The proposals could result in the provision of high quality employment premises that provides accommodation for new/expanding businesses and stimulate investment in the wider area. It is therefore considered that the proposals could generate a range of employment opportunities and thereby have a positive impact on the objective.</p>							
Sustainability Summary								
<p>The potential development of the Land at Carr Lane could have a positive impact on a wide range of social, environmental and economic objectives. In particular, it could support the regeneration of South Prescot, result in the provision of high quality employment premises that provide accommodation for new/expanding businesses and stimulate investment in the wider area. It is therefore considered that the potential development in this location could have a positive impact on the objective relating to business growth and, through the creation of employment opportunities, could also have some positive impact on the objectives relating to reducing unemployment; and reducing poverty and social deprivation and securing economic inclusion. The employment opportunities that would be created would be accessible by a range of modes of transport and it is therefore envisaged that development in this location could also have some positive impact on the objective of reducing the need to travel and improving the use of sustainable modes of transport.</p> <p>Particularly when viewed cumulatively with regeneration at South Prescot, the potential development at the Land at Carr Lane could generate additional expenditure in the nearby Prescot town centre which, according to the Knowsley Town Centre and Shopping Study (2009), has suffered a loss of vitality and viability in recent years. It is therefore considered that development in this location could have some positive impact on this objective although it is acknowledged that the proximity of the site to the Cable's Retail Park reduces the level of certainty that the proposals would have a positive impact on this objective. Other objectives that development in this location may have a positive effect on include those which relate to training and opportunities for lifelong learning; and restoring land and soil quality.</p> <p>The potential development at the Land at Carr Lane could however result in the loss of priority habitat and, as a result, have a negative impact on the objective relating to biodiversity and habitats unless appropriate mitigation measures are implemented. In particular, as the areas of priority habitat are predominantly found around the perimeter of the location it may be possible to reduce the impact on this objective though protecting areas of woodland and excluding them from the developable area. It is considered that development in this location could also have a negative impact on the objective relating to adaptation to climate change due to it resulting in development taking place in a location that has been identified by the Preliminary Flood Risk Assessments (2011) as being susceptible to groundwater flooding. Key mitigation measures to reduce the level of impact on this objective are likely to include undertaking flood risk studies and applying appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems.</p> <p>It is envisaged that the potential development would not have a negative impact on any other objectives but the proximity of the location to Prescot Brook means that its impact on the objective relating to water quality is considered to be uncertain. The impact of the potential development in this location on the objective relating to mitigating climate change is also considered to be uncertain.</p>								

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Low	Borough wide	Long term	Cumulative impact with other proposals for the regeneration of Knowsley Industrial Park	Ensure development incorporates effective linkages to Knowsley Industrial Park and areas characterised by high levels of deprivation. Secure the implementation of local training programmes.
	<p><u>Comments:</u> The site is immediately adjacent to Knowsley Industrial Park which, according to the Delivering a new future for Knowsley Industrial Park – Strategic Framework (2010), contributes £214m pa in GVA to the economy, is collectively home to approximately 800 businesses and provides 27% of total employment within the Borough. The Delivering a new future for Knowsley Industrial Park – Strategic Framework does however establish that the park is characterised by out-of-date and weak infrastructure, and that there is a lack of recognition of its role and contribution. The proposals could provide high quality employment premises and stimulate investment in the park. It is therefore considered that the proposals have the potential to result in new jobs that offer the potential to reduce deprivation and help secure economic inclusion. The proposals are unlikely to be of a scale where they would have a significant adverse impact on the regeneration of the Knowsley Industrial Park and the gateway location of the site could help stimulate further investment in Knowsley Industrial Park which is an identified Principal Regeneration Area. The proposals therefore have the potential to have a positive impact on this objective but it is recognised that there is only limited certainty over whether the new jobs created would be accessible to those presently excluded from the labour market.</p>							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	0	0	0	0	0	0	0	0
	<p><u>Comments:</u> The site is not located in close proximity to a significant residential community either in Knowsley or outside the borough and it is probable that any services and facilities provided on-site would be ancillary to the development and primarily serve the needs of the on-site workers. Consequently, notwithstanding the fact that sections of the site are readily accessible by both public and private transport via the A580, the likely ancillary nature of any on-site facilities coupled with their distance from residential communities mean that the proposals are unlikely to have a significant impact on the objective or its sub-objective of improving community facilities.</p>							
S3. To improve safety and	0	0	0	Medium	N/A	N/A		

KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce crime, disorder and fear of crime.	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S6. To provide good quality, affordable and resource efficient housing.	0	0	0	High	N/A	N/A		
	<u>Comments:</u> The proposals for Land to the east of Knowsley Industrial Park do not include a housing element and are therefore unlikely to have any significant effects on this objective.							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	++	Medium	Borough wide	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	Secure the implementation of local training programmes.
	<u>Comments:</u> New jobs and training opportunities would be created during the construction and operation of the development. The proposals are therefore likely to have a positive impact on this objective which would increase as the development is built out and more employment and training opportunities become available.							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Low	Local	Long term		Undertake an appropriate desk-based assessment or field evaluation of the archaeological sites to establish their significance and, if appropriate, recommend measures to preserve or enhance them.

KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site is approximately 500m north of Knowsley Village Conservation Area and also within reasonably close proximity of Knowsley Hall Estate. It is however noted that development in this location would be relatively well screened from these assets by highway infrastructure and tree belts and would not encroach significantly on the agricultural land that provides the setting for the Knowsley Hall Estate. The site is however known to contain features of archaeological interest. In particular, there are two identified Archaeological Sites within the site boundary and a further two within 100m of its southern boundary. Due to the presence of these Archaeological Sites it is considered that the proposals have the potential to have a detrimental impact on the objective by adversely affecting the significance of these archaeological sites and features. It is however acknowledged that there can only be a low level of certainty about this impact due to the limited information available on these Archaeological Sites.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	0	0	0	Medium	N/A	N/A		Seek to secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies the site as being located within a wide gap between Kirkby and St Helens and concludes that development in this location would not impact on the separation of these areas. The Knowsley Landscape Character Assessment (2006) defines the site as falling within Urban Fringe Farmland which is characterised by an open character with flat low-lying topography and wide views across a mainly agricultural landscape. Nevertheless, only the smaller southern section of the site is characteristic of this description provided by the Landscape Character Assessment and it is noted that the northern part of the site accommodates a United Utilities facility and a large electricity substation. There is no public access to the site and it is visually contained to the north by the road network and to the south/west by commercial development. As a result, the visual impact into the wider countryside would be limited. It is also recognised the development could result in the redevelopment of the presently derelict United Utilities site and may to some extent screen existing uses that detract from the local landscape character, such as the sub-station. It is therefore considered that, on balance, the proposals are unlikely to have a significant impact on this objective.</p>							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		Undertake ecological surveys. Other policies of the Core Strategy should ensure that appropriate mitigation measures are implemented, such as the provision of a buffer around the brook

KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> Knowsley Brook, which is defined as a Strategic Asset by the Liverpool City Region Ecological Framework (2011), runs through the northern part of the site. The proposals have the potential to place pressure on this brook. Nevertheless, it is recognised that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3 and it does not fall within an area defined by the Preliminary Flood Risk Assessment (2011) as being at risk from groundwater flooding. The proposals would however result in the loss of a predominantly greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from	-	-	-	Low	Local	Long term	Negative secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
renewable sources.	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. The proposals therefore have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. In addition, evidence in the Knowsley Industrial Park Energy Network Feasibility Study (2012) has also demonstrated that both parcels of land have potential to be connected to decentralised energy network(s). The site is adjacent to a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is recognised that additional development in this locality may assist the financial viability of a future energy scheme and be able to benefit from decreased carbon emissions should connection an energy network be viable. The site is also in close proximity to Knowsley Industrial Park which is identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for biomass boilers and biomass CHP.</p> <p>The site is almost entirely within an 800m cycle buffer zone and the western portion of the site falls within a 200m of a high frequency bus route. It is also acknowledged that development of the scale proposed could deliver improvements to the local public transport network and it is recognised that development in this location could benefit from the planned improvements to the public transport network associated with the regeneration of Knowsley Industrial Park. Nevertheless, the proximity of the site to the A580 and the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. In addition, due to the quantum of development proposed, the carbon emissions associated with transport are likely to be significant.</p> <p>It is therefore considered that the proposals for the site would have a negative impact on the objective but that there is only a very limited level of certainty about this impact due to the potential for the site to link to decentralised energy networks.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site.
	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of a predominantly greenfield site that offers the potential to function as part of the Borough's Green Infrastructure network.</p>							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.

KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals would result in the loss of a substantial greenfield site. The entire site is classified as Grade 1 Best and Most Versatile agricultural land and small parts of the site are presently within agricultural use. It is however noted that other sections of the site have been previously developed for a United Utilities facility and the redevelopment of this portion of the site would make a positive contribution to the sub-objective of reducing the amount of derelict land. Nevertheless, given the scale of greenfield land that would be lost and taking into account the quality of the soils, it is considered that the overall impact on the objective is negative.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	?	?	?	Low	Local	Long term	Secondary impacts on biodiversity	
	<p><u>Comments:</u> Kirkby Brook runs through the centre of the site and the proposals would result in a significant amount of development being directed to this location which has the potential to adversely affect water quality unless adequate mitigation measures are adopted. It is however recognised that there is limited certainty about the impact of the proposals on the water quality of this brook.</p>							
E8. To protect, and where necessary, improve local air quality.	-	-	-	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<p><u>Comments:</u> The site is not within an Air Quality Management Area and is almost entirely within an 800m cycle buffer zone. The western portion of the site falls within 200m of a high frequency bus route. It is also acknowledged that development of the scale proposed could deliver improvements to the local public transport network. Nevertheless, the proximity of the site to the A580 and the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. In addition, due to the scale of development proposed, it is envisaged that the quantum of trips that would be generated would be significant particularly as the development is built out. It is therefore considered that the proposals have the potential to have a negative impact on this objective.</p>							
E9. To use water and mineral	0	0	0	Medium	N/A	N/A		

KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
resources prudently and efficiently.	<u>Comments:</u> Unlikely to have any significant effects.							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<u>Comments:</u> The site is almost entirely within an 800m cycle buffer zone and the western portion of the site falls within a 200m of a high frequency bus route. It is also acknowledged that development of the scale proposed could deliver improvements to the local public transport network and it is recognised that development in this location could benefit from the planned improvements to the public transport network associated with the regeneration of Knowsley Industrial Park. Nevertheless, the proximity of the site to the A580 and the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. It is therefore considered that the proposals have the potential to have a negative impact on this objective but it is acknowledged that there is only a low level of certainty about this impact.							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business	+	++	++	Medium	Borough wide	Long term	Contribution to overall pool of jobs in the Borough	Ensure development incorporates effective linkages to Knowsley Industrial Park and areas characterised by high levels of deprivation.

KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
sectors and increase the number of new businesses.	<p><u>Comments:</u> The site is immediately adjacent to Knowsley Industrial Park which, according to the Delivering a new future for Knowsley Industrial Park – Strategic Framework (2010), contributes £214m pa in GVA to the economy, is collectively home to approximately 800 businesses and provides 27% of total employment within the Borough. The Delivering a new future for Knowsley Industrial Park – Strategic Framework does however establish that the park is characterised by out-of-date and weak infrastructure, and that there is a lack of recognition of its role and contribution. The proposals could provide high quality employment premises which could have a major positive impact on the objective, particularly as Knowsley Industrial Park is identified by this Strategic Framework as a key location in the Borough for target sectors, such as advanced engineering and green energy. The close proximity of the site to the motorway network could also help attract target sectors, such as logistics and distribution uses.</p> <p>In addition, as recognised by the Delivering a new future for Knowsley Industrial Park – Strategic Framework, the site occupies a position that could form a major gateway to the park. The proposals could thereby help stimulate investment in the park and raise the profile of the immediate area, which is particularly important given that the Delivering a new future for Knowsley Industrial Park – Strategic Framework identified that existing gateways to the Park are insignificant and fail to create a positive ‘first impression’. It is therefore considered that the proposals have the potential to have a positive impact on the objective. Nevertheless, it is acknowledged that the certainty of this impact is reduced by the presence of the National Grid’s Kirkby substation on the site together with its high voltage overhead electricity transmission lines and underground cables may reduce the amount of development that can come forward on the northern part of the site and also discourage some investors.</p>							
EC2. To enhance the vitality and viability of town and local centres.	0	0	0	Medium	Borough wide	Long term	Secondary impacts on the perceptions of the area	The NPPF and emerging Local Plan policies should ensure that any proposals for B1 office use are subject to sequential testing and also ensure that any on-site facilities provided are ancillary.




KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals would result in a significant amount of investment into the area. Nevertheless, given the distance of the site from Kirkby town centre, it is considered to be unlikely that the proposals would have a significant impact on the vitality and viability of Kirkby town centre. It is considered that any services and facilities provided on-site are likely to be ancillary to the development and should not therefore have a detrimental impact on the vitality and viability of the other centres within the Borough, particularly the nearby Kirkby town centre.</p> <p>It is unclear whether the employment uses that would be directed to the site would include B1 office development. If B1 office development is provided in this out of centre location it would have the potential to have a detrimental impact on the vitality and viability of Kirkby town centre. It is however recognised that opportunities and potential for significant new office development in Knowsley's town centres may be limited and, although no evidence is provided to demonstrate that offices could not be directed to a town centre location, it is recognised that national planning policy and policies within the emerging Local Plan should prevent out of centre office development that would have an unacceptable impact on the vitality and viability of Knowsley's town and local centres. It is therefore considered that the proposals are unlikely to have a significant impact on this objective.</p>							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	++	++	Low	Borough wide	Long term	<p>Secondary impacts on deprivation and quality of life.</p> <p>Cumulative impact with other proposals for the regeneration of Knowsley Industrial Park</p>	<p>Ensure development incorporates effective linkages to Knowsley Industrial Park and areas characterised by high levels of deprivation.</p> <p>Secure the implementation of local training programmes.</p>
	<p><u>Comments:</u> The site is immediately adjacent to Knowsley Industrial Park which, according to the Delivering a new future for Knowsley Industrial Park – Strategic Framework (2010), contributes £214m pa in GVA to the economy, is collectively home to approximately 800 businesses and provides 27% of total employment within the Borough. The Delivering a new future for Knowsley Industrial Park – Strategic Framework does however establish that the park is characterised by out-of-date and weak infrastructure, and that there is a lack of recognition of its role and contribution. The proposals could provide a range of employment premises for new businesses and generate a range of employment opportunities and thereby have a positive impact on the objective. In addition, as recognised by the Delivering a new future for Knowsley Industrial Park – Strategic Framework, the site occupies a position that could form a major gateway to the park. The proposals could thereby help stimulate investment in the park and raise the profile of the immediate area.</p> <p>It is however recognised that there is only limited certainty over whether the new jobs created would be accessible to those presently excluded from the labour market. In addition, the presence of the National Grid's Kirkby substation on the site together with high voltage overhead electricity transmission lines and underground cables may reduce the amount of development that can come forward on the northern part of the site and could also discourage some investors.</p>							

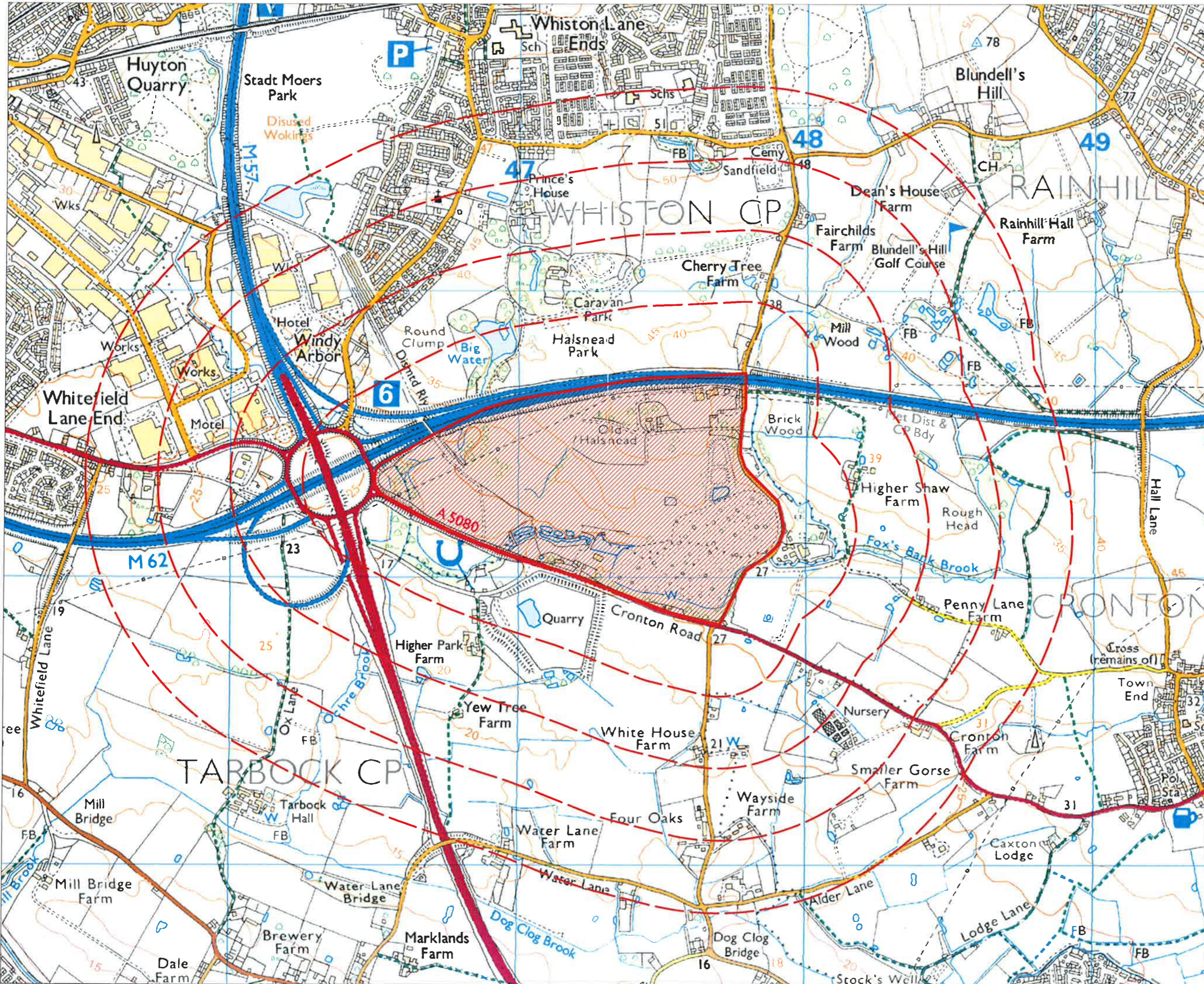
KGB 4 - Land to the east of Knowsley Industrial Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Sustainability Summary								
<p>The potential development of Land to the east of Knowsley Industrial Park would have a positive impact on a number of objectives. In particular, by providing a range of employment premises, creating a significant number of employment opportunities and contributing to the regeneration of Knowsley Industrial and Business Parks, development in this location is likely to have a major positive impact on the objectives relating to business growth; education and training; and unemployment; and some positive impact on the objective of reducing poverty and social deprivation.</p> <p>It is considered that development in this location is unlikely to have any significant impact on the objective of enhancing the vitality and viability of Knowsley's town centres. In addition, the potential development in this location is unlikely to have a significant negative impact on the objective of protecting landscape character.</p> <p>It is however recognised that development in this location could have some negative impacts, particularly in relation to certain environmental objectives. Specifically, the proposals have the potential to have a negative impact on the objectives relating to air quality; and reducing the need to travel due to the recognition that they are likely to generate a significant amount of vehicular movements and the proximity of the location to the A580 and the motorway network increases the likelihood that a significant proportion of these would be made by car. This potential to result in unsustainable patterns of travel together with the inevitable carbon emissions associated with the construction and operation of the development mean that it is considered that the potential development would also have a negative impact on the objective relating to mitigating climate change. It is however acknowledged that there is only limited certainty about the impact on the objective relating to mitigating climate change due to the identified potential for the development in this location to connect to decentralised energy networks and also because the potential development could benefit from the planned improvements to the public transport network in association with the regeneration of Knowsley Industrial Park. Key mitigation measures to reduce any negative impact on these objectives are likely to include securing improvements to the public transport network and ensuring that the development is accessible by a choice of means of transport.</p> <p>The presence of Kirkby Brook within the location results in the proposals having the potential to have a negative impact on the objective relating to biodiversity, and an uncertain impact on the objective relating to water quality. The loss of greenfield land, much of which is classified as Grade 1 Best and Most Versatile agricultural land, also means that the potential development is likely to have a negative impact on the objectives relating to adaptation to climate change; green infrastructure; and protecting land and soil. Whilst it is recognised that it will not be possible to completely mitigate the impact on these objectives due to development in this location inevitably resulting in the loss greenfield and Best and Most Versatile agricultural land, it is recommended that ensuring development is built to an appropriate density could help minimise the need to release further greenfield sites.</p> <p>The possible impact of the potential development on Archaeological Sites within the location could result in a negative impact on the objective that seeks to preserve, enhance and manage Knowsley's archaeological buildings, areas, sites and features. It is however acknowledged that due to the limited information on these Archaeological Sites there is only a limited level of certainty about the impact on this objective.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

Appendix 6

Safeguarded Locations Maps

-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

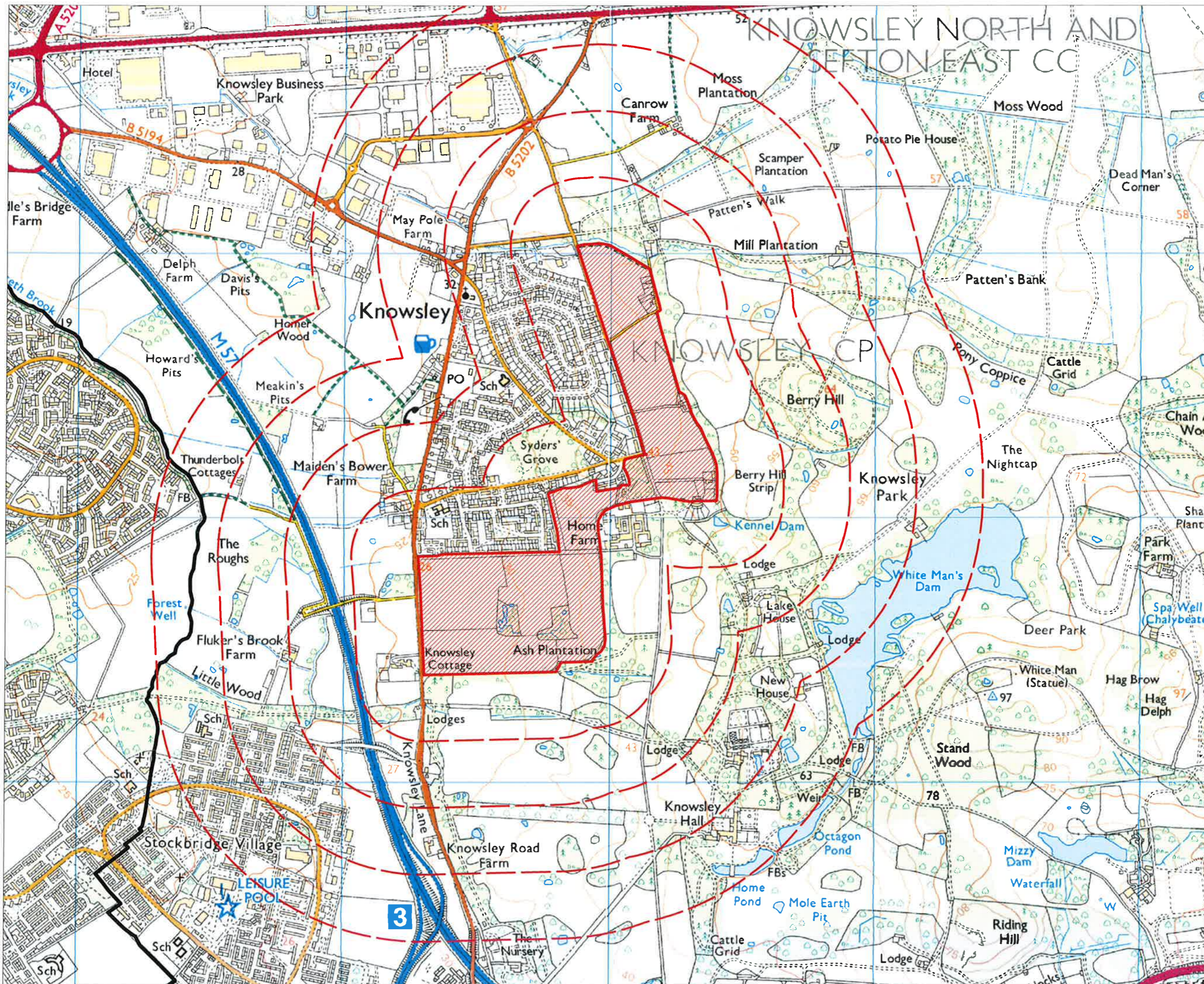





Scale: 1:10,000

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Map 22 - KGB18 Cronton Colliery and Land South of the M62





- 133
-  Site Boundary
 -  Buffers around site at 250m intervals
 -  District Boundary






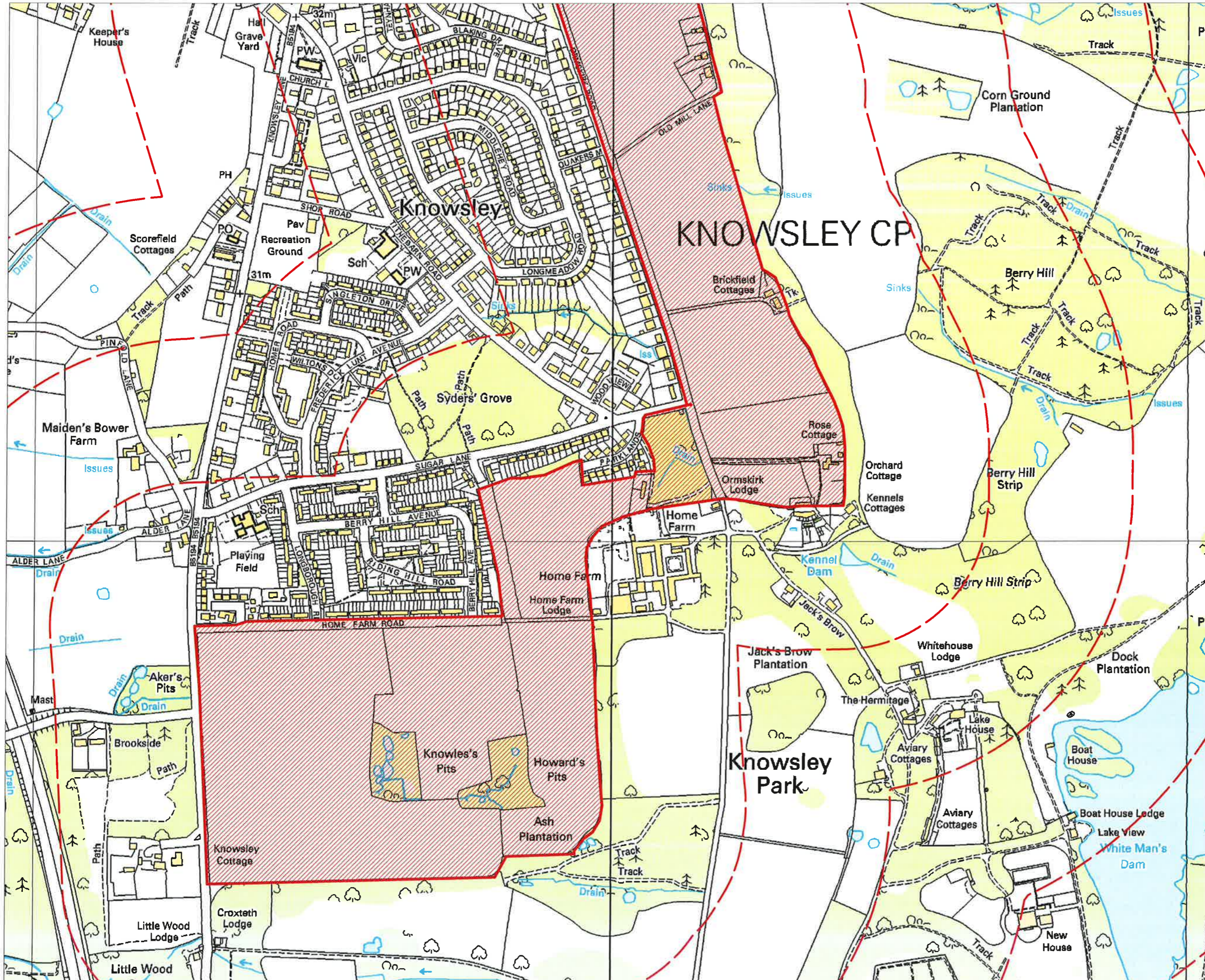
Scale: 1:13,000

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Map 10
KGB6 Land at
Knowsley Village



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary



Scale: 1:6,000

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Map 10a
 KGB6 Land at
 Knowsley Village



Appendix 7

Sustainability Appraisal of the Safeguarded Locations

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	++	Low	Borough wide	Long term		Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<u>Comments:</u> Employment proposals of the scale proposed could provide a range of high quality employment premises for new and expanding businesses and thereby result in the creation of a range of additional employment opportunities. The proposals could therefore make a significant contribution to the objective of reducing poverty and deprivation. Nevertheless, the site is not located in close proximity to an identified principal regeneration area and, as recognised by the Employment Land and Premises Study (2010), it is isolated from the built-up area. Consequently, the degree to which the employment opportunities would be accessible to all sections of the community is uncertain. This reduces the level of certainty that the proposals would have a major positive impact on this objective.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The site is not located in close proximity to a significant residential community either in Knowsley or outside the borough and it is probable that any services and facilities provided on-site would be ancillary to the development and primarily serve the needs of the on-site workers. Consequently, the likely ancillary nature of any facilities provided on-site together with their distance from established residential communities mean that the proposals are unlikely to have a significant impact on the objective or its sub-objective of improving community facilities.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and	0	0	0	Medium	N/A	N/A		

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community networks, assist social inclusion and ensure community involvement in decision making.	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S6. To provide good quality, affordable and resource efficient housing.	0	0	0	High	N/A	N/A		
	<u>Comments:</u> The proposals for Cronton Colliery do not include a housing element and are therefore unlikely to have any significant effects on this objective.							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	++	Medium	Borough wide	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	<u>Comments:</u> New jobs and training opportunities would be created during the construction and operation of the development. The proposals therefore have the potential to have a major positive impact on the objective, particularly over the longer term as the development is built out. Nevertheless, it is recognised that the site is not located in close proximity to an identified principal regeneration area and, as noted by the Employment Land and Premises Study (2010), it is isolated from the built-up area. Consequently, the degree to which the training opportunities would be accessible to all sections of the community is uncertain. This reduces the level of certainty that the proposals would have a major positive impact on this objective.							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Low	Local	Long term		Undertake an appropriate desk-based assessment or field evaluation of the archaeological sites. Ensure provision of suitable buffers to protect the setting of the listed building.

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site contains a Grade II Listed Building (Old Halsnead, Fox's Bank Lane) and there are identified Archaeological Sites along the eastern and southern boundary. The proposals could result in a significant scale development taking place within the vicinity of these heritage assets and therefore has the potential to adversely affect their setting. It is however recognised that these features are located primarily along the edges of what is a large site. As a result, there may be scope to incorporate adequate buffers around the setting of these assets to protect their significance. There is therefore only a limited level of certainty that the proposals would have a negative impact on this objective.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	?	?	?	Low	Local	Long term		Other policies in the Core Strategy should seek to retain areas of woodland and protected trees
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) acknowledges that the site is within a wide gap between Whiston and Widnes and therefore concludes that the development of the site would not have a significant impact on the separation of these settlements. In addition, the site is contained by strong defensible boundaries to the east and south formed by Fox's Bank Lane and Cronton Road respectively which would reduce the likelihood of further expansion into the Green Belt.</p> <p>The Landscape Character Assessment (2006) notes that the spoil heap from Cronton Colliery remains on the site, and although its presence and visual intrusion has been masked by reclamation and tree planting, it is considered that the remediation of this area may result in some improvements to the local landscape character. It is however noted that the site contains areas of woodland and there are a number of trees on site protected by Tree Preservation Order. If these trees were to be removed it could have some detrimental impact on the local landscape character. It is therefore considered that the impact of the proposals on this objective is uncertain.</p>							

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	--	Low	Local	Long term		<p>Undertake ecological survey.</p> <p>Exclude the LWS and areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats, the provision of a buffer around the LWSs and the retention of areas of woodland.</p>
	<p><u>Comments:</u> The site contains/adjoins a number of features of nature conservation interest, including three Local Wildlife Sites (Stretles Bog, Mine Waste and the Old Wood) and Priority Habitat (woodland, grassland, tall herb fen and marshland). The woodland at Old Wood LWS is ancient semi-natural woodland which is referred to in the LCR Ecological Framework (2011) as an Area of Strategic Importance. The proposals have the potential to result in the loss of some of these features or place additional pressure on these resources. It is recognised that the identified capacity of the site has been derived from the assumption that the LWS will be excluded from the developable area and unless this is the case, and the other identified mitigation measures are implemented, the proposals could have an adverse impact on this objective but it is acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value it is recognised that there can only be limited certainty about their impact on this objective.</p>							

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. To adapt to climate change including flood risk.	--	--	--	Medium	Local	Long term		<p>Undertake a more detailed Flood Risk Assessment although it is recognised that a Level 2 SFRA is being prepared by the Council.</p> <p>Apply the sequential and exception test to the development proposals and, if necessary, exclude parts of the site at greatest risk of flooding from the developable area.</p> <p>Other policies in the Core Strategy should ensure that appropriate measures are taken to mitigate flood risk, such as the use of SuDS.</p>
<p><u>Comments:</u></p> <p>The Knowsley Strategic Flood Risk Assessment (SFRA) (2009) identifies that sections of the site are within Flood Zones 2 and 3. This risk of flooding will be exacerbated by climate change and this part of the site should only be considered for development as part of a sequential approach. It is recognised that the identified capacity of the site has been derived from the assumption that the portion of the site within Flood Zones 2 and 3 will be excluded from the developable area and unless this is the case, and the other identified mitigation measures are implemented, the proposals could have a negative impact on the objective and its sub-objective of reducing flood risk.</p> <p>The Preliminary Flood Risk Assessment (2011) indicates that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would also result in the loss of a substantial area of greenfield land that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>								

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	--	--	Low	Local	Long term	Negative secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change, including exploring the opportunities for incorporating decentralised energy systems on large sites such as this. Secure improvements to public transport service
<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and the proposals could result in the loss of trees which make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on this objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency and it is recognised that the proposers of the site have stated that the site may offer opportunities for decentralised energy systems due to the quantum of development proposed. It is however recognised that there is presently no certainty that such systems would be incorporated into the proposals for the site. In addition, the site is not located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The proposals have the potential to generate a significant amount of traffic both during the construction and operation of the development. It is noted that the southern part of the site is within a buffer zone for a bus route associated with Cronton Road. This bus route is however some distance from the northern parts of the site and does not provide a particularly high frequency service. In addition, the site is not within close proximity of a railway station or a cycle route and the Employment Land and Premises Study (2010) observed that the Cronton Colliery site is isolated from the built-up area. It is acknowledged that development of the scale proposed could deliver improvements to the local public transport network however there is only limited certainty about this at this stage. Consequently, and taking into account the fact that the site is located in close proximity to the motorway network, it is considered that the release of the site for employment purposes is unlikely to result in sustainable patterns of travel unless significant mitigation measures are implemented.</p> <p>It is therefore considered that the proposals have the potential to have a significant negative impact on the objective and its sub-objective of reducing carbon dioxide emissions.</p>								

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Seek to retain areas of woodland
	<u>Comments:</u> The proposals would result in the loss of an area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network and may also lead to the loss of areas of identified Priority Habitat within the site. It is also noted that the western part of the site forms part of the Whiston to Cronton Corridor Strategic Green Link. The proposals could have a detrimental impact on this corridor although it is recognised the main elements of this corridor is designated as Local Wildlife Sites and may therefore be excluded from the developable area.							
E6. To protect, manage and restore land and soil quality.	?	?	?	Low	Local	Long term		
	<u>Comments:</u> The proposals would result in the loss of a substantial area of greenfield land and the entire site is classified as Grade 2 Best and Most Versatile agricultural land. It is however noted that a significant portion of the site has been previously developed and that the former colliery land is likely to be severely contaminated and contain the remains of previous coal working, including colliery waste and mineshafts. It is therefore considered that the proposals could make some contribution to the sub-objectives of reducing the amount of derelict land and reducing the amount of contaminated land. It is therefore considered that the overall impact of the development on the objective is uncertain.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. To protect, and where necessary, improve local air quality.	-	-	-	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options. Other policies of the Core Strategy should seek to retain trees and areas of woodland.
	<p><u>Comments:</u> The site is not within an Air Quality Management Area but it is recognised that the proposals have the potential to generate a significant amount of traffic both during the construction and operation of the development. The proposals also have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere.</p> <p>It is noted that the southern part of the site is within a buffer zone for a bus route associated with Cronton Road. Nevertheless, this bus route is not particularly high frequency and is some distance from the northern parts of the site. In addition, the site is not located within close proximity of a railway station or a cycle route and the Employment Land and Premises Study (2010) observed that the Cronton Colliery site is isolated from the built-up area. It is acknowledged that development of the scale proposed could deliver improvements to the local public transport network but there is only limited certainty about this at this stage. Consequently, and taking into account the fact that the site is located in close proximity to the motorway network, it is considered that the release of the site for employment purposes is unlikely to result in sustainable patterns of travel unless significant mitigation measures are implemented. It is therefore considered that the proposals have the potential to have a negative impact on air quality.</p>							
E9. To use water and mineral resources prudently and efficiently.	-	-	-	Low	Local	Long term		If considered appropriate, seek to secure the extraction of clay prior to the proposals coming forward.

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site contains the former Cronton Colliery and the Evidence Base for Minerals Planning on Merseyside (2008) identifies part of the site as being located within a potential Mineral Safeguarding Area for clay and notes that permission has previously been granted for clay extraction on the opposite side of Cronton Road. The development of the site for employment purposes could therefore potentially sterilise this resource if prior extraction were not to take place. This would have a negative impact on the objective of using mineral resources prudently.</p>							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	<p>Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.</p> <p>Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.</p>
	<p><u>Comments:</u> The southern part of the site is within a buffer zone for a bus route associated with Cronton Road. Nevertheless, this bus route is not particularly high frequency and is some distance from the northern parts of the site. It is noted that the site is not located within close proximity of a railway station or a cycle route and the Employment Land and Premises Study (2010) observed that the Cronton Colliery site is isolated from the built-up area. It is acknowledged that development of the scale proposed could deliver improvements to the local public transport network but there is only limited certainty about this at this stage. Consequently, and taking into account the fact that the site is located in close proximity to the motorway network, it is considered that the release of the site for employment purposes is unlikely to result in sustainable patterns of travel unless significant mitigation measures are implemented. It is therefore considered that the proposals have the potential to have a negative impact on the objective and its sub-objective of encouraging sustainable transport use.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
Economic								

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	++	++	Medium	Local	Long term	Contribution to overall pool of jobs in the Borough Together with the proposals for KGB14 and KGB16, the proposals could have a positive cumulative impact on perceptions of the area and support regeneration aspirations.	
	<p><u>Comments:</u> The Employment Land and Premises Study (2010) notes that the Cronton Colliery was previously identified by a study undertaken by the NWDA as suitable to meet the requirements of knowledge-based industries. The site is highly accessible to the motorway network and, in particular, is located in close proximity to the M62 which is an important economic development corridor. Given this proximity to the motorway network, the site may potentially be suitable for transport and communication uses which are identified by the Council's Economic Regeneration Strategy (2008) as sectors where there are current and emerging strengths or aspirations to develop. The site also occupies a gateway location and the proposals would potentially have a positive impact on the image of the area through leading to the redevelopment of a former colliery site.</p> <p>The proposals could therefore result in the provision of high quality employment premises that would provide accommodation for new businesses and stimulate investment in the area. It is therefore considered that the proposals have the potential to have a significant positive impact on the objective and the sub-objectives of increasing the number of new businesses and increasing the amount of industrial / commercial floorspace.</p>							
EC2. To enhance the vitality and viability of town and local centres.	0	0	0	Medium	Borough wide	Long term	Secondary impacts on perceptions of the area.	The NPPF should ensure that any proposals for B1 office use are subject to sequential testing and should also ensure that any on-site facilities provided are ancillary.

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals would result in a significant amount of investment into the area. Nevertheless, given the distance of the site from Knowsley's town centre, it is considered to be uncertain whether the proposals would have a significant impact on their vitality and viability. It is considered that any services and facilities provided on-site are likely to be ancillary to the development and should not therefore have a detrimental impact on the vitality and viability of the other centres within the Borough.</p> <p>It is unclear whether the employment uses that would be directed to the site would include B1 office development. If B1 office development is provided in this out of centre location it would have the potential to have a detrimental impact on the vitality and viability of Knowsley's town centres. It is recognised that opportunities and potential for significant new office development in Knowsley's town centres may be limited and, although no evidence is provided to demonstrate that offices could not be directed to a town centre location, it is recognised that national planning policy and policies within the emerging Local Plan should prevent out of centre office development that would have an unacceptable impact on the vitality and viability of Knowsley's town and local centres. It is therefore considered that the proposals are unlikely to have a significant impact on this objective.</p>							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	++	++	Medium	Local	Long term	Secondary impacts on deprivation and quality of life.	<p>Ensure development incorporates effective linkages to areas characterised by high levels of deprivation.</p> <p>Secure the implementation of local training programmes.</p> <p>Other Core Strategy policies and the "Ensuring a Choice of Travel" SPD should support the aim of ensuring new development caters for an appropriate range and choice of transport options.</p>
	<p><u>Comments:</u> Employment proposals of the scale proposed in this area could provide a range of high quality employment premises for new and expanding businesses and thereby result in the creation of a range of additional employment opportunities. The proposals could therefore make a significant contribution to the objective of maintaining high employment rates and reducing long-term unemployment. Nevertheless, it is recognised that the site is not located in close proximity to an identified principal regeneration area and, as recognised by the Employment Land and Premises Study (2010), is isolated from the built-up area. Consequently, the degree to which the employment opportunities would be accessible to all sections of the community is uncertain in the absence of the implementation of mitigation measures.</p>							

KGB 18 - Cronton Colliery (and land south of M62)								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Sustainability Summary								
<p>The potential development of Cronton Colliery could have a positive impact on a number of objectives. In particular, it could result in the provision of a range of employment premises that provide accommodation for new businesses, stimulate investment in the area and generate a significant number of employment opportunities. It is therefore considered that the potential development of this location could have a major positive impact on the objectives relating to business growth; maintaining high levels of employment and reducing unemployment; reducing poverty and social deprivation; and improving opportunities for training and lifelong learning. It is however recognised that the relatively isolated position of the location coupled with its distance from identified principal regeneration areas, reduces the level of certainty that development in this location would have a major positive impact on some of these objectives.</p>								
<p>The potential development of Cronton Colliery would however have a negative impact on a number of objectives. In particular, it could have a significant negative impact on the objective relating to adaptation to climate change due, in part, to sections of the site being within Flood Zones 2 and 3 as defined by the Strategic Flood Risk Assessment and also because of the proposals resulting in development taking place in a location that has been identified by the Preliminary Flood Risk Assessments (2011) as being susceptible to groundwater flooding. It is however recognised that only a relatively small portion of the Cronton Colliery location falls within Flood Zones 2 and 3 and it may therefore be possible to successfully mitigate some of these impacts by applying the sequential test and, if necessary, excluding parts of the location from the developable area. Other measures to mitigate some of the impact on this objective are likely to include undertaking more detailed site-specific flood risk assessments and implementing other appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems.</p>								
<p>The relatively isolated location of the site and its distance from the existing public transport network and established residential communities means that the potential development is likely to have some negative impact on the objectives relating to mitigating climate change; protecting air quality; and reducing the need to travel. Key mitigation measures are likely to include securing improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.</p>								
<p>The presence of a listed building and archaeological sites within the location also means that the potential development could have some negative impact on the objective relating to Knowsley's built heritage. However, it is recognised that these features are located primarily along the edges of what is a large site and, as a result, there may be scope to incorporate adequate buffers around these assets to protect their setting and significance. As a result, there is only a limited level of certainty that development in this location would have a negative impact on this objective. Development in this location would also have the potential to have a negative impact on the objective relating to the prudent use of minerals if it were to result in the sterilisation of clay reserves. It is however recognised that only a relatively small proportion of the location falls within the potential Mineral Safeguarding Area for clay identified by Evidence Base for Minerals Planning on Merseyside (2008) and any negative impact on this objective could potentially be wholly mitigated by the prior extraction of clay. Other objectives that may be adversely affected by the potential development unless the developable area were to be adapted accordingly include those relating to biodiversity; and green infrastructure.</p>								
<p>The impact of the potential development on the objective relating to protecting and restoring land and soil is considered to be uncertain due to it being unclear whether the loss of a substantial area of greenfield land, sections of which are classified as Grade 2 Best and Most Versatile agricultural land, is outweighed by the benefits the potential development would deliver to the restoration of the former colliery land.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Medium	Local	Medium term		
	<u>Comments:</u> The site is not adjacent to an identified regeneration area. Nevertheless, due to the size of the area the delivery of additional dwellings may have a positive impact on reducing deprivation by stimulating investment and creating jobs in the construction sector.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Low	Local	Long term		
	<u>Comments:</u> The proposals are of a scale which may facilitate the provision of on-site services and amenities but it is at present uncertain whether such facilities would be incorporated into the proposals. There are a range of accessible local facilities and amenities within Knowsley Village including primary schools, a GP and health centre and a parade of shops on Sugar Lane. It is therefore considered that the proposals have the potential to have a positive impact on the objective of improving accessibility of goods, services and amenities and the scale of development proposed could also help ensure the continued viability of these services and facilities. It is however recognised that due its size, site some of these existing facilities would not be a convenient walking distance from all sections of the site.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy are likely to ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	?	?	?	Low	Local	Long term	Secondary impacts on quality of life	Seek to protect existing recreation routes and secure the provision of on-site public open space and, if required, the provision of appropriate on-site health facilities.

KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals are of a scale which may facilitate the provision of on-site services and amenities but it is at present uncertain whether such facilities would be incorporated into the proposals. The proposals would however result in the loss of a substantial area of greenspace, sections of which are used for informal recreation. The Green Space Audit (2012) did however establish that this area has an overall surplus of public open space relative to the Council's adopted standards and it is also recognised that the presence of areas of greenspace does not necessarily ensure participation in informal recreation. It is therefore considered that that impact of the proposals on the objective is uncertain.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	++	++	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> Given the substantial capacity of the site, it is considered that the proposals for Land at Knowsley Village would have a major positive impact on the objective of providing good quality housing and that the significance of this impact will increase in the longer term as the development is built out. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix and the large capacity of the site is also likely to have a positive influence the financial viability of affordable housing on site.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Low	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	
	<p><u>Comments:</u> Given the scale of the proposals, it is considered that the construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. It is also considered that the proposals are of a scale where they may result in the provision of on-site education facilities or improvements to the local public transport system which could enhance the physical accessibility of existing educational and training opportunities. It is however acknowledged that there is only a limited certainty about this until such a point as more detailed proposals for the site are developed.</p>							

KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Medium	Local	Long term	Secondary impacts on the image of the area and sense of place.	<p>Undertake a more detailed appraisal of the impact of the proposals on the significance of the conservation area and Knowsley Hall and Garden</p> <p>Undertake an appropriate desk-based assessment or field evaluation of the archaeological sites to establish their significance and, if appropriate, recommend measures to preserve or enhance them.</p>
<p><u>Comments:</u></p> <p>The site is known to contain features of archaeological interest. In particular, there are five identified Archaeological Sites within the site boundary. The eastern part of the site also borders Knowsley Hall and Garden which is a designated Historic Park/Garden. The proposals are therefore considered to have the potential to have a detrimental impact on the significance of archaeological sites and also potentially affect the setting of a Historic Park/Garden although the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) concludes that the impact of the proposals on Knowsley Hall and Garden will be moderated to a degree by belts of mature trees. It is also noted that much of the estate boundary adjacent to the site has been rebuilt and is not in its original state.</p> <p>The western part of the site is within close proximity of Knowsley Village Conservation Area. The Conservation Area appraisal for Knowsley Village states that the area is located within a rural setting characterised by wide open spaces and coppices of trees. Whilst large parts of the site are not adjacent to the Conservation Area, the proposal would result in the loss of a significant area of open space that is within close proximity of this designated heritage asset. As a result, it is considered that the proposals have the potential to have some negative impact on the setting and significance of this historic asset. It is however acknowledged that there is only limited certainty over the degree to which the proposals would impact upon the significance of Knowsley Village Conservation Area. Nevertheless, due to their possible impact not only on the conservation area but also on a historic park/garden and a number of archaeological sites, it is concluded that the proposals have the potential to have a detrimental impact on this objective.</p>								

KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	--	--	Medium	Local	Long term	Secondary impact on perceptions of the area	Other policies of the Core Strategy should seek to retain existing trees and secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The proposals would result in the loss of a significant swathe of greenfield land that wraps around the eastern and southern boundaries of Knowsley Village. Given the scale of housing proposed, it is considered that this could have a considerable detrimental impact on the landscape character of the local area and, in particular, fundamentally change the semi-rural character of this landscape. The site contains a number of areas of mature trees, some of which are protected by Tree Preservation Order, and the loss of these could also have a significant impact on the landscape character. Furthermore, the proposals for the eastern portion of the site may also impact upon the protected landscape of Knowsley Hall and Garden although, as acknowledged by the draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the impact on the proposals on this area may be moderated to a degree by belts of mature trees. It is also noted that much of the estate boundary adjacent to the site has been rebuilt and is not in its original state. Nonetheless, for the other reasons given above, it is considered that that the proposals have the potential to have a major negative impact on the objective.</p>							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	--	--	Low	Local	Long term		Undertake ecological surveys. Exclude the LWS and areas of priority habitat from the developable area if appropriate. Other policies of the Core Strategy should ensure that other appropriate mitigation measures are implemented, such as the provision of on-site habitats or the creation of a buffer around the LWS.

KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> Part of the site falls within the River Alt, Kirkby Brook, Knowsley Brook, Croxteth Brook and Croxteth Park Corridor and there are sections of Priority Habitat (woodland) within the southern part of the site and also bounding the site to the east and south. The vast majority of the site is also covered by a Local Wildlife Site designation. It is noted that the proposers of the site have queried the boundaries of the LWS and the value of this designated area. Nevertheless, the Mersey Environmental Advisory Service (MEAS) have confirmed that the site provides valuable foraging habitat for grazing pink footed geese and that a number of other UK Biodiversity Action Plan species have been recorded in the local area, including species which are also UK protected species under the Wildlife and Countryside Act 1981. It is therefore considered that the proposals have the potential to have a detrimental impact on biodiversity and habitats and would thereby have an adverse impact on the objective and its sub-objective of conserving and enhancing the natural environment. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.
	<p><u>Comments:</u> The Strategic Flood Risk Assessment does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment (PFRA) does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding. Nonetheless, the proposals would result in a significant area of greenfield land being replaced with built development which may have an adverse impact on levels of surface water run-off if suitable measures not are implemented, such as sustainable drainage systems.</p> <p>The proposals would however result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							

KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	-	-	Low	Local	Long term	Negative secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change, including exploring the opportunities for incorporating decentralised energy systems on large sites such as this. Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. The proposals therefore have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely that the proposals will deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>Due to the quantum of development proposed, the proposals would undoubtedly generate a significant number of trips. There are a range of local facilities and amenities within Knowsley Village including primary schools, a GP and health centre and a parade of shops on Sugar Lane. Nevertheless, due to the size of the site, these facilities would not necessarily be within convenient walking distance of all parts of the site. In addition, only part of the site is within a buffer zone for buses. It is recognised that the development proposals are of a scale which could provide for enhancements in local transport provision and on-site facilities but there is only limited certainty about this at this stage. It is therefore considered that the proposals have the potential to have a negative impact on this objective but the certainty of this impact is reduced by the limited information on the enhancements to public transport and on-site facilities that would be secured.</p>								

KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	--	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Formalise and protect existing recreation routes.
	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of a significant area of greenfield land that offers the potential to function as part of the Borough's Green Infrastructure network. Areas of the site are used as informal open space and the site contains Priority Habitats. The proposals would therefore have a negative impact on the objective and its sub-objective of improving the size and quality of the Ecological Framework. Given the increasing amount of land that would be developed as the proposals are implemented, it is considered that, the impact of the proposals on the objective would become increasingly significant as the development is built out.</p>							
E6. To protect, manage and restore land and soil quality.	-	-	--	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<p><u>Comments:</u> Part of the southern section of the site is classified as Grade 2 Best and Most Versatile agricultural land and parts of the site appear to be within agricultural use. It is noted that the proposers of the site have submitted a report which states that the soil quality in the area ranges from Sub Grade 3a to Sub Grade 3b with almost 80% of the site being sub Grade 3b. It is however acknowledged that the findings of this report have not been independently verified. In addition, it is recognised that, irrespective of the soil quality, the proposals would result in the loss of a significant area of greenfield land for the provision of housing. It is therefore considered that the proposals have the potential to have a significant negative impact on this objective and also on the sub-objective of directing new housing to previously developed land. Given the increasing amount of land that would be developed as the proposals are implemented, it is considered that, the impact of the proposals on the objective would become increasingly significant as the development is built out.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							

KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. To protect, and where necessary, improve local air quality.	-	-	--	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options. Other policies in the Core Strategy should seek to retain trees and areas of woodland or secure appropriate replacement planting.
	<p><u>Comments:</u> The site is not within an Air Quality Management Area. The proposals may however lead to the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. In addition, due to the quantum of development proposed, the proposals would undoubtedly generate a significant number of trips. There are a range of local facilities and amenities within Knowsley Village including primary schools, a GP and health centre and a parade of shops on Sugar Lane. Nevertheless, because of the size of the site, these facilities would not necessarily be within convenient walking distance of all parts of the site. In addition, only part of the site is within a buffer zone for buses and it is not within close proximity of a railway station. It is however recognised that the master planning process could help deliver a development that encourages walking and cycling and it is also recognised that the development proposals are of a scale which could provide for enhancements in local transport provision and on-site facilities but there is only limited certainty about this at this stage. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, due to the quantum of development proposed it is considered that the proposals have the potential to have a negative impact on this objective but the certainty of this impact is reduced by the limited information on the enhancements to public transport and on-site facilities that would be secured.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							

KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	-	-	--	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<u>Comments:</u> There are a range of local facilities and amenities within Knowsley Village, including primary schools, a GP and health centre and a parade of shops on Sugar Lane, and, as recognised by the draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. Nevertheless, because of the size of the site, these local facilities would not necessarily be within convenient walking distance of all parts of the site and only part of the site are within a buffer zone for buses and there are no nearby train stations. It is also recognised that the site is not within close proximity of a large district/town centre. It is therefore considered that the proposals could result in a development characterised by a relatively high level of car dependence and thereby have a negative impact on this objective. The master planning process could however help deliver a development that encourages walking and cycling and the development proposals are also of a scale which could provide for enhancements in local transport provision. Nevertheless, there is only limited certainty about this at this stage. It is therefore considered that the proposals have the potential to have a negative impact on this objective albeit with a low level of certainty.							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	+	+	Low	More than local	Long term	Contribution to overall pool of jobs in the Borough	
	<u>Comments:</u> The proposals for Land at Knowsley Village do not include an employment element. Nevertheless, they are of a scale where they may encourage further investment in the area, sustaining existing local employment and also potentially bringing new jobs into the area. There is however only limited certainty over whether this would increase the number of new businesses or exploit the growth potential of business sectors and thereby have a positive impact on this objective.							




KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. To enhance the vitality and viability of town and local centres.	+	+	++	Medium	More than local	Long term		
	<u>Comments:</u> Given the significant capacity of the site, the proposals have the potential to have a positive impact on the vitality and viability of Knowsley's town centres and the local centre on Sugar Lane by increasing levels of expenditure in these centres. It is therefore considered that the proposals have the potential to have a significant positive impact on this objective.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	More than local	Long term	Secondary impacts on deprivation and quality of life.	
	<u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and therefore has the potential to have some positive impact on the objective. The proposals are also of a scale where they may encourage further investment in the area, sustaining existing local employment and also potentially bringing new jobs into the area.							
Sustainability Summary								

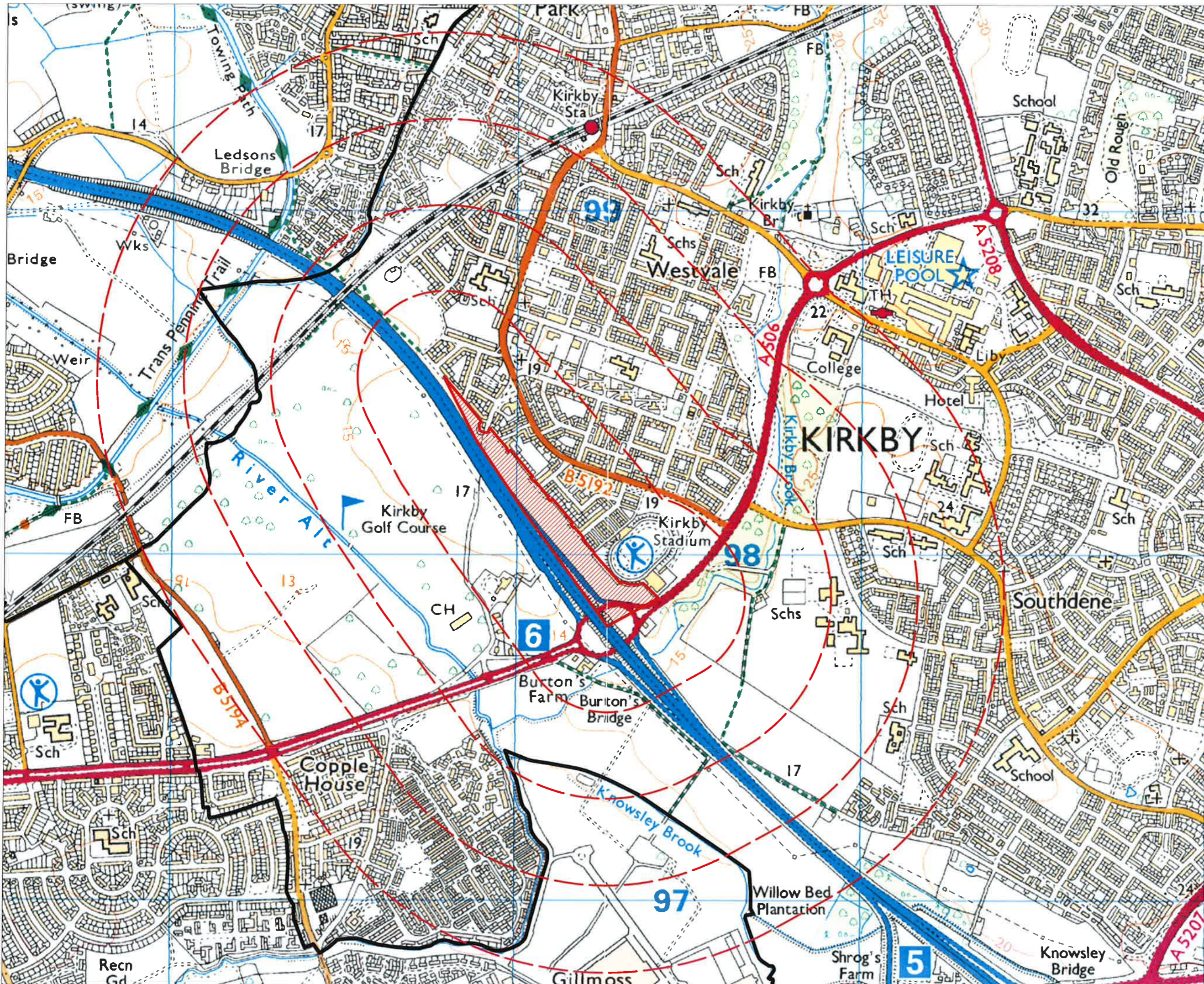
KGB 6 - Land at Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development of Land at Knowsley Village would have a positive impact on a significant number of objectives. In particular, given the scale of the proposals, it is considered that they have the potential to make an important contribution to housing needs identified in the Strategic Housing Market Assessment (2010) and have a significant positive impact on the objective relating to providing good quality, affordable and resource efficient housing; and its sub-objective or providing a wider choice of accommodation to create a greater tenure mix. The potential development in this location is also considered to be of a scale where it could generate a number of employment and training opportunities during the construction of the development. It is therefore considered that the potential development would have some positive impact on the objectives relating to reducing poverty and social deprivation; improving training and opportunities for lifelong learning; and reducing unemployment. Furthermore, the additional expenditure generated by development in this location could result in a significant positive impact on the vitality and viability of Knowsley's town and local centres and by encouraging further investment in the area could also help sustain existing local employment and have a positive impact on the objective that is concerned with business growth.</p> <p>Development in this location would result in the provision of housing on a site that is in close proximity to a range of existing local services and facilities. It could also make a contribution to the continued viability of these services and facilities. It is therefore considered that development in this location would have some positive impact on the objective relating to the accessibility of goods, services and amenities. Nevertheless, the level of certainty of this impact is reduced by the fact that some of these facilities would not be within convenient walking distance of all parts of the location.</p> <p>The appraisal of Land at Knowsley Village did however identify a number of potential negative impacts on the sustainability objectives. In particular, development in this location would result in the loss of a large swathe of greenfield land that contributes to the local landscape character and which contains areas of priority habitat (woodlands) and is itself largely covered by a Local Wildlife Site (LWS) designation. It is therefore considered that the potential development would be likely to have a major negative impact on the objectives relating to landscape; biodiversity; land and soil; and green infrastructure. Key mitigation measures to reduce the level of impact are likely to include ensuring development is built to an appropriate density to minimise the need to release further greenfield sites, undertaking appropriate ecological surveys, protecting areas of woodland, and securing appropriate landscaping and on-site open space provision. However, given that the location is largely covered by a LWS designation, it is considered to be unlikely that the impact on the objective relating to biodiversity could be wholly mitigated.</p> <p>Due to the quantum of development proposed, it is considered that the potential development is also likely to have some negative impact on the objectives relating to mitigating climate change; and protecting air quality. Mitigation measures recommended to reduce the degree of impact on these objectives include securing improvements to the public transport network and ensuring that the development is accessible by a choice of means of transport. The possible impact on the three identified Archaeological Sites within the location and Knowsley Village Conservation Area also result in the potential development being considered to have the potential to have a negative impact on the objective that seeks to preserve, enhance and manage Knowsley's archaeological buildings, areas, sites and features.</p> <p>It is also considered that the potential development in this location is likely to have some negative impact on the objective of adapting to climate change due to the area of greenfield land that would be lost and also because of the location being within an area that has been identified by the Preliminary Flood Risk Assessment as being susceptible to ground water flooding.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

Appendix 8

Locations Discounted by the Draft Green Belt Study Maps

-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

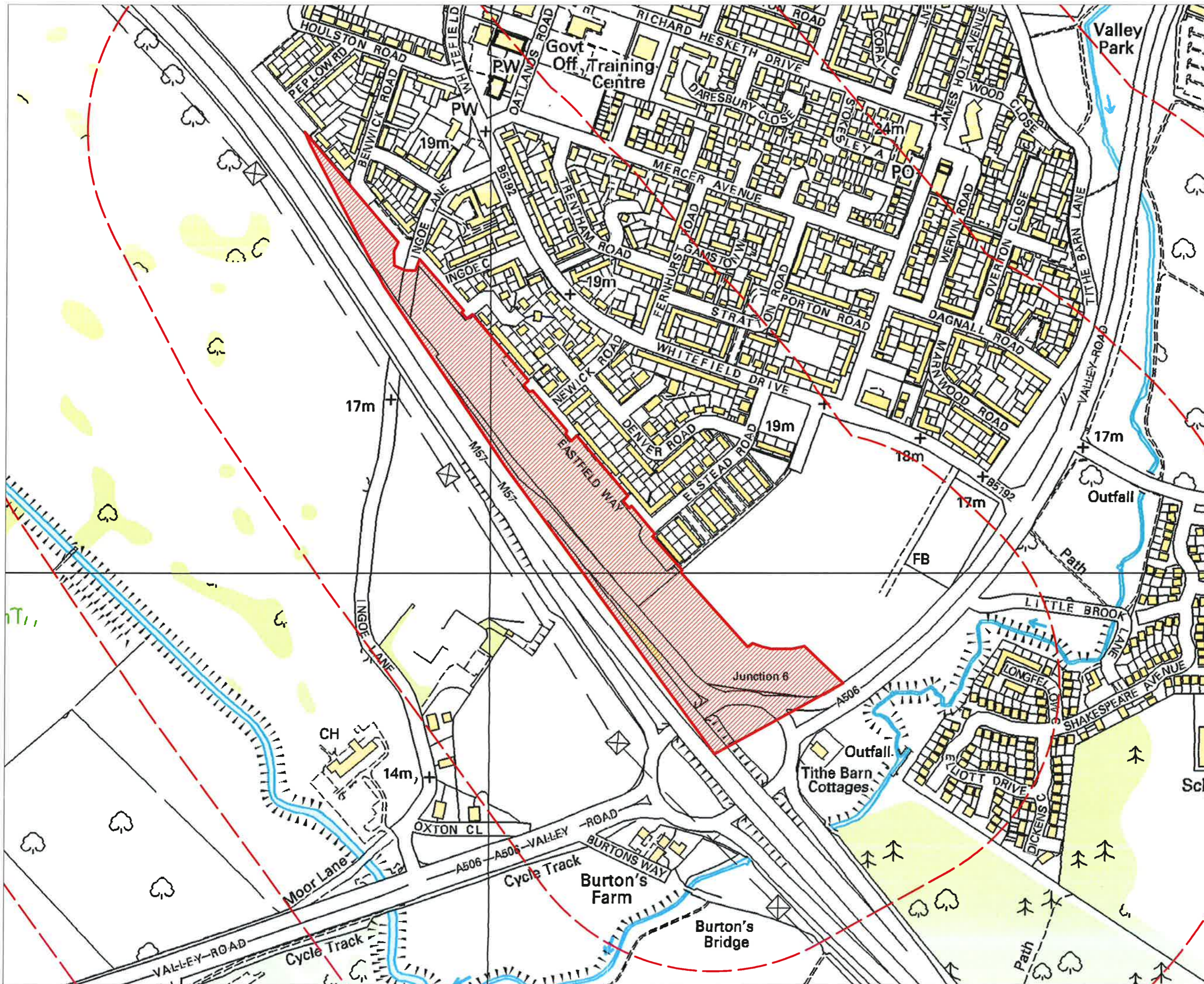





Scale: 1:10,000

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Map 6
KGB2 Land at
Eastfield Walk





- 161
-  Site Boundary
 -  Buffers around site at 250m intervals
 -  District Boundary

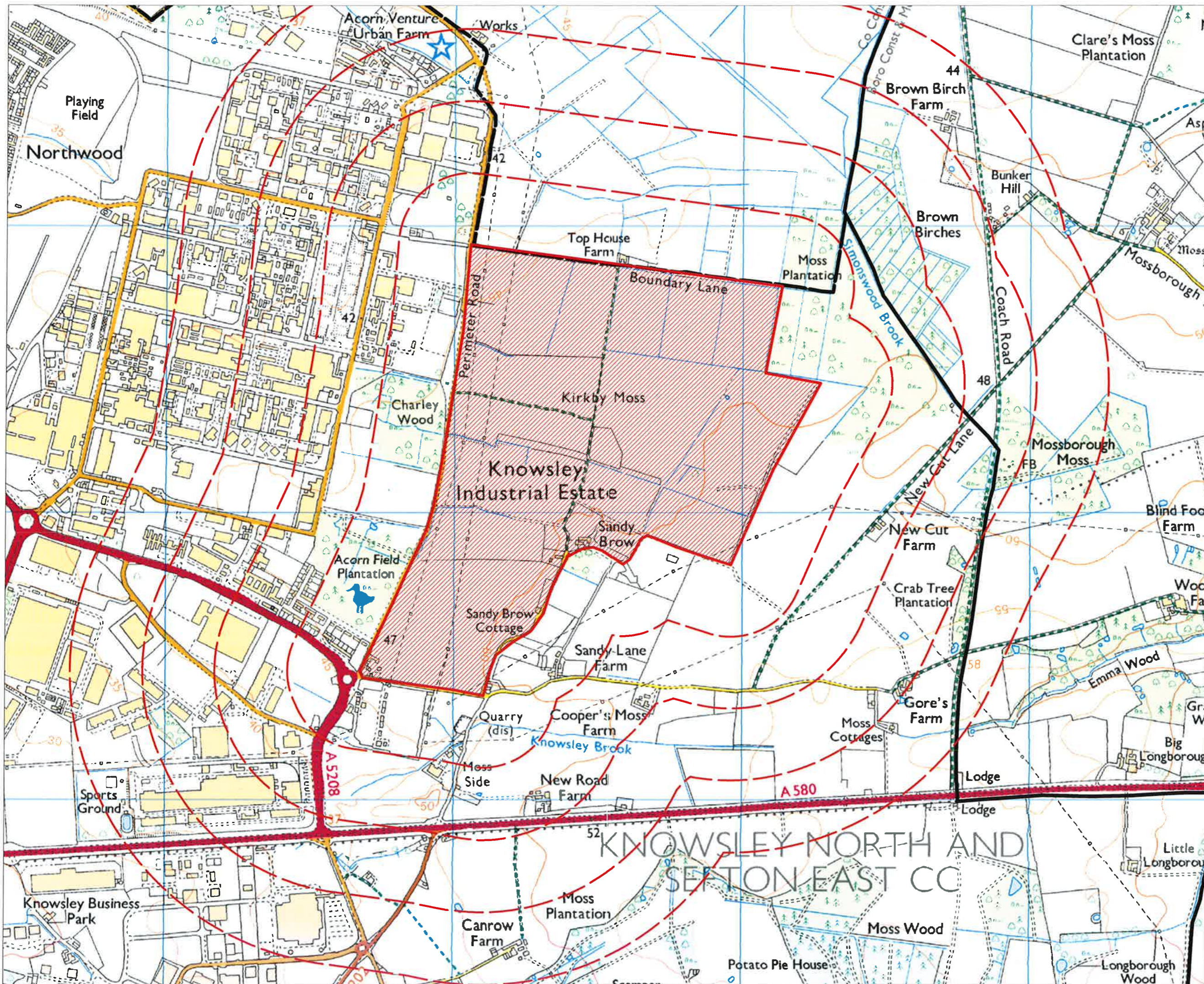





Scale: 1:4,000

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100017655, 2011

Map 6a
KGB2 Land at Eastfield
Walk, Kirkby





- 162
-  Site Boundary
 -  Buffers around site at 250m intervals
 -  District Boundary






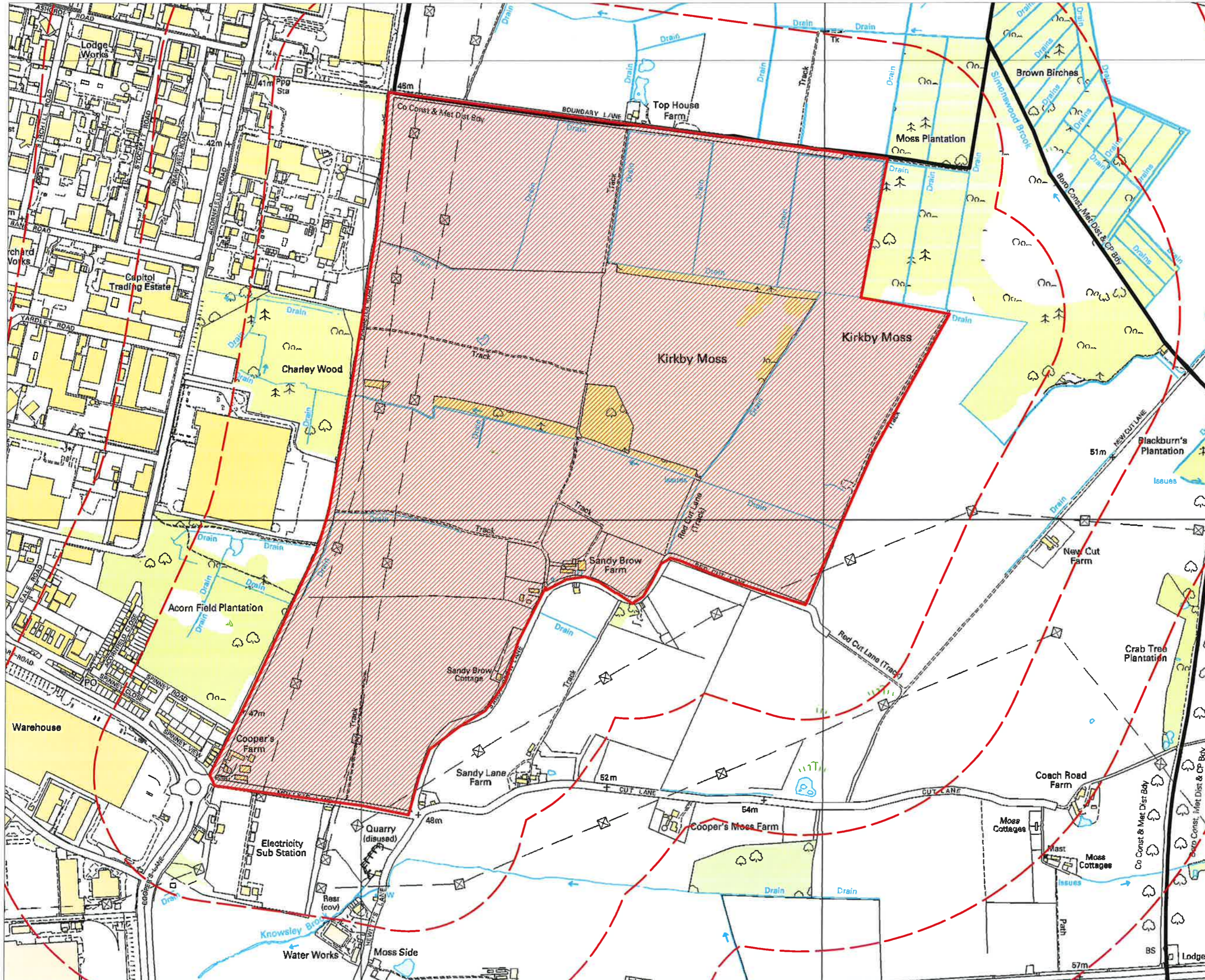
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Map 7
KGB3 Land at
Boundary Lane



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

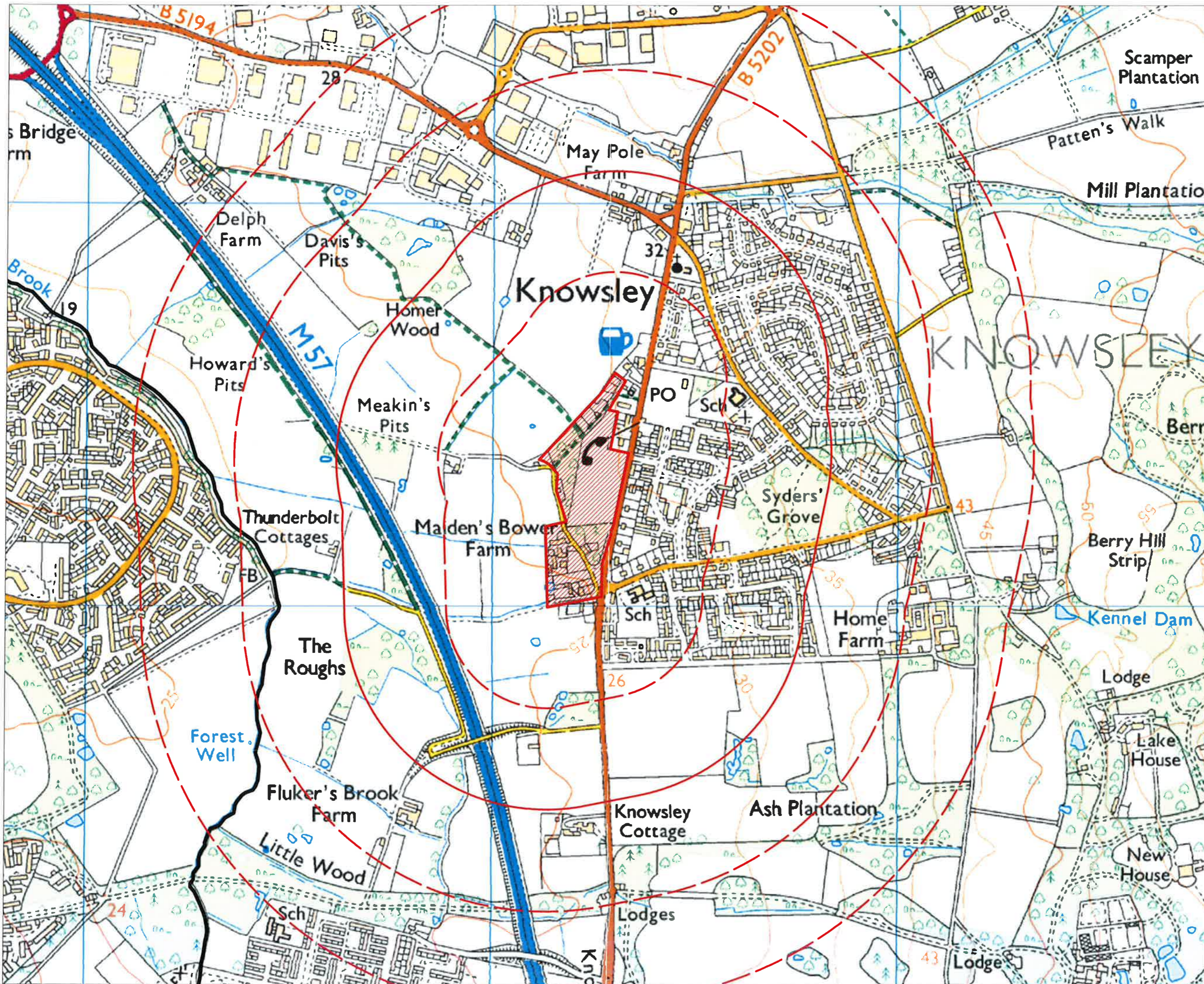





Scale: 1:7,500

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Map 7a
KGB3 Land at
Boundary Lane, Kirkby





- 164
-  Site Boundary
 -  Buffers around site at 250m intervals
 -  District Boundary






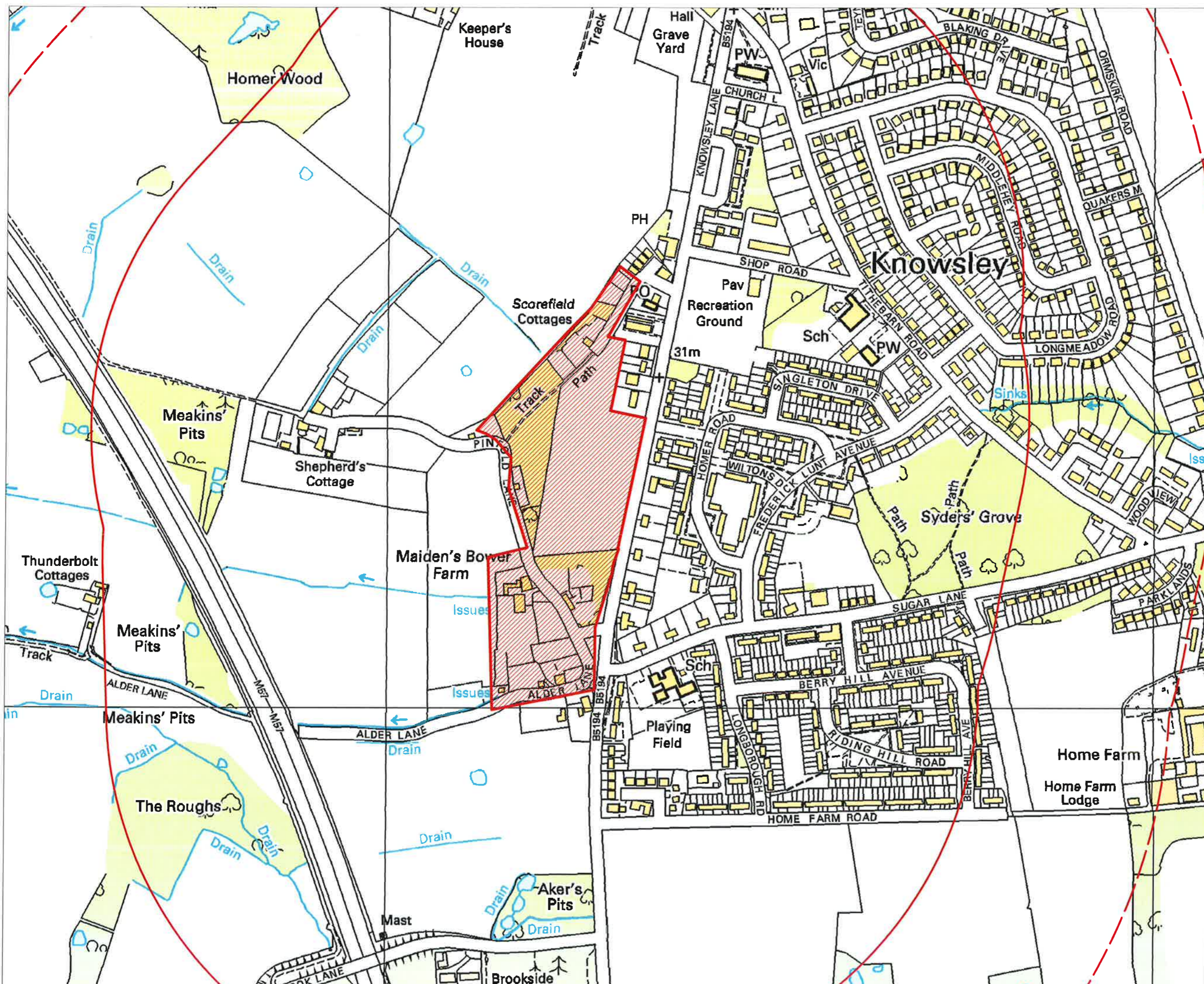
Scale: 1:8,500

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Map 9
KGB5 Land at
Pinfold Lane



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

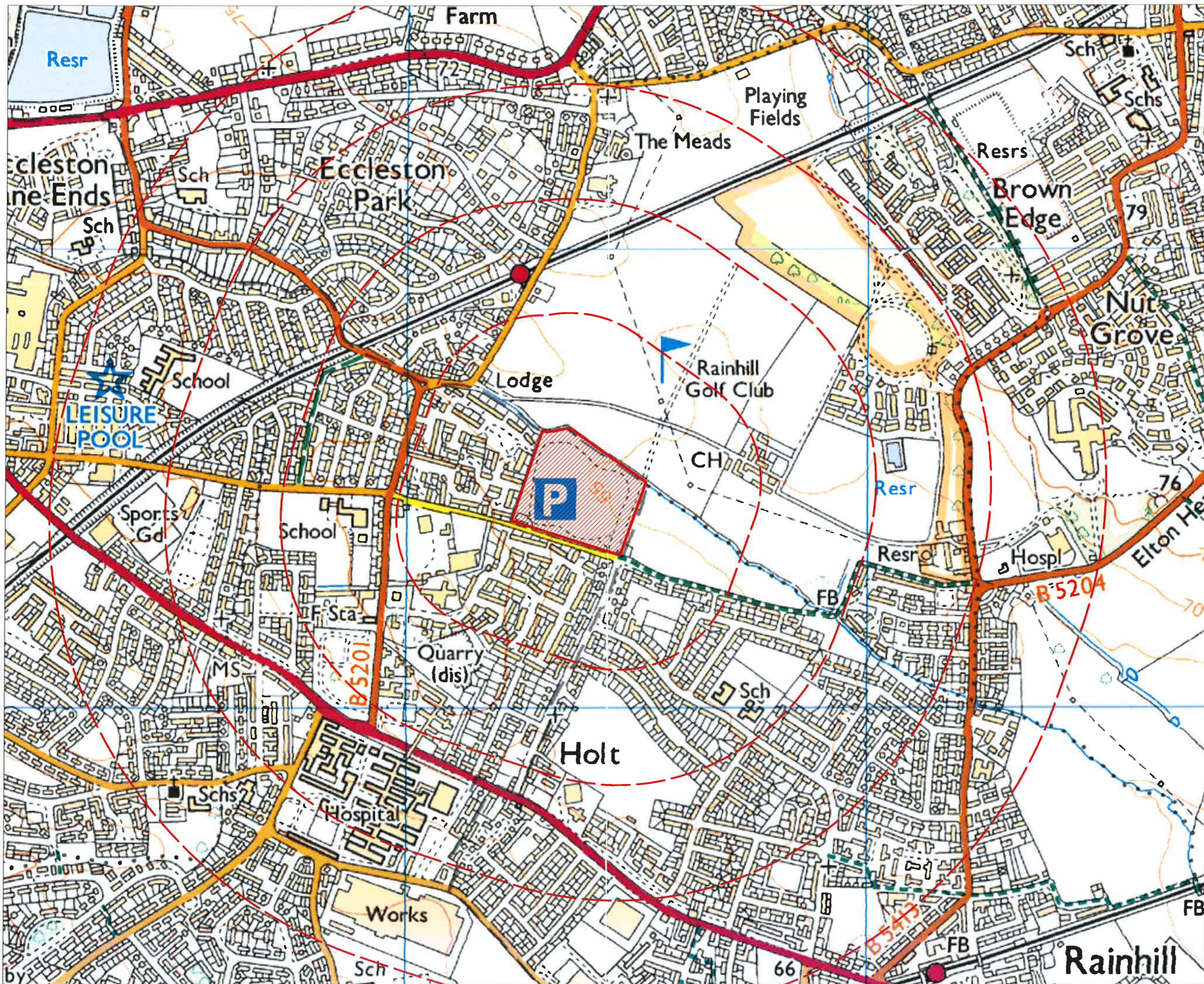


Scale: 1:4,500

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Map 9a
 KGB5 Land at Pinfold Lane, Knowsley Village





- 166 Site Boundary
- Buffers around site at 250m intervals
- District Boundary






Scale: 1:7,500

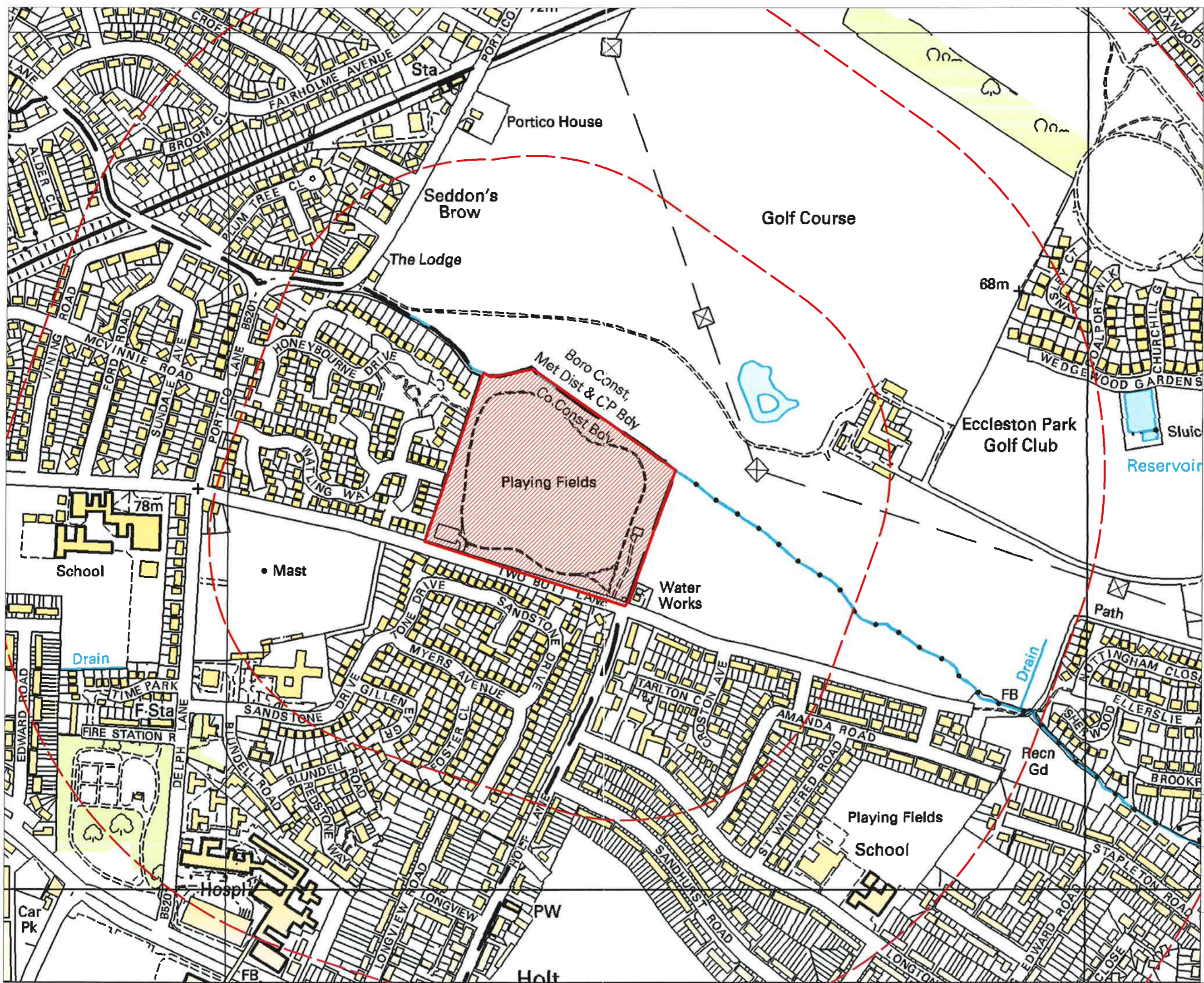
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100017655, 2011

Map 13
KGB9 Recreation Ground
Two Butt Lane



Rainhill

-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






Scale: 1:4,000

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100017655, 2011

Map 13a
KGB9 Recreation Ground
Two Butt Lane, Whiston





-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

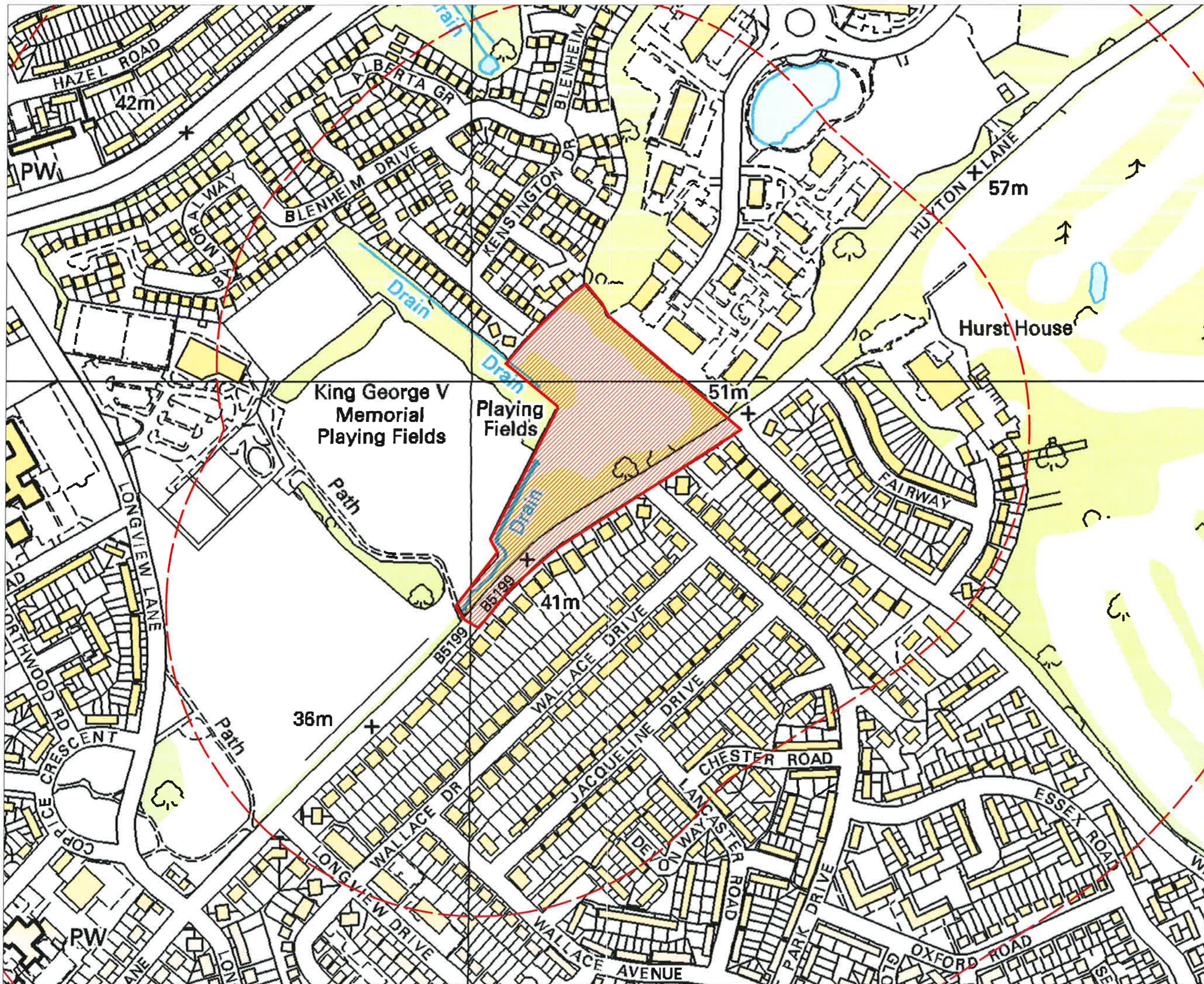





Scale: 1:7,500

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Map 15
KGB11 Land to the South of Kings Business Park





- 169
-  Site Boundary
 -  Buffers around site at 250m intervals
 -  District Boundary

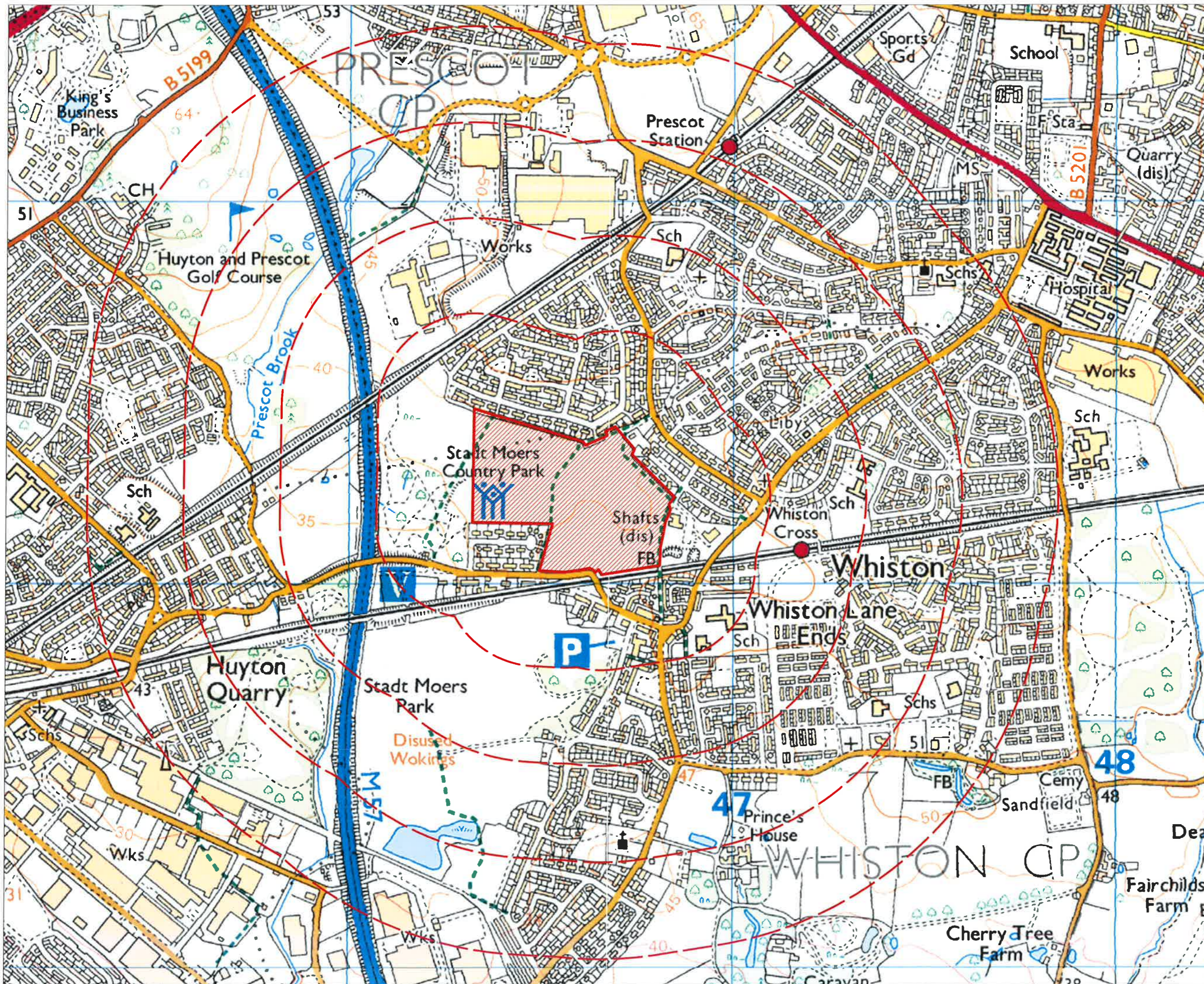


Scale: 1:3,000

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Map 15a
KGB11 Land to the South of Kings Business Park








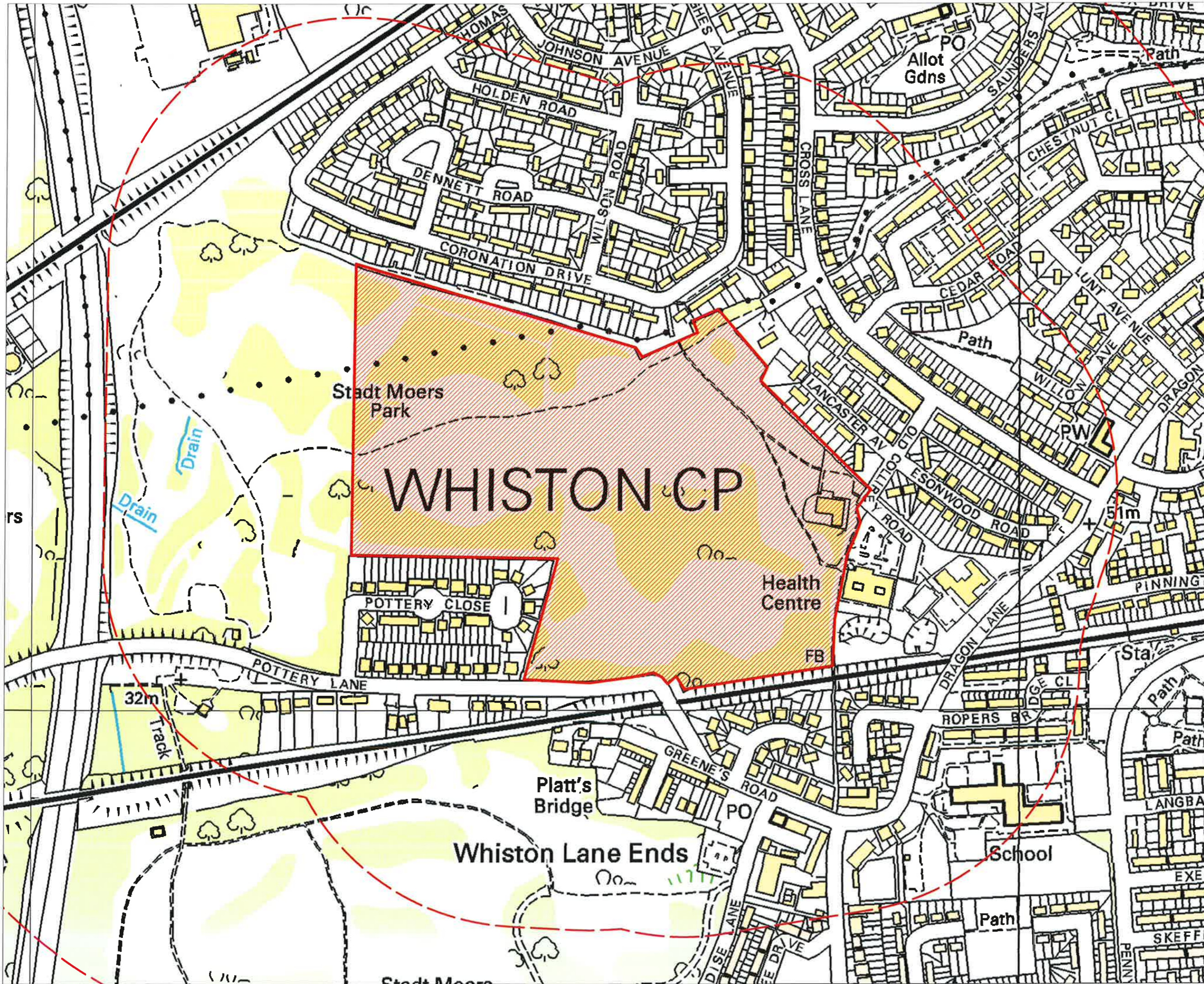
- 170
Site Boundary
- Buffers around site
at 250m intervals
- District Boundary



Scale: 1:9,000
 (c) Crown Copyright Knowsley MBC
 100017655, 2011
 Map 16
 KGB12 Eastern Side
 Stadt Moers Park



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






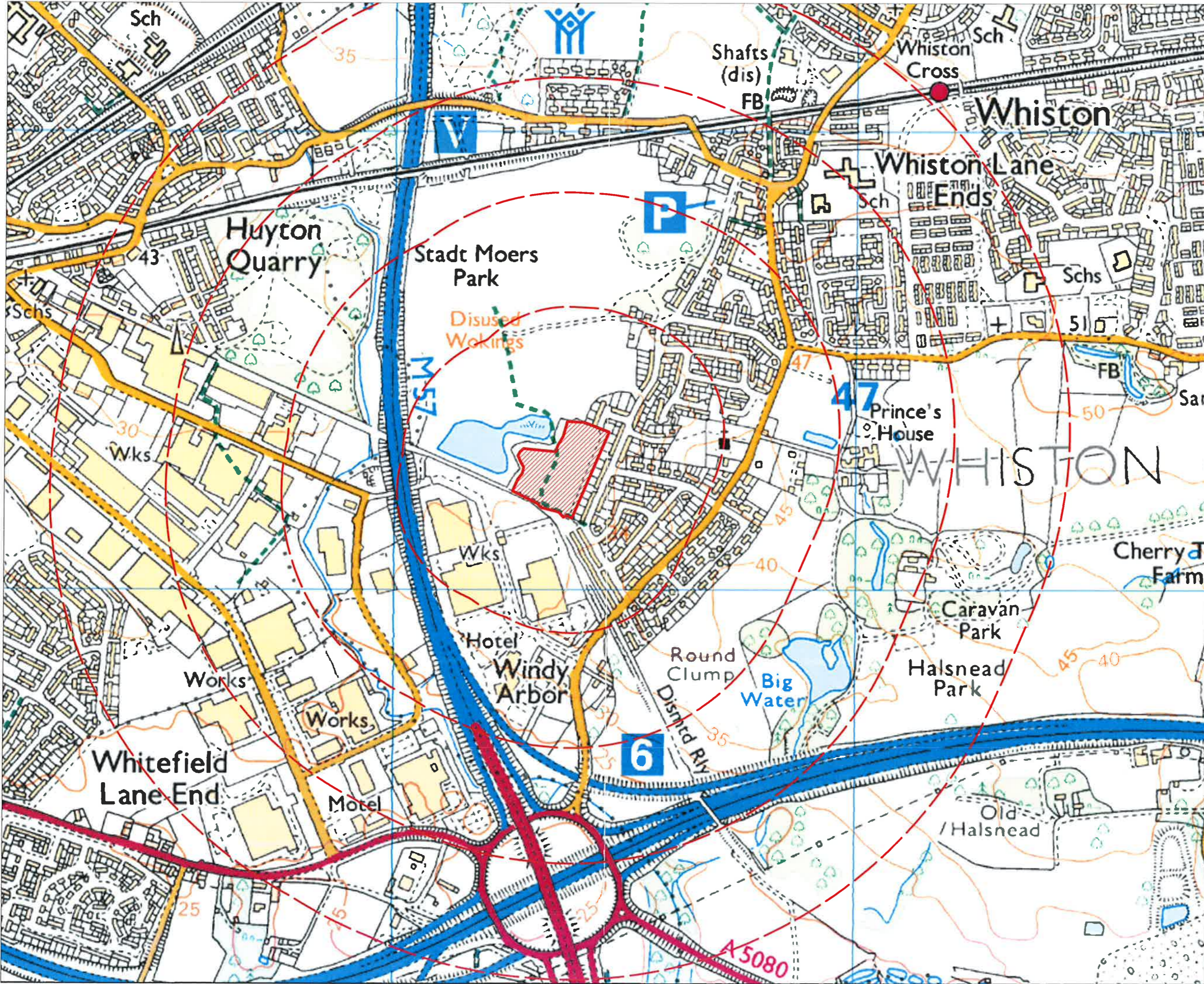
Scale: 1:3,500

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Map 16a
KGB12 Eastern Side
Stadt Moers Park



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

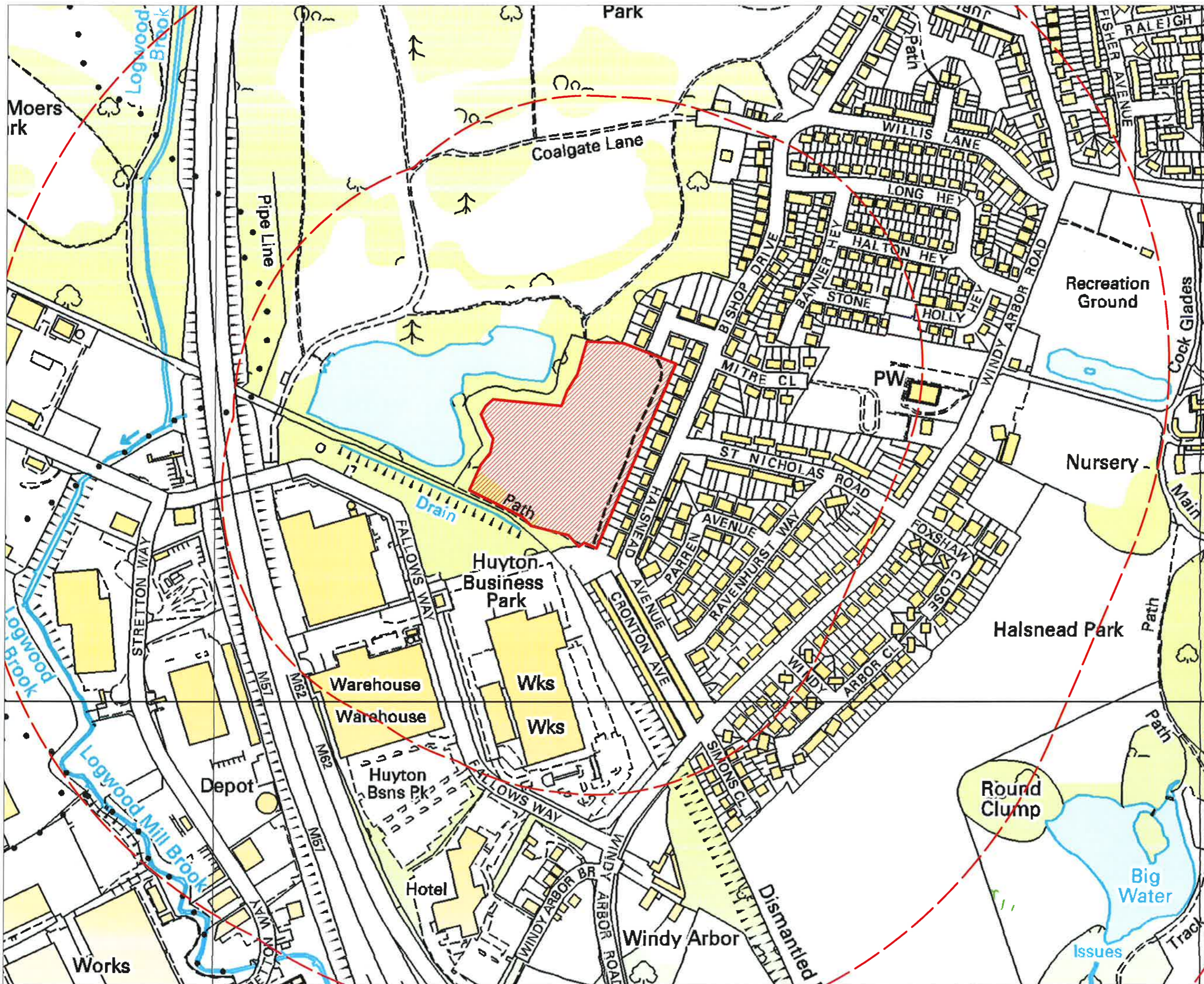





Scale: 1:7,500

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Map 17
KGB13 Southern Tip
Stadt Moers Park





- 173
-  Site Boundary
 -  Buffers around site at 250m intervals
 -  District Boundary

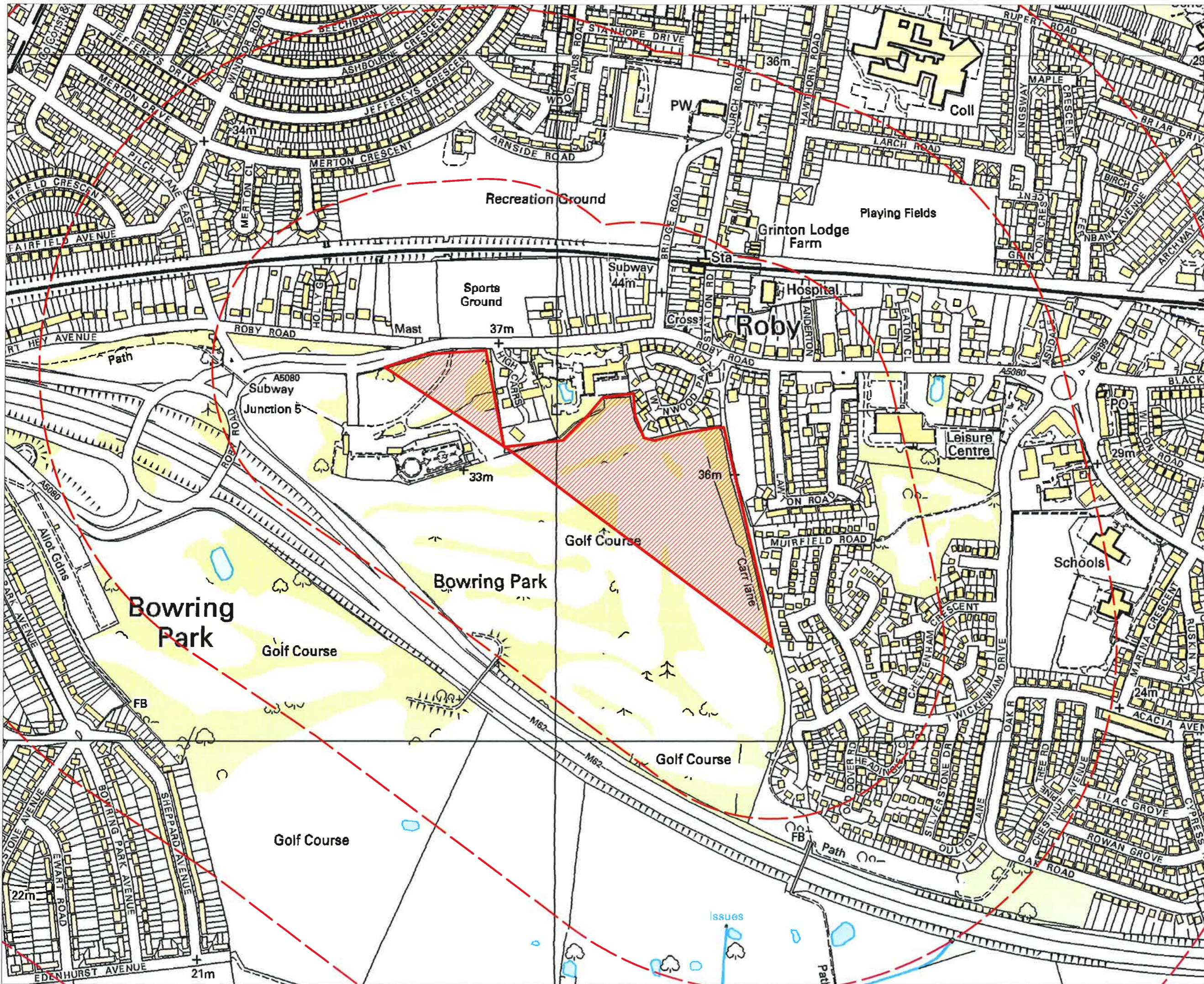





Scale: 1:3,500

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Map 17a
KGB13 Southern Tip
Stadt Moers Park





-  175 Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






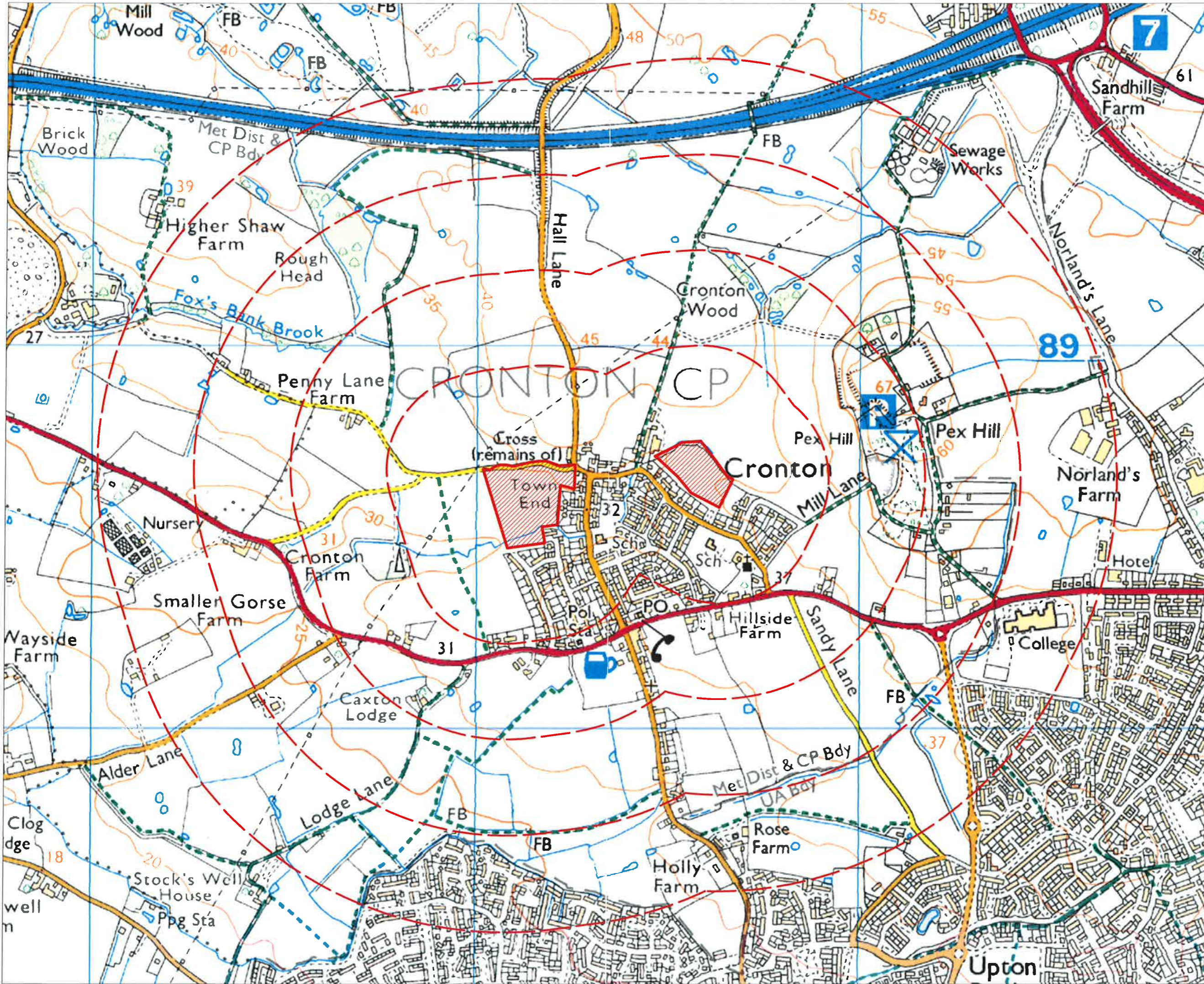
Scale: 1:5,000

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Map 19a
KGB15 Bowring Park (north), Huyton






-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

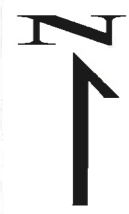
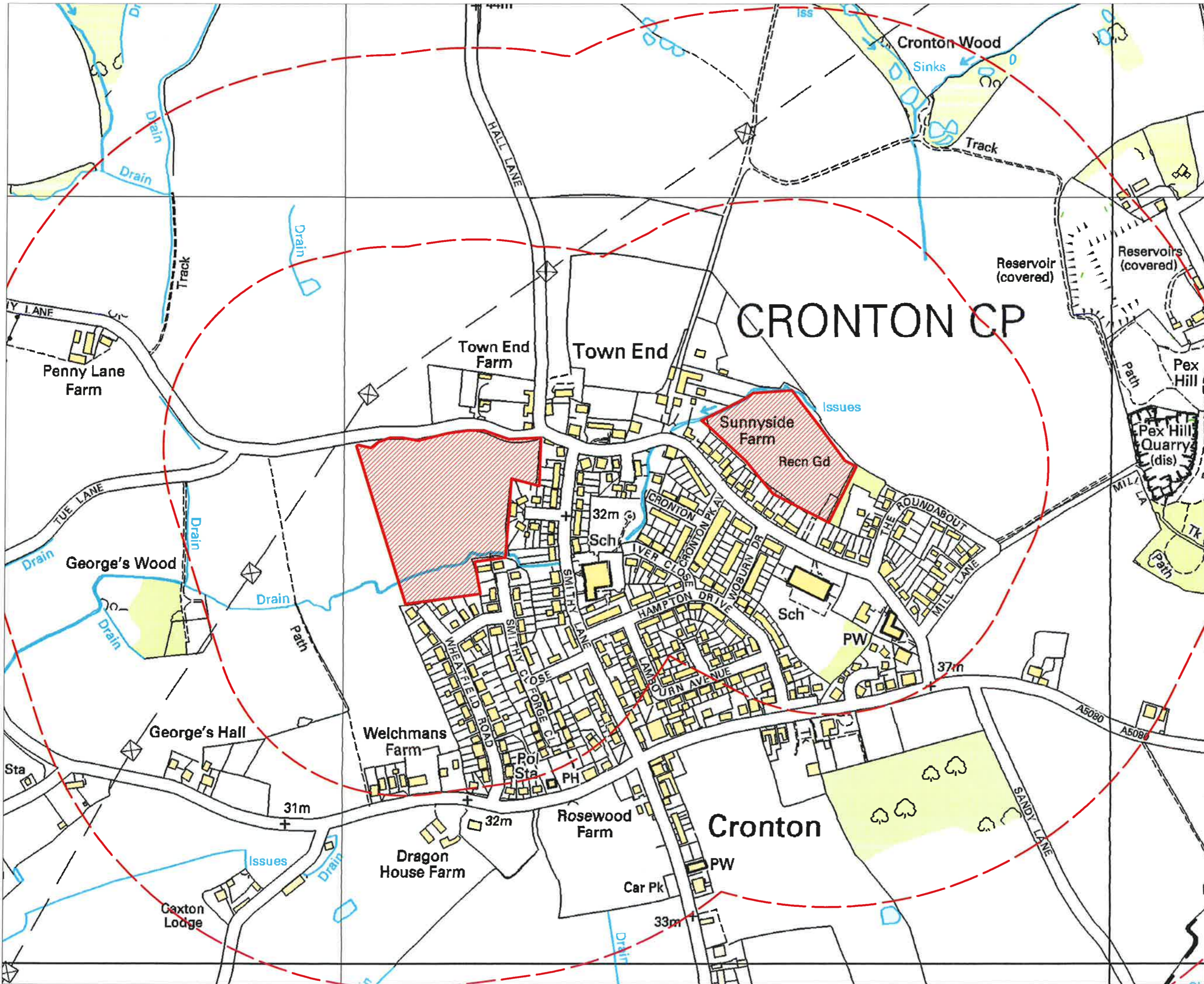


Scale: 1:9,000

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100017655, 2011
Map 23 - KGB19 Land to
the North of Cronton
Village



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary



Scale: 1:4,500

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100017655, 2011

Map 23a - KGB19 Land to
the North of Cronton
Village



Appendix 9

Sustainability Appraisal of the Locations Discounted by the draft Knowsley Green Belt Study

KGB 2 - Land at Eastfield Walk, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The site is not located within an identified regeneration area. Nevertheless, it falls almost entirely within a Lower Super Output Area that was found to be within the 3% most deprived nationally in the 2010 Indices of Multiple Deprivation. Nevertheless, due to the small scale of the proposals it is considered that they are unlikely to have a significant impact on this objective.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Medium	Local	Long term		
	<u>Comments:</u> The proposals are not of a scale where they would incorporate significant on-site facilities. The proposals would however result in the provision of housing in a location that is in close proximity to the A506 Valley Road which provides a regular bus service to Kirkby and Liverpool and also within the 800m buffer zone of a cycle route. There are a range of local facilities and amenities that are readily accessible from the site a parade of shops on Richard Hesketh Drive and a GP and a health centre approximately 200m to the east of the site. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The proposals would also make a contribution to the continued viability of these services and facilities. It is therefore considered that the proposals have the potential to have a positive impact on the objective of improving accessibility of goods, services and amenities.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy are likely to ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	?	?	?	Low	Local	Long term	Secondary impacts on quality of life	Seek to secure on-site open space provision.

KGB 2 - Land at Eastfield Walk, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate on-site health facilities, it is however noted that there is a GP and a health centre approximately 200m to the east of the site and a leisure centre within 1.5km of the site. The future occupants of the site would therefore benefit from good access to existing facilities and the proposals could help support their continued viability. Nevertheless, the site itself is defined in the UDP as Urban Greenspace and is presently used for informal recreation. Consequently, whilst the future occupants of the site would benefit from close proximity to health facilities and opportunities for the participation in sport, the development of the site may result in the loss of some local opportunities for informal recreation. It is therefore considered that the impact of the proposals on the objective is uncertain.</p>							
S6. To provide good quality, affordable and resource efficient housing.	?	?	?	Low	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> The proposals have the potential to contribute towards Kirkby's housing needs as identified by the Strategic Housing Market Needs Assessment (SHMA). In particular, the SHMA established that a high proportion of the housing stock in Kirkby is socially rented and that there is a shortage of detached properties. The site has the potential to deliver a range of housing types and tenures and the proposals could thereby have a positive impact on the objective of providing good quality housing. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix. Nevertheless, given the small capacity of the site, it is considered that the proposals would have a limited impact on efforts in Kirkby to re-balance the housing market. The site's limited capacity may also have a negative influence on the financial viability of the development, and particularly accounting for contributions towards the provision of affordable housing. In addition, the proximity of the site to the motorway may provide a poor environment for the occupiers of the development. It is therefore uncertain whether the proposals would make a positive contribution to the objective.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The proposals may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given their scale, it is considered that the proposals for the site are unlikely to have any significant impact on this objective.</p>							
S8. To preserve, enhance and	0	0	0	Medium	N/A	N/A		

KGB 2 - Land at Eastfield Walk, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	<p><u>Comments:</u> Ingoe Lane Conservation Area is located to the west of the site. The Conservation Area is however separated from the site by the M57 motorway. There are a number of Grade II listed buildings/structures on Ingoe Lane to the east of the site. These listed buildings include the former Corporation Rent Office which is approximately 60m to the east of the site, Pigeon House and Dovecote. It is however noted that the setting of these listed buildings/structures has already been affected by other housing development and, as such, it is considered that the proposals are unlikely to result in further detriment to the significance of these heritage assets. Accordingly, it is considered that the proposals would have no significant impact on the objective.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Medium	Local	Long term	Secondary impacts on biodiversity	Seek to retain woodland strip on the western boundary of the site. Other policies in the Core Strategy should seek to retain on-site trees or secure adequate replacement planting.
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) considers that the site forms part of an essential gap between Kirkby and Fazakerley. This study does however acknowledge that development on this site would not significantly reduce this gap between these two settlements. It is also considered that the M57 motorway on the western edge of the site forms a strong, defensible boundary that would reduce the likelihood of further expansion of Kirkby into the Green Belt. The site does however presently acts as a landscape buffer between the M57 motorway and housing to the east. It contains a strip of mature trees that partially screen the motorway from these houses and which contribute to the landscape character of the area. The proposals could therefore have an adverse effect on the local landscape character unless the identified mitigation measures are implemented.</p>							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		Undertake appropriate ecological surveys. Other policies of the Core Strategy should ensure that other appropriate mitigation measures are implemented, such as the provision of on-site habitats or retention of the woodland.

KGB 2 - Land at Eastfield Walk, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The entire site falls within the River Alt, Kirkby Brook, Knowsley Brook, Croxteth Brook and Croxteth Park Corridor. The site also contains a strip of Priority Habitat (woodland). There is a designated Local Geological Site (LGS) approximately 35m to the south east of the site. However, the site is separated from this LGS by the A506 Valley Road and, as a result, the proposals are unlikely to have any significant impact on the value of this site. The proposals would however have the potential to result in the loss of Priority Habitat (woodland) and could thereby have a negative impact on the objective unless the identified mitigation measures are implemented. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk.
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment (PFRA) (2011) does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would however result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

KGB 2 - Land at Eastfield Walk, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
renewable sources.	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. The proposals therefore have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and the area is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. The proposals are therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The site is located in close proximity to the A506 Valley Road which provides a regular bus service to Kirkby and Liverpool and is also within the 800m buffer zone of a cycle route. There are also a number of local facilities within walking distance of the site including a parade of shops on James Holt Avenue and a GP and a health centre approximately 200m to the east of the site. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and to encourage the use of sustainable transport modes.</p> <p>Consequently, whilst the proposals would inevitably result in some carbon emissions and could thereby have a negative impact on the objective and its sub-objective, it is considered that it is uncertain whether the impact on this objective would be significant due to the scale of the proposals and also because of the potential for the development to result in sustainable patterns of travel.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy should seek to retain areas of woodland.
	<p><u>Comments:</u> The proposals would result in the loss of a greenfield site that offers the potential to function as part of the Borough's Green Infrastructure network. In particular, it is noted that the site is adjacent to the M57 Green Belt Corridor 'Strategic Green Link' which was identified as one of the Borough's important strategic greenspace linkages in the Core Strategy Preferred Options report and the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) concludes that the development would be likely to have a small-scale negative impact on the integrity of this Strategic Green Link. It is therefore considered that the proposals have the potential to have a negative impact on the objective.</p>							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites

KGB 2 - Land at Eastfield Walk, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals would result in the loss of a greenfield site which comprises entirely of Grade 2 Best and Most Versatile agricultural land. The proposals would therefore have a negative impact on the objective and the sub-objective of directing new development to previously developed land. It is however noted the site is within 20m of a former landfill site to the south west and the proposals may present some opportunities to address any land contamination associated with the former landfill site. This would have a positive impact on the sub-objective of reducing the amount of contaminated land. Nevertheless, given the limited certainty about the levels of contamination on the site and taking into account the fact that the proposals would result in the loss of Best and Most Versatile agricultural land, it is considered that the proposals are likely to have an overall negative impact on the objective.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E8. To protect, and where necessary, improve local air quality.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The site is located in close proximity to the A506 Valley Road which provides a regular bus service to Kirkby and Liverpool and is also within the 800m buffer zone of a cycle route. There are also a number of local facilities within walking distance of the site including a parade of shops on Richard Hesketh Drive and a GP and a health centre approximately 200m to the east of the site. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes. Nevertheless, given the low potential capacity of the site (30 dwellings), it is envisaged that the proposals would not have a significant impact on this objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E10. To reduce the need to travel	+	+	+	Medium	Local	Long term		

KGB 2 - Land at Eastfield Walk, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
and improve choice and use of more sustainable transport mode.	<p><u>Comments:</u> As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The site is located in close proximity to the A506 Valley Road which provides a regular bus service to Kirkby and Liverpool and is also within the 800m buffer zone of a cycle route. There are also a number of local facilities within walking distance of the site including a parade of shops on Richard Hesketh Drive and a GP and a health centre approximately 200m to the east of the site. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and to encourage the use of sustainable transport modes. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The proposals for Land at Eastfield Walk do not include an employment element and are therefore unlikely to have a significant effect on this objective.</p>							
EC2. To enhance the vitality and viability of town and local centres.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The proposals have the potential to support the local centre on Richard Hesketh Drive and could also support efforts to encourage investment and expenditure in Kirkby town centre, which the Town Centre and Shopping Study (2009) concluded was in need of significant intervention and investment if it is to serve its local catchment and compete effectively with neighbouring centres. Nevertheless, given the low potential capacity of the site (30 dwellings), it is envisaged that the proposals are unlikely to have a significant impact on this objective.</p>							
EC3. Maintain high and stable	0	0	0	Medium	N/A	N/A		

KGB 2 - Land at Eastfield Walk, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
levels of employment and reduce long-term unemployment.	<p><u>Comments:</u> The proposals have the potential to generate some employment opportunities in the construction sector, and would also potentially bring additional working age people to the area. Nevertheless, given the low potential capacity of the site (30 dwellings), it is envisaged that the proposals would not have a significant impact on this objective.</p>							
Sustainability Summary								
<p>Due to the limited capacity of the location, the SA considered that the potential development of the Land at Eastfield Walk would not have a significant impact on many of the objectives. By resulting in the provision of housing in a location that is relatively well served by public transport and within convenient walking distance of a number of community facilities, it is considered that the potential development could have some positive impact on the objectives relating to the accessibility of goods and services; and reducing the need to travel. Given the limited capacity of the location, it is however considered that the potential development is unlikely to have any significant impact on any of the economic objectives and it is also uncertain whether they would have a significant impact on the objective of providing good quality, affordable and resource efficient housing.</p> <p>The potential development of this location would however result in the loss of a greenfield site which comprises entirely of Grade 2 Best and Most Versatile agricultural land. It is therefore considered that it would have a negative impact on the objective of protecting land and soil and its sub-objective of directing new development to previously developed land. Whilst this impact cannot in itself be mitigated, it is recommended that ensuring development is built to an appropriate density could help minimise the need to release further greenfield sites.</p> <p>The location also falls within the M57 Green Belt Corridor 'Strategic Green Link' and the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) concludes that the development would be likely to have a small-scale negative impact on the integrity of this Strategic Green Link. The potential development may also result in the loss of a band of mature trees on the perimeter of the site. It is therefore considered that the potential development may have a negative impact on the objectives relating to local landscape character; biodiversity; and green infrastructure. Key mitigation measures to reduce the level of impact on these objectives are likely to include securing appropriate landscaping and on-site open space provision and undertaking ecological surveys. In addition, given that the area of woodland largely occupies a strip along the western boundary of the location it may be possible to retain these features as part of any development in this location.</p> <p>Development in this location would also result in the loss of an area of designated Urban Greenspace which appears to be used for informal recreation. Nevertheless, given the small scale of the location, it is considered to be uncertain whether the loss of this area would have a significant impact on the objective relating to health. The impact of the potential development on the objective relating to mitigating climate change is also considered to be uncertain.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	-	-	-	Low	Borough wide	Long term		Ensure development incorporates effective linkages to Knowsley Industrial Park and areas characterised by high levels of deprivation. Secure the implementation of local training programmes.
	<p><u>Comments:</u> The site is immediately adjacent to Knowsley Industrial Park which, according to the Delivering a new future for Knowsley Industrial Park – Strategic Framework (2010), contributes £214m pa in GVA to the economy, is collectively home to approximately 800 businesses and provides 27% of total employment within the Borough. The Study) does however establish that the park is characterised by out-of-date and weak infrastructure, and that there is a lack of recognition of its role and contribution. The proposals could provide high quality employment premises and stimulate investment in the park. It is therefore considered that they have the potential to result in new jobs that could help reduce deprivation and secure economic inclusion. Nevertheless, the proposals would result in the release of a site that is approximately 50% of the size of the existing Knowsley Industrial Park and the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) considered that development of this scale proposed for this site may adversely affect the regeneration of the wider Knowsley Industrial Park area. There is also only limited certainty over whether the new jobs created would be accessible to those presently excluded from the labour market. It is therefore considered that the proposals would have the potential to have a negative impact on this objective due the adverse impact they would have on efforts to remodel the existing Knowsley Industrial Park.</p>							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site is not located in close proximity to a significant residential community either in Knowsley or outside the borough and it is probable that any services and facilities provided on-site would be ancillary to the development and primarily serve the needs of the on-site workers. Consequently, notwithstanding the fact that sections of the site are readily accessible by both public and private transport via the A580, the likely ancillary nature of any on-site facilities coupled with their distance from residential communities mean that the proposals are unlikely to have a significant impact on the objective or its sub-objective of improving community facilities.</p>							
S3. To improve safety and	0	0	0	Medium	N/A	N/A		

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce crime, disorder and fear of crime.	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The proposal would potentially lead to the extinguishment of two public rights of way that cross the site and could therefore reduce opportunities for informal recreation. However, it is recognised that the site is not located in close proximity to any existing residential communities and it is therefore considered that that the proposals are unlikely to have a significant impact on this objective.							
S6. To provide good quality, affordable and resource efficient housing.	0	0	0	High	N / A	N / A		
	<u>Comments:</u> The proposals for Land at Boundary Lane do not include a housing element and are therefore unlikely to have any significant effects on this objective.							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Low	Borough wide	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	Secure the implementation of local training programmes.
	<u>Comments:</u> New jobs and training opportunities would be created during the construction and operation of the development. The proposals are therefore likely to have a positive impact on this objective which would increase as the development is built out and more employment and training opportunities become available. It is however recognised that the proposals would not necessarily support the regeneration of the existing Knowsley Industrial Park as advocated by the Delivering a new future for Knowsley Industrial Park – Strategic Framework (2010). It is therefore considered that there is only a low level of certainty that the proposals would have a positive impact on this objective.							

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Low	Local	Long term		Undertake an appropriate desk-based assessment or field evaluation of the archaeological sites to establish their significance and, if appropriate, recommend measures to preserve or enhance them.
	<p><u>Comments:</u> The site is not within close proximity of any listed buildings or conservation areas. Nevertheless, the site is known to contain features of archaeological interest. In particular, there are three identified Archaeological Sites within the area and a further three within 300m of the south eastern boundary of the site. It is therefore considered that the proposals have the potential to have a detrimental impact on the significance of archaeological sites and features and thereby have a negative impact on the objective. It is however acknowledged that there can only be a low level of certainty about this impact due to the limited information available on these Archaeological Sites.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	--	--	High	Local	Long term		Other policies in the Core Strategy should seek to retain protected trees. Maintain or divert public rights of way
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) recognises that the site is within a wide to gap between Kirkby and St Helens and concludes that development in this location would not impact on the separation of these areas. The Knowsley Landscape Character Assessment (2006) defines the site as falling within Urban Fringe Farmland and specifically within an area known as Simonswood Moss. Notwithstanding the visual intrusion created by the overhead power lines and pylons, the Landscape Character Assessment defined the area as being characterised by an open character with flat low-lying topography and wide views across a mainly agricultural landscape. The development of this site would have a significant negative impact on this landscape character by extending the 'urban edge' of Knowsley Industrial Park. It is also noted that there are trees on the western boundary of the site that are protected by a Tree Preservation Order and Public Rights of Way that cross the site. The proposals have the potential to affect both these trees and the rights of way. It is therefore considered that the proposal would have a detrimental impact on both landscape character and the accessibility of the landscape which would become more significant as the proposals are built out.</p>							

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	--	--	Medium	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that other appropriate mitigation measures are implemented, such as the provision of on-site habitats or the creation of a buffer around the LWS.</p>
<p><u>Comments:</u></p> <p>The site comprises of part of Kirkby Moss / Simmonswood Moss which is identified by the Liverpool City Region Ecological Framework (2011) as an Area of Strategic Importance. It contains a number of Priority Habitats, including woodland, grassland and marsh reeds or salt marsh. It also identified by the Evidence Base for Minerals Planning in Merseyside (2008) site as being located on peat reserves and it is recognised that restored peat bogs have the potential to have high biodiversity value.</p> <p>The site is also adjacent to two Local Wildlife Sites – Moss Plantation and Brown Birches LWS and Mossland, west of Johnson’s Cottage LWS – and is located on the opposite side of Perimeter Road to Acornfield Plantation which is a designated Local Nature Reserve. Acornfield Plantation is identified by the Liverpool City Region Ecological Framework: Knowsley District Profile as being significant for a number of important species, such as Water Vole, Daubenton’s Bat and Dragonflies. The Merseyside Biodiversity Group also identify Acornfield Plantation as one of only two actively growing bogs that still survive in North Merseyside.</p> <p>The proposals have the potential to result in the loss of, or place pressure upon, some of these features of biological importance and it is therefore considered that they have the potential to have a negative impact on the objective and its sub-objective of conserving and enhancing the natural environment, including species and habitat diversity.</p>								

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. It is however noted that the Evidence Base for Minerals Planning in Merseyside (2008) identifies the site as being located on peat reserves and it is recognised that peat can provide potentially important water storage, which can reduce surface water run-off and the risk of flooding. The proposals would also result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from	-	-	--	Medium	Local	Long term	Negative secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
renewable sources.	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. The proposals therefore have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. The site is however in close proximity to Knowsley Industrial Park which is identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for a decentralised energy network(s) and Combined Heat and Power (CHP) plant(s).</p> <p>There is an 800m cycle buffer zone approximately 30m to the south of the site and it is recognised that the existing Knowsley Industrial Park is served by buses. It is also acknowledged that development of the scale proposed could deliver improvements to the local public transport network. Nevertheless, the peripheral location of the site on the edge of Knowsley Industrial Park coupled with its proximity to the A580 and motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. It is also noted that the site is identified by the Evidence Base for Minerals Planning on Merseyside (2008) site as being located on peat reserves. As noted in Natural England (2010) <i>England's Peatlands: Carbon Storage and Greenhouse Gases</i>, by storing huge stocks of carbon in the soil, peat can prevent it from being emitted to the air as carbon dioxide. It is therefore recognised that the development of the site has the potential to result in the removal of peat and the release of carbon into the atmosphere.</p> <p>It is therefore considered that the proposals for the site would have a negative impact on the objective which would become more significant as the development is built out.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	--	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site.
	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of a greenfield site that offers the potential to function as part of the Borough's Green Infrastructure network. It is also noted that the site contains Priority Habitats and is adjacent to a number of sites that are designated for their ecological value. The proposals may also result in the loss of a public right of way. It is therefore considered that the proposals would have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework. Due to the size of the greenfield site that would be lost, it is envisaged that the proposals would have a significant detrimental impact on this objective over the longer term as the development is built out.</p>							

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. To protect, manage and restore land and soil quality.	-	--	--	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The proposals would result in the loss of a substantial greenfield site. It is also noted that the entire site is classified as Grade 1 Best and Most Versatile agricultural land and that parts of the site are presently within agricultural use. The central part of the site contains a former landfill site and the proposals may present some opportunities to address any land contamination associated with this former landfill site. However, taking into account the scale of greenfield land lost and the quality of the soils, it is considered that the proposals have the potential to have a significant detrimental impact on this objective.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E8. To protect, and where necessary, improve local air quality.	-	-	--	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	<u>Comments:</u> The site is not within an Air Quality Management Area and there is an 800m cycle buffer zone approximately 30m to the south of the site. It is also recognised that the existing Knowsley Industrial Park is served by buses and that development of the scale proposed could deliver improvements to the local public transport network. Nevertheless, the peripheral location of the site on the edge of Knowsley Industrial Park coupled with its proximity to the A580 and motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. In addition, due to the scale of development proposed, it is envisaged that the quantum of trips that would be generated would be significant particularly as the development is built out. It is therefore considered that the proposals have the potential to have a negative impact on this objective.							

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E9. To use water and mineral resources prudently and efficiently.	?	?	?	Low	Local	Long term		If considered appropriate, seek to secure the extraction of peat prior to the proposals coming forward.
	<p><u>Comments:</u> The Evidence Base for Minerals Planning on Merseyside (2008) identifies the site as being located on peat reserves. The development of the site for employment purposes could therefore potentially sterilise this resource if prior extraction were not to take place. It is however recognised that the evidence base for the Regional Spatial Strategy stated that existing planning permissions for peat extraction were sufficient to meet the horticultural industries needs. It is also noted that the National Planning Policy Framework does not list peat as a minerals resource of local or national importance for which local authorities should define a Mineral Safeguarding Area. It is therefore considered that the impact of the proposals on the objective is uncertain.</p>							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	-	-	--	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	<p><u>Comments:</u> There is an 800m cycle buffer zone approximately 30m to the south of the site and it is recognised that the existing Knowsley Industrial Park is served by buses. It is also acknowledged that development of the scale proposed could deliver improvements to the local public transport network. Nevertheless, the peripheral location of the site on the edge of Knowsley Industrial Park coupled with its proximity to the A580 and motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. It is therefore considered that the proposals have the potential to have a negative impact on this objective.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site is located in close vicinity to a potential site for a waste management site on Acornfield Road that is identified in the Merseyside Waste Development Plan Document. It is however considered that the development of the site for employment purposes would be unlikely to affect the potential delivery of this waste management facility.</p>							

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	+	+	Low	Borough wide	Long term	Contribution to overall pool of jobs in the Borough. However, given the scale of the proposals they could potentially have a negative a secondary impact on the regeneration of Knowsley Industrial Park.	Enhancing links to KIP
	<p><u>Comments:</u> The site is immediately adjacent to Knowsley Industrial Park which, according to the Delivering a new future for Knowsley Industrial Park – Strategic Framework (2010), contributes £214m pa in GVA to the economy, is collectively home to approximately 800 businesses and provides 27% of total employment within the Borough. The Delivering a new future for Knowsley Industrial Park – Strategic Framework does however establish that the park is characterised by out-of-date and weak infrastructure, and that there is a lack of recognition of its role and contribution. The proposals could provide high quality accommodation for new businesses and raise the profile of the immediate area and the Borough as a whole. It is therefore considered that the proposals have the potential to have a positive impact on the objective. In addition, the relatively close proximity of the site to the motorway network could also help attract target sectors, such as logistics and distribution uses. Nevertheless, it is acknowledged that the certainty of this impact is reduced by the fact that development of this scale may adversely affect the regeneration of the wider Knowsley Industrial Park area. In addition, it is recognised that the Knowsley Employment Land and Premises Study (2010) concluded that although the site is adjacent to Knowsley Industrial Park, it would be unsuitable for employment use as developing this site would be a significant incursion into the Green Belt with no reference to the existing strategic transport network.</p>							
EC2. To enhance the vitality and viability of town and local centres.	0	0	0	Medium	Borough wide	Long term	Secondary impacts on the perceptions of the area	The NPPF should ensure that any proposals for B1 office use are subject to sequential testing and should also ensure that any on-site facilities provided are ancillary.

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals would result in a significant amount of investment into the area. Nevertheless, given the distance of the site from Kirkby town centre, it is considered to be unlikely that the proposals would have a significant impact on the vitality and viability of Kirkby town centre. It is considered that any services and facilities provided on-site are likely to be ancillary to the development and should not therefore have a detrimental impact on the vitality and viability of the other centres within the Borough, particularly the nearby Kirkby town centre.</p> <p>It is unclear whether the employment uses that would be directed to the site would include B1 office development. If B1 office development is provided in this out of centre location it would have the potential to have a detrimental impact on the vitality and viability of Kirkby town centre. It is however recognised that opportunities and potential for significant new office development in Kirkby town centre may be limited and, although no evidence is provided to demonstrate that offices could not be directed to a town centre location, it is recognised that national planning policy and policies within the emerging Local Plan should prevent out of centre office development that would have an unacceptable impact on the vitality and viability of Knowsley's town and local centres. It is therefore considered that the proposals are unlikely to have a significant impact on this objective.</p>							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Low	Borough wide	Long term	Secondary impacts on deprivation and quality of life.	<p>Ensure development incorporates effective linkages to Knowsley Industrial Park and areas characterised by high levels of deprivation.</p> <p>Secure the implementation of local training programmes.</p>
	<p><u>Comments:</u> The site is immediately adjacent to Knowsley Industrial Park which, according to the Delivering a new future for Knowsley Industrial Park – Strategic Framework (2010), contributes £214m pa in GVA to the economy, is collectively home to approximately 800 businesses and provides 27% of total employment within the Borough. The Delivering a new future for Knowsley Industrial Park – Strategic Framework does however establish that the park is characterised by out-of-date and weak infrastructure, and that there is a lack of recognition of its role and contribution. The proposals could therefore provide high quality employment premises. This would provide accommodation for new businesses and could stimulate investment in the park and generate a range of employment opportunities. Nevertheless, when assessing the proposals for the site, the Knowsley and Sefton Green Belt (2011) considered that development of this scale proposed for this site may adversely affect the regeneration of the wider Knowsley Industrial Park area and there is only limited certainty over whether the new jobs created would be accessible to those presently excluded from the labour market. It is therefore considered that the proposals for the site are likely to have a positive impact on this objective albeit with a low level of certainty.</p>							

KGB 3 - Land at Boundary Lane, Kirkby								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Sustainability Summary								
<p>The potential development of the Land at Boundary Lane would have a positive impact on a number of objectives. In particular, through the provision of a range of employment premises and the creation of a significant number of employment opportunities, the potential development in this location is likely to have some positive impact on the objectives relating to business growth; education and training; and reducing unemployment.</p> <p>The potential development of this location would however have a negative impact on a wide range of objectives with the impact on many of these becoming increasingly significant over the longer term as the development is built out. It would have a particularly significant negative impact on the objective relating to protecting land and soil due to the resultant loss of a substantial greenfield site which is classified as Grade 1 Best and Most Versatile agricultural land and parts of which are presently within agricultural use. Whilst this impact cannot in itself be mitigated, it is recommended that ensuring the development is built to an appropriate density could help minimise the loss of further greenfield sites and Best and Most Versatile agricultural land.</p> <p>The potential impact of development in this location on Local Wildlife Sites adjacent to the site and priority habitats within the site mean that it is also likely to have a significant negative impact on the objective relating to biodiversity. Whilst it may not be possible to eliminate the impact on many of these assets, particularly in terms of the loss of on-site priority habitat, key measures to reduce the level of impact on this objective are likely to include undertaking ecological surveys, protecting areas of priority habitat where possible and creating an appropriate buffer around the Local Wildlife Sites. In addition, the peripheral location of the site on the edge of Knowsley Industrial Park coupled with its proximity to the A580 and motorway network lead to the conclusion that the proposals are likely to have a significant negative impact on the objectives relating to air quality; and reducing the need to travel. Key mitigation measures to reduce the level of impact on these objectives are likely to include securing improvements to the public transport network and ensuring that the development is accessible by a choice of means of transport.</p> <p>The potential development in this location is also likely to have an adverse impact on a number of other environmental objectives, including a significant negative impact on the objectives relating to mitigating climate change; conserving green infrastructure; and protecting the local character of the landscape; and some negative impact on the objectives relating to adapting to climate change. It also has the potential to have a negative impact on a number of social objectives. In particular, the possible impact on the three identified Archaeological Sites within the location also result in the potential development having the potential to have a negative impact on the objective that seeks to preserve, enhance and manage Knowsley's archaeological buildings, areas, sites and features. It is however acknowledged that due to the limited information on these Archaeological Sites there is only a limited level of certainty about the impact of the proposals on this objective. In addition, the possible impact of the proposed development on the regeneration of Knowsley Industrial Park are considered to result in some negative impact on the objective of reducing poverty and social deprivation and securing economic inclusion.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	-- major negative;	? uncertain

KGB 5 - Land at Pinfold Lane, Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The site is not adjacent to an identified regeneration area nor is it relatively large in size. It is therefore considered that the proposals for the site are unlikely to have a significant impact on the delivery of regeneration priorities or make a significant contribution to reducing deprivation and securing economic inclusion.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Low	Local	Long term		
	<u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate significant on-site facilities. They would however result in the provision of housing in a location that is immediately adjacent to Knowsley Lane which provides a bus service to Kirkby, Prescott and St Helens. There are also a range of local facilities and amenities that are readily accessible from the site including two primary schools within 200m of the site, a GP and health centre 250m east of the site, a recreation ground and a village shop on the opposite side of Knowsley Lane and a parade of shops on Sugar Lane. The proposal would therefore lead to the provision of housing in a location which has easy access to existing services and facilities by a choice of means of transport and could contribute to the viability of existing facilities. It is therefore considered that the proposals have the potential to have a positive impact on the objective of improving accessibility of goods, services and amenities. It is however recognised that the site is not within close proximity of a railway station or a large district/town centre. As a result, there is only a low level of certainty that the proposals would have a positive impact on this objective.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy are likely to ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	?	?	?	Low	Local	Long term	Secondary impacts on quality of life	Seek to protect or divert existing public rights of way.

KGB 5 - Land at Pinfold Lane, Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate on-site health facilities, it is however noted that there is a GP and a health centre 250m east of the site and a recreation ground on the opposite side of Knowsley Lane. The future occupants of the site would therefore benefit from good access to existing health facilities and the proposals could help support the continued viability of these facilities. Nevertheless, the proposal could potentially lead to the loss of a public right of way that crosses the site and thereby reduce opportunities for informal recreation. Consequently, whilst the future occupants of the site would benefit from close proximity to health facilities and opportunities for the participation in sport, the development of the site may result in the loss of some opportunities for informal recreation. It is therefore considered that the impact of the proposals on the objective is uncertain.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	+	+	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> The site has the potential to deliver a range of housing types and tenures and could thereby have a positive impact on the objective of providing good quality housing. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix. It is however noted that the relatively limited capacity of the site would reduce the degree of impact on this sub-objective.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The proposals may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given their scale, it is considered that the proposals for the site are unlikely to have any significant effects on this objective.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	--	--	--	Medium	Local	Long term	Secondary impacts on the image of the area and sense of place.	Undertake a more detailed appraisal of the impact of the proposals on the significance of the conservation area Protect trees that make a valuable contribution to the setting of the conservation area.

KGB 5 - Land at Pinfold Lane, Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site falls partially within the Knowsley Village Conservation Area. The Conservation Area appraisal for Knowsley Village states that the area is located within a rural setting characterised by wide open spaces and coppices of trees. The proposal would result in the loss of an area of open space along the western boundary of the conservation area and, as a result, would have the potential to have a significant detrimental on the character and significance of this historic asset. The site is also known to contain features of archaeological interest. In particular, there are five identified Archaeological Sites within the site boundary and a further two within 100m of the boundary of the site. It is therefore considered that the proposals also have the potential to have a detrimental impact on the significance of archaeological sites and features. It is however acknowledged that there can only be a low level of certainty about this impact due to the limited information available on these Archaeological Sites.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Medium	Local	Long term	Cumulative impact on the image of the area, particularly with the proposals for KGB6.	Seek to protect or divert existing public rights of way. Protect areas of woodland that contribute to the landscape character.
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies the site as being within an essential gap between Knowsley Village and Liverpool. The site contains both areas of open space and woodland which contribute positively to the landscape character of the local area. The proposal could potentially lead to the loss of these landscape features and may also result in the loss of a public right of way that crosses the site. As a result, it is considered that the proposals have the potential to have a negative impact on both the character and accessibility of the landscape and countryside.</p>							

KGB 5 - Land at Pinfold Lane, Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate mitigation measures are implemented, such as the provision of on-site habitats and the retention of areas of woodland.</p>
	<p><u>Comments:</u> The entire site falls within the River Alt, Kirkby Brook, Knowsley Brook, Croxteth Brook and Croxteth Park Corridor. The site also contains two sections of woodland which are a Priority Habitat. The proposals therefore have the potential to result in the loss of Priority Habitat unless the identified mitigation measures are implemented and, as a result, could have a negative impact on the objective. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		<p>Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.</p>

KGB 5 - Land at Pinfold Lane, Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment (PFRA) (2011) does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would however result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and they could also result in the loss of trees which can make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore considered that the proposals are unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The eastern part of the site adjoins Knowsley Lane which provides a bus service to Kirkby, Prescott and St Helens. There are also a range of local facilities and amenities that are readily accessible from the site including two primary schools within 200m of the site, a GP and health centre 250m east of the site, a recreation ground on the opposite side of Knowsley Lane and a parade of shops on Sugar Lane. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling.</p> <p>Taking into account the above, and also due to the small capacity of the site, it is uncertain whether the proposals would have a significant impact on the objective.</p>							

KGB 5 - Land at Pinfold Lane, Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Seek to protect or divert existing public rights of way. Other policies in the Core Strategy should seek to protect areas of woodland and seek to secure the provision of on-site open space.
	<u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of a greenfield site that offers the potential to function as part of the Borough's Green Infrastructure network. It may also impact upon a public right of way and areas of priority habitat. It is therefore considered that the proposals would have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The proposals would result in the loss of a greenfield site which contains Grade 2 Best and Most Versatile agricultural land. It is therefore considered that the proposals would have a negative impact on the objective and the sub-objectives of directing new housing to previously developed land.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E8. To protect, and where necessary, improve local air quality.	0	0	0	Medium	N/A	N/A		Other policies in the Core Strategy should seek to retain existing trees and areas of woodland.

KGB 5 - Land at Pinfold Lane, Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals have the potential to result in the loss of an area of woodland unless the identified mitigation measures are implemented and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. The site is not however within an Air Quality Management Area and its eastern boundary adjoins Knowsley Lane which provides a bus service to Kirkby, Prescott and St Helens. There are also a range of local facilities and amenities that are readily accessible from the site including two primary schools within 200m of the site, a GP and health centre 250m east of the site, a recreation ground on the opposite side of Knowsley Lane and a parade of shops on Sugar Lane. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Nevertheless, given the relatively low potential capacity of the site), it is envisaged that the proposals would not have a significant impact on this objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
	<p><u>Comments:</u> As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The eastern part of the site adjoins Knowsley Lane which provides a bus service to Kirkby, Prescott and St Helens. There are also a range of local facilities and amenities that are readily accessible from the site including two primary schools within 200m of the site, a GP and health centre 250m east of the site, a recreation ground on the opposite side of Knowsley Lane and a parade of shops on Sugar Lane. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use. It is however recognised that the site is not within close proximity of a railway station or a large district/town centre. As a result, there is only a low level of certainty that the proposals would have a positive impact on this objective.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
Economic								

KGB 5 - Land at Pinfold Lane, Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The proposals for Land at Pinfold Lane do not include an employment element and are therefore unlikely to have a significant effect on this objective.							
EC2. To enhance the vitality and viability of town and local centres.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The proposals have the potential to support the vitality and viability of the local centre on Sugar Lane. Nevertheless, given the relatively low potential capacity of the site, it is envisaged that the proposals are likely to have a minor positive impact on this objective.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The construction of the housing has the potential to generate some employment opportunities in the construction sector and the proposals would also potentially bring additional working age people to the area. Nevertheless, given the relatively low potential capacity of the site it is envisaged that the proposals would not have a significant impact on this objective.							
Sustainability Summary								

KGB 5 - Land at Pinfold Lane, Knowsley Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>Due to the relatively limited capacity of the location, it is considered that the potential development of the Land at Pinfold Walk would not have a significant impact on many of the SA objectives. It is however considered that by resulting in the provision of housing in a location that is relatively well served by public transport and within convenient walking distance of a number of community facilities, development in this location would have the potential to have some positive impact on the objectives relating to the accessibility of goods and services; and reducing the need to travel. Given the limited capacity of the location, it is however considered that the proposals would not have any significant impact on the economic objectives and only a minor positive impact on the objective of providing good quality, affordable and resource efficient housing.</p> <p>Development in this location would however result in the loss of a greenfield site which contains Grade 2 Best and Most Versatile agricultural land. It is therefore considered that it would have a negative impact on the objective of protecting land and soil and its sub-objective of directing new development to previously developed land. Whilst this impact cannot in itself be mitigated as any development in this location would inevitably lead to the loss of greenfield land and Best and Most Versatile agricultural land, it is recommended that ensuring the development is built to an appropriate density could help minimise the loss of further greenfield sites and Best and Most Versatile agricultural land.</p> <p>Development in this location would also lead to new housing being directed to a location that is immediately adjacent to Knowsley Village conservation area. It is noted that the Conservation area appraisal for Knowsley Village emphasises that the character of the area is shaped by its rural setting with wide open spaces and coppices of trees. The potential development in this location would result in the loss of an area of open space along the western boundary of the conservation area and, as a result, it would have the potential to have a significant detrimental on the character and significance of this historic asset. Development in this location may also impact upon features of archaeological interest within the location and it is therefore considered that the potential development would have a significant negative impact on the objective of preserving, enhancing and managing Knowsley’s rich diversity of cultural, historic and archaeological buildings, areas, sites and features. Key measures to mitigate the impact of development in this location on built heritage are likely to include undertaking more detailed assessments of the impact of the potential development on the significance of the conservation area and seeking to protect trees that make a valuable contribution to the setting of the conservation area. It is however considered that it may not be possible to entirely mitigate the negative impact of development in this location on this objective.</p> <p>Development in this location would result in the loss of a greenfield site, which contains areas of priority habitat. It is therefore considered that the potential development may have a negative impact on the objectives relating to local landscape character; biodiversity; and green infrastructure. Mitigation measures recommended to reduce the degree of impact on these objectives include securing appropriate landscaping and on-site open space provision, undertaking ecological surveys, and protecting areas of woodland. Development in this location could also have a negative impact on the objective relating to adaptation to climate change due, in part, to the proposals resulting in development taking place in a location that has been identified by the Preliminary Flood Risk Assessments (2011) as being susceptible to groundwater flooding. A key mitigation measure to reduce any potential negative impact on this objective is likely to be the application of appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems.</p> <p>In addition, development in this location may result in the loss of an area which appears to be used for informal recreation. It is therefore considered that the impact of the proposed development on the objective relating to health is uncertain. The impact on the objective relating to mitigating climate change is also considered to be uncertain.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

KGB 9 - Recreation Ground, Two Butt Lane, Whiston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site is not adjacent to an identified regeneration area nor is it relatively large in size. It is therefore considered that the proposals for the site are unlikely to have a significant impact on the delivery of regeneration priorities or make a significant contribution to reducing deprivation and securing economic inclusion.</p>							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Low	Local	Long term		Secure alternative provision of sports pitches
	<p><u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate significant on-site facilities. They would however result in the provision of housing in a location that is within 800m of railway stations at Eccleston Park and Rainhill. The site is within convenient walking distance of the A57 Warrington Road, which provides a regular bus service to a wide range of destinations including Liverpool, St Helens, Runcorn, Prescot and Kirkby. There are also a range of facilities and amenities that are readily accessible from the site including, Whiston Hospital, a leisure centre within 1km of the site and a primary school within 600m. It is also recognised that there are a range of accessible facilities outside of the Borough. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport and would make a contribution to the continued viability of these services and facilities.</p> <p>The proposals would however result in the loss of the existing playing fields at Two Butts Lane recreation ground. The Council's Green Space Audit (2012) only rated the Two Butt Lane Playing Field as being fair in quality due to adverse drainage and ground conditions. Nevertheless, the development of the site would result in the permanent loss of this facility. It is however recognised that the Council's Green Space Audit identified that the local area has a small surplus of public open space relative to the Council's adopted standards due primarily to the presence of this large amenity greenspace at Two Butt Lane.</p> <p>Consequently, whilst the proposals would result in the permanent loss of a recreation ground, the surrounding area should still retain sufficient public open space in accordance with the Council's adopted standards and the proposals would lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport and would also make a contribution to the continued viability of these services and facilities. It is therefore considered that, on balance, the proposals would have a positive impact on this objective but with a low level of certainty.</p>							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy are likely to ensure that all new development is designed in a way that reduces opportunities for crime.</p>							

KGB 9 - Recreation Ground, Two Butt Lane, Whiston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Seek to secure on-site public open space and the provision of a replacement playing field.
	<u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate on-site health facilities and the proposals would result in the loss of the existing playing fields at Two Butts Lane recreation ground. The Council's Green Space Audit (2012) only rated this site as being fair in quality due to adverse drainage and ground conditions. Nevertheless, the development of the site would result in the permanent loss of this facility and could therefore reduce opportunities for the participation in sport and informal recreation which could have a detrimental impact on this objective. The level of certainty of this impact is however reduced by the fact that the Council's Green Space Audit observes that the local area has a small surplus of public open space relative to the Council's adopted standards due primarily to the presence of this large amenity greenspace at Two Butt Lane.							
S6. To provide good quality, affordable and resource efficient housing.	+	+	+	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<u>Comments:</u> The site has the potential to deliver a range of housing types and tenures. The proposals could thereby have a positive impact on the objective of providing good quality housing. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix and contribute to the housing needs identified by the 2009 Strategic Housing Market Needs Assessment. It is however noted that the relatively limited capacity of the site would reduce the degree of impact on this sub-objective.							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given their scale, it is considered that the proposals for the site are unlikely to have any significant effects on this objective.							

KGB 9 - Recreation Ground, Two Butt Lane, Whiston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	0	0	0	Medium	N/A	N/A		
<u>Comments:</u> The site is not within close proximity of any designated heritage assets and it is therefore considered that the proposals for the recreation ground on Two Butt Lane are unlikely to have any significant impact on this objective.								
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Medium	Local	Long term	Secondary impacts on biodiversity	Other policies of the Core Strategy should seek to retain existing trees
<u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) concludes that development in this location would not significantly reduce the gap between Whiston and neighbouring settlements in St Helen's district. The proposals may however result in the loss of two strips of woodland which make some contribution to the character of the area. The proposals would also lead to the loss of an area of public open space and would thereby have a negative impact on the sub-objectives of providing the required amount of open space and improving the quality of open spaces.								
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		Undertake ecological surveys. Exclude the areas of priority habitat from the developable area if appropriate. Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats or the retention of areas of woodland.

KGB 9 - Recreation Ground, Two Butt Lane, Whiston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site contains strips of woodland along its southern and western boundaries which are identified a Priority Habitat. The proposals therefore have the potential to result in the loss of Priority Habitat and, as a result, have a negative impact on the objective unless the identified mitigation measures are implemented. It is however acknowledged that there may be potential to retain some of these features within any development. Furthermore, in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value it is recognised that there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3 and it is not within an area defined by the Preliminary Flood Risk Assessment (2011) as being at risk from groundwater flooding. The proposals would however result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

KGB 9 - Recreation Ground, Two Butt Lane, Whiston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
renewable sources.	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and they could also result in the loss of trees which can make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The proposals would however result in the provision of housing in a location that is within 800m of railway stations at Eccleston Park and Rainhill. The site is also within convenient walking distance of the A57 Warrington Road, which provides a regular bus service to a wide range of destinations including Liverpool, St Helens, Runcorn, Prescot and Kirkby. There are also a range of facilities and amenities that are readily accessible from the site including, Whiston Hospital, a leisure centre within 1km of the site and a primary school within 600m. It is also recognised that there are a range of accessible facilities outside of the Borough. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. Consequently, it is envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling.</p> <p>Consequently, whilst the proposals would inevitably result in some carbon emissions and could thereby have a negative impact on the objective and its sub-objective, it is considered that it is uncertain whether the impact on this objective would be significant due to the scale of the proposals and also because of the potential for the development to result in sustainable patterns of travel.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		<p>Secure the provision of appropriate on-site open space and green corridors through the site.</p> <p>Seek to secure the delivery of replacement pitches.</p>

KGB 9 - Recreation Ground, Two Butt Lane, Whiston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of a greenfield site that offers the potential to function as part of the Borough's Green Infrastructure network. It would also lead to the permanent loss of a recreation ground. It is therefore considered that the proposals would have a negative impact on the objective and its sub-objective of improving the size and quality of the Green Infrastructure network.</p>							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<p><u>Comments:</u> The proposals would result in the loss of a greenfield site. It is therefore considered that they would have a negative impact on the objective and the sub-objectives of directing new housing to previously developed land.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects</p>							
E8. To protect, and where necessary, improve local air quality.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The proposals have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. The site is not however within an Air Quality Management Area and the proposals would result in the provision of housing in a location that is within 800m of railway stations at Eccleston Park and Rainhill. The site is also within convenient walking distance of the A57 Warrington Road, which provides a regular bus service to a wide range of destinations including Liverpool, St Helens, Runcorn, Prescot and Kirkby. There are a range of facilities and amenities that are readily accessible from the site including, Whiston Hospital, a leisure centre within 1km of the site and a primary school within 600m and it is also recognised that there are a range of accessible facilities outside of the Borough. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. Consequently, it is envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, and taking into account their scale, it is considered that the proposals are unlikely to have any significant impact on the objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effect.</p>							

KGB 9 - Recreation Ground, Two Butt Lane, Whiston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
	<p><u>Comments:</u> The proposals would however result in the provision of housing in a location that is within 800m of railway stations at Eccleston Park and Rainhill. The site is also within convenient walking distance of the A57 Warrington Road, which provides a regular bus service to a wide range of destinations including Liverpool, St Helens, Runcorn, Prescot and Kirkby. There are also a range of facilities and amenities that are readily accessible from the site including, Whiston Hospital, a leisure centre within 1km of the site and a primary school within 600m. It is also recognised that there are a range of accessible facilities outside of the Borough. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. Consequently, it is envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The proposals for the recreation ground on Two Butts Lane do not include an employment element and are therefore unlikely to have a significant effect on this objective.</p>							
EC2. To enhance the vitality and viability of town and local centres.	+	+	+	Low	Local	Long term	Cumulative impact with other housing development in Whiston and Prescot	
	<p><u>Comments:</u> The site is approximately 1.4km to the east of Prescot town centre and the proposals for the recreation ground on Two Butts Lane could therefore support efforts to enhance the vitality and viability of this town centre which, according to the Knowsley Town Centre and Shopping Study (2009), has suffered a loss of vitality and viability in recent years. It is however acknowledged that the relatively limited capacity of the site reduces the level of certainty that the proposals would have a significant impact on the vitality and viability of Prescot town centre.</p>							

KGB 9 - Recreation Ground, Two Butt Lane, Whiston								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> The construction of the housing has the potential to generate some employment opportunities in the construction sector and the proposals would also potentially bring additional working age people to the area. Nevertheless, given the relatively low potential capacity of the site, it is envisaged that the proposals would not have a significant impact on this objective.</p>								
Sustainability Summary								
<p>The potential development of the recreation ground at Two Butt Lane, Whiston, would have a relatively mixed impact on the sustainability objectives. The provision of housing on this site would have a positive impact on the objective of providing good quality housing and its sub-objective of providing a wider choice of accommodation to create a greater tenure mix. The potential development at this location would also result in the provision of housing in a location that is well served by public transport and within convenient walking distance of a range of community facilities. It is therefore considered that the potential development could have a positive impact on the objective of reducing the need to travel; and improving the local accessibility of goods, services and amenities. It is however acknowledged that the loss of the recreation ground at this location reduces the level of certainty that the proposals would have a positive impact on this second objective.</p> <p>The potential development at this location could generate additional expenditure in Prescot town centre and thereby have some positive impact on the objective of enhancing the vitality and viability of Knowsley's town centres. It is however acknowledged that the relatively limited capacity of the location reduces the degree of certainty that the potential development would have a significant impact on the vitality and viability of Prescot town centre.</p> <p>The potential development at this location would however a negative impact on a number of the objectives. In particular, the loss of the recreation ground would potentially have a negative impact on the objective relating to health due to the resultant loss of opportunities to participate in sport and informal recreation. Potential measures to mitigate this impact include the provision of on-site public open space and the provision of a replacement playing field. The loss of this area of open space and potentially also the areas of woodland within the site would mean that potential development in this location could have a negative impact on the objectives relating to landscape character; biodiversity; adaptation to climate change; green infrastructure; and protecting land and soil. It is however acknowledged that as much of the areas of woodland are around the perimeter of the location it may be possible to mitigate some of the impact on the objectives relating to biodiversity and the local landscape character by retaining these areas of woodland. Other key mitigation measures to reduce the degree of impact on these objectives include undertaking ecological surveys and securing appropriate landscaping.</p> <p>It is considered that the potential development at this location is unlikely to have a negative impact on any of the other objectives. It is however recognised that the construction and operation of the development would inevitably result in carbon emissions. The potential development could also result in the loss of on-site trees and the recreation ground at Two Butts Lane is not within a 'Priority Zone' for renewable/low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) nor is it in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore considered that the potential development at this location could have some negative impact on the objective relating to mitigating climate change. However, due to the location being well served by public transport and within convenient walking distance of a range of community facilities, and also because of the relatively limited scale of the potential development, it is considered to be uncertain whether the potential development would have a significant negative impact on this objective.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

KGB 11 - Land to the south of Kings Business Park, Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	0	0	0	Low	N/A	N/A		
	<u>Comments:</u> The site is close to North Huyton and Stockbridge Village which are identified regeneration areas and generally two of the more deprived areas of the Borough. Nevertheless, the small scale of the proposals means that it is considered to be unlikely that they would have a significant impact on this objective.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Medium	Local	Long term		
	<u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate significant on-site facilities. The proposals would however result in the provision of housing in a location that is immediately adjacent to Huyton Lane which provides a regular bus service to Huyton. There are also a range of local facilities and amenities that are readily accessible from the site including a primary school within 600m of the site, a GP and health centre 600m north west of the site, a leisure centre 400m to the west and Huyton town centre 800m to the east. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The proposals would also make a contribution to the continued viability of these services and facilities. It is therefore considered that the proposals have the potential to have a positive impact on the objective of improving accessibility of goods, services and amenities.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and	0	0	0	Medium	N/A	N/A		

KGB 11 - Land to the south of Kings Business Park, Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce health inequalities.	<p><u>Comments:</u> The site is within close proximity of North Huyton which the Sustainable Community Strategy identifies as part of the borough which faces some of the most significant health related problems. The proposals are unlikely to be of a scale where they would incorporate on-site health facilities but they would result in the loss of an area that is presently used for informal recreation. As a result, the development of the site could reduce opportunities for the participation in sport and informal recreation which would have a detrimental impact on this objective. Nevertheless, it is acknowledged that the site forms a relatively small part of King George V memorial Playing Fields which is identified by the Greenspace Audit (2012) as one of the highest quality outdoor sports facilities in the borough. It is therefore considered that the proposals are unlikely to have a significant impact on this objective.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> The site has the potential to deliver a range of housing types and tenures. The proposals could thereby have a positive impact on the objective of providing good quality housing and also a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix, which is particularly important for this area given that the Strategic Housing Market Assessment (2010) identified that the proportion of the housing stock in North Huyton that is socially rented is over double the national, North West and Merseyside averages. It is however noted that the relatively limited capacity of the site would reduce the degree of impact on this sub-objective.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The proposals may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given their scale, it is considered that the proposals for the site are unlikely to have any significant effects on this objective.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Hurst Hall and Prescot Golf Club is situated approximately 150m to the east of the site. This is a Grade II listed building. It is however noted that between the site and this listed building is housing development on the south side of Huyton Lane and employment land on the northern side of this road. Accordingly, it is considered that the setting of this listed building is already influenced by more modern development and, as such, the proposals for Land to the South of Kings Business Park are unlikely to result in further detriment to the significance of this heritage asset. Accordingly, it is considered that the proposals would have no significant impact on the objective.</p>							

KGB 11 - Land to the south of Kings Business Park, Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Medium	Local	Long term	Secondary impacts on biodiversity	Other policies in the Core Strategy should ensure the retention of existing trees.
	<u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) recognises that the site forms part of a wide gap between Huyton and Prescot and therefore concludes that the area makes no significant contribution to the overall separation of these settlements. It is however noted that the location comprises of an area of woodland and landscaped parkland. In addition, large numbers of trees on the site are protected by Tree Preservation Order. It is therefore considered that the proposals for the site have the potential to have a negative impact on the local character of the landscape.							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		Undertake ecological surveys. Exclude areas of priority habitat from the developable area if appropriate.
	<u>Comments:</u> The site contains a significant section of woodland which is an identified Priority Habitat. The proposals therefore have the potential to result in the loss of Priority Habitat and, as a result, have a negative impact on the objective unless the identified mitigation measures are implemented. It is however acknowledged that there may be potential to retain some of this area of woodland within any development. Furthermore, in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value it is recognised that there can only be limited certainty about their impact on this objective.							

KGB 11 - Land to the south of Kings Business Park, Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment (PFRA) (2011) does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would however result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from	?	?	?	Low	Local	Long term	Secondary impacts of climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

KGB 11 - Land to the south of Kings Business Park, Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
renewable sources.	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and they could also result in the loss of trees which can make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The south eastern boundary of the site adjoins Huyton Lane which provides a regular bus service to Huyton. There are also a range of local facilities and amenities that are readily accessible from the site including a primary school within 600m of the site, a GP and health centre 600m north west of the site, a leisure centre 400m to the west and Huyton town centre 800m to the east. The site is also well located to a range of employment areas, including Kings Business Park and South Prescot. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling.</p> <p>Consequently, whilst the proposals would inevitably result in some carbon emissions and could thereby have a negative impact on the objective and its sub-objective, it is considered that it is uncertain whether the impact on this objective would be significant due to the scale of the proposals and also because of the potential for the development to result in sustainable patterns of travel.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy should ensure the retention of areas of woodland
	<p><u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of a greenfield site that offers the potential to function as part of the Borough's Green Infrastructure network. It is also noted that the site contains an area of woodland which is a Priority Habitat. The proposals would therefore have a negative impact on the objective and its sub-objective of improving the size and quality of the Green Infrastructure network.</p>							

KGB 11 - Land to the south of Kings Business Park, Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The proposals would result in the loss of a greenfield site. It is therefore considered that the proposals would have a negative impact on the objective and the sub-objectives of directing new housing to previously developed land.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E8. To protect, and where necessary, improve local air quality.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The proposals have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. The site is not however within an Air Quality Management Area and the south eastern boundary of the site adjoins Huyton Lane which provides a regular bus service to Huyton. There are also a range of local facilities and amenities that are readily accessible from the site including a primary school within 600m of the site, a GP and health centre 600m north west of the site, a leisure centre 400m to the west and Huyton town centre 800m to the east. The site is also well located to a range of employment areas, including Kings Business Park and South Prescott. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, and taking into account their scale, it is considered that the proposal are unlikely to have any significant impact on this objective.							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E10. To reduce the need to travel and improve choice and use of	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	

KGB 11 - Land to the south of Kings Business Park, Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
more sustainable transport mode.	<p><u>Comments:</u> The site is not within an Air Quality Management Area and, as recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The south eastern boundary of the site adjoins Huyton Lane which provides a regular bus service to Huyton. There are also a range of local facilities and amenities that are readily accessible from the site including a primary school within 600m of the site, a GP and health centre 600m north west of the site, a leisure centre 400m to the west and Huyton town centre 800m to the east. The site is also well located to a range of employment areas, including Kings Business Park and South Prescot. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> Unlikely to have any significant effects.</p>								
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> The proposals for Land to the South of Kings Business Park do not include an employment element and are therefore unlikely to have a significant effect on this objective.</p>								
EC2. To enhance the vitality and viability of town and local centres.	0	0	0	Medium	Local	Long term		
<p><u>Comments:</u> The site is situated 800m to the east of Huyton town centre and it is recognised that proposals have the potential to support the vitality and viability of Huyton town centre by increasing the number of people within its catchment area. Nevertheless, given the relatively low potential capacity of the site it is envisaged that the proposals are unlikely to have a significant impact on this objective.</p>								
EC3. Maintain high and stable	0	0	0	Medium	N/A	N/A		

KGB 11 - Land to the south of Kings Business Park, Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
levels of employment and reduce long-term unemployment.	<p><u>Comments:</u> The site is located in close proximity to North Huyton which the Sustainable Community Strategy identifies as part of the borough with economic activity rates below the borough average. The construction of the housing has the potential to generate some employment opportunities in the construction sector and the proposals would also potentially bring additional working age people to the area. Nevertheless, given the relatively low potential capacity of the site it is envisaged that the proposals would not have a significant impact on this objective.</p>							
Sustainability Summary								
<p>The potential development at land to the south of King’s Business Park has the potential to deliver a range of housing types and tenures and could thereby contribute to housing needs identified in the Strategic Housing Market Assessment (2010) and a positive impact on the objective of providing good quality housing and its sub-objective of providing a wider choice of accommodation to create a greater tenure mix. The potential development at this location would also lead to the provision of housing in a location which would provide the future occupants of the location with easy access to existing services and facilities by a choice of means of transport and would also make a contribution to the continued viability of these services and facilities. It is therefore envisaged that the potential development could have some positive impact on the objectives relating to improving the local accessibility of goods, services and amenities; and reducing the need to travel.</p> <p>The potential development at this location would however have a negative impact on a range of objectives, particularly those relating to environmental issues. The location comprises of an area of woodland and landscaped parkland. Consequently, although there may be scope to retain some trees on site, it is considered that the potential development would have a negative impact on the objectives relating to protecting the local character of the landscape; and conserving and maintaining green infrastructure.</p> <p>The potential development at this location would result in a greenfield site being developed for housing which would inevitably have some negative impact on the objective of protecting land and soil quality and its sub-objective of directing new housing to previously developed land. Furthermore, the potential loss of priority habitat means that the proposals are likely to have some negative impact on the objective relating to biodiversity unless suitable mitigation measures are implemented, such as undertaking ecological surveys and excluding areas of priority habitat from the developable area. The potential loss of priority habitat, together with the Preliminary Flood Risk Assessment’s (2011) identification of the site as being within an area that is susceptible to ground water flooding, means that it is also considered that development at this location could have a negative impact on the objective of adapting to climate change, including flood risk. A key mitigation measure to reduce the level of impact on this objective would be the application of appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	– – major negative;	? uncertain

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Low	Local	Long term		
	<p><u>Comments:</u> The site is not adjacent to an identified regeneration area. Nevertheless, due to the size of the area, the delivery of additional dwellings may have a positive impact on reducing deprivation by stimulating investment and creating jobs in the construction sector.</p>							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	-	-	-	Low	More than Local	Long term		Seek to secure on-site public open space and the provision of routes through the site to Stadt Moers park.
	<p><u>Comments:</u> The proposals would result in the provision of housing in a location that is in close proximity of Whiston train station, is near to Dragon Lane which is well served by buses and adjacent to a traffic free cycle route that connects Whiston with Huyton Business Park. There are also a wide range of local facilities within convenient walking distance of the site, including Whiston Willis and Halsnead primary schools, Whiston library, Whiston Primary Care Resource centre and the local shopping centres on Greene's Road and Dragon Drive. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The proposals could also make a contribution towards the continued viability of these services and facilities.</p> <p>The proposals would however result in the loss of an area of Stadt Moers Park which is one of only four publically accessible borough parks in Knowsley. This reduces the level of certainty that the proposals would have a positive impact on this objective. It is recognised that the proposals would only result in loss of a parcel of land within the much larger park area and that the Green Space Audit 2012 identified a surplus of provision of Parks and Gardens in the Prescot, Whiston and Cronton Village area. Nevertheless, the proposals would result in the loss of approximately a quarter of the park and it is recognised that Stadt Moers Park provides an important facility for more than just the residents of the Prescot, Whiston and Cronton Village area.</p> <p>Consequently, whilst the proposals would result in the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport, it is considered that the proposals would, on balance, have a negative impact on this objective due to a significant proportion of a country park being lost as a result of the proposals.</p>							
S3. To improve safety and	0	0	0	Medium	N/A	N/A		

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce crime, disorder and fear of crime.	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	-	-	-	Low	Local	Long term		Seek to secure on-site public open space and the provision of routes through the site to Stadt Moers park.
	<u>Comments:</u> The proposals would result in the loss of an area of Stadt Moers Park which is one of only four publically accessible borough parks in Knowsley. It is therefore considered that the proposals could reduce opportunities for the participation in sport and informal recreation. It is recognised that the proposals would only result in loss of a parcel of land within the much larger park area and that the Green Space Audit 2012 identified a surplus of provision of Parks and Gardens in the Prescot, Whiston and Cronton Village area. It is however recognised that Stadt Moers Park provides an important facility for more than just the residents of the Prescot, Whiston and Cronton Village area. In addition, because of the scale of the development, the proposals would result in some dwellings that are presently in close proximity to the park being separated from it by a large area of housing. It is therefore considered that the proposals have the potential to discourage some participation in informal recreation for the occupiers of these dwellings. Accordingly, it is considered that the proposals are likely to have a slight negative impact on this objective but it is acknowledged that there is only a limited level of certainty about this impact as it is acknowledged that the presence of facilities for informal recreation does not necessarily ensure participation in such pursuits.							
S6. To provide good quality, affordable and resource efficient housing.	+	++	++	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> Given the substantial capacity of the site, it is considered that the proposals for the eastern side of Stadt Moers Park would have the potential to have a positive impact on the objective of providing good quality housing. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix. The large capacity of the site may also have a positive influence the financial viability of affordable housing on site. The impact upon this objective would become more significant as the development is built out.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given their scale, it is considered that the proposals for the site are unlikely to have any significant effects on this objective.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site is not within close proximity of any designated heritage assets and it is therefore considered that the proposals for the eastern side of Stadt Moers Park are unlikely to have any significant impact on this objective.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	--	--	--	Medium	Local	Long term	Secondary impacts on the perceptions of the area	Other policies of the Core Strategy should seek to retain existing trees and secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) recognises that the site forms part of a wide gap between Huyton and Prescot. Given that the proposals would only result in the release of the eastern parcel of Stadt Moers Park, it is considered that they would not have a significant impact on the overall separation of Huyton and Prescot. It is however noted that the location comprises of an area of parkland with areas of woodland and it is considered that the proposals for the site have the potential to have a significant negative impact on the local character of the landscape.</p>							

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescott								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	--	--	Medium	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats, the provision of a buffer around the LWS and the retention of areas of woodland.</p>
	<p><u>Comments:</u> The site contains a Local Wildlife Site and there is a significant section of woodland within the site which is an identified Priority Habitat. The proposals therefore have the potential to result in the loss of Priority Habitat and have a detrimental impact on a LWS unless the identified mitigation measures are implemented. As a result, it is considered that the proposal could have a negative impact on this objective and the sub-objective of conserving and enhancing the natural environment. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value it is recognised that there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment (PFRA) (2011) does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would also result in the loss of a substantial area of greenfield land that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and the proposals could result in the loss of trees which make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The site is however within close proximity of Whiston train station, is near to Dragon Lane which is well served by buses and also adjacent to a traffic free cycle route that connects Whiston with Huyton Business Park. There are also a wide range of local facilities within convenient walking distance of the site, including Whiston Willis and Halsnead primary schools, Whiston library, Whiston Primary Care Resource centre and the local shopping centres on Greene's Road and Dragon Drive. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling.</p> <p>Consequently, whilst the proposals would inevitably result in some carbon emissions and could thereby have a negative impact on the objective and its sub-objective, it is considered that it is uncertain whether the impact on this objective would be significant due to the scale of the proposals and also because of the potential for the development to result in sustainable patterns of travel.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	--	--	Medium	More than local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Seek to retain areas of woodland

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals would result in the loss of substantial area of a publically accessible borough park which offers the potential to function as an important part of the Borough's Green Infrastructure network. In particular, it is noted that the site is within the Whiston to Cronton Corridor 'Strategic Green Link' which was identified as one of the Borough's important strategic greenspace linkages in the Core Strategy Preferred Options report and the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) concludes that the proposals for the site would be likely to significantly undermine the quality on this asset. In addition, they would result in the loss of a sizeable section of a publically accessible country park and may also impact upon the areas of Priority Habitat within the site. It is therefore considered that the proposals could have a major negative impact on the objective and its sub-objective of improve the size and quality of the Ecological Framework.</p>							
E6. To protect, manage and restore land and soil quality.	-	-	-	Low	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<p><u>Comments:</u> The proposals would result in the loss of a substantial area of greenfield land. It is however noted the entire site is a former landfill and, as such, it is considered that the development of the site may present some opportunities to address any land contamination associated with the former landfill use and thereby have a positive impact on the sub-objective of reducing land contamination. Nevertheless, the overall impact of the proposals on the objective is considered to be negative because of the size of the area of greenfield land that would be lost and also due to the extent to which the site is affected by ground contamination being unknown.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E8. To protect, and where	0	0	0	Medium	N/A	N/A		

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
necessary, improve local air quality.	<p><u>Comments:</u> The proposals are likely to result in an increase in traffic in the immediate surrounding area. They also have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. The site is not however within an Air Quality Management Area and, as recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The site is within close proximity of Whiston train station and is located near to Dragon Lane which is well served by buses. There are also a wide range of local facilities within convenient walking distance of the site, including Whiston Willis and Halsnead primary schools, Whiston library, Whiston Primary Care Resource centre and the local shopping centres on Greene's Road and Dragon Drive. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, and taking into account their scale, it is considered that the proposals are unlikely to have any significant impact on the objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> Unlikely to have any significant effects.</p>								
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
<p><u>Comments:</u> As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. The site is within close proximity of Whiston train station and is located near to Dragon Lane which is well served by buses. There are also a wide range of local facilities within convenient walking distance of the site, including Whiston Willis and Halsnead primary schools, Whiston library, Whiston Primary Care Resource centre and the local shopping centres on Greene's Road and Dragon Drive. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use.</p>								
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> Unlikely to have any significant effects.</p>								
Economic								

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The proposals for the eastern side of Stadt Moers Park do not include an employment element and are therefore unlikely to have a significant effect on this objective.							
EC2. To enhance the vitality and viability of town and local centres.	+	+	+	Medium	Local	Long term	Enhanced perceptions of the area and potential secondary impacts on the significance of the Prescot town centre conservation area.	
	<u>Comments:</u> Prescot town centre is approximately 1.2km to the north of the site. Given the significant residential capacity of the site, the proposals have the potential to have a positive impact on the vitality and viability of this centre by increasing levels of expenditure. The proposals could also support the local shopping centres on Greene's Road, which forms the main local centre for the Whiston area, and Dragon Drive. It is therefore considered that the proposals have the potential to have a positive impact on this objective.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Low	Local	Long term	Secondary impacts on deprivation and quality of life.	
	<u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and therefore has the potential to have some positive impact on the objective. The proposals would also potentially bring additional working age people to the area and the additional expenditure generated by the proposals could also help sustain existing jobs in the area.							
Sustainability Summary								

KGB 12 - Eastern Side, Stadt Moers Park (north east), Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>Given the substantial capacity of the location, it is considered that the potential development at the eastern side of Stadt Moers Park would have the potential to make an important contribution to housing needs identified in the Strategic Housing Market Assessment (2010) and have a significant positive impact on the objective of providing good quality housing and its sub-objective of providing a wider choice of accommodation to create a greater tenure mix. The potential development at this location would result in the provision of housing in a location that is well served by public transport, within convenient walking distance of a range of community facilities and in close proximity to the local centres on Greene's Road and Dragon Drive. It is therefore considered that the potential development at this location could have a positive impact on the objective of reducing the need to travel and, through the generation of additional expenditure in the local area, may also have a positive effect on the objective of enhancing the vitality and viability of town and local centres. In addition, due to the size of the potential development, the delivery of additional dwellings may stimulate investment in the local area and create jobs in the construction sector. The potential development could therefore have some positive impact on the objectives of reducing poverty and social deprivation; and maintaining high and stable levels of employment.</p> <p>Nevertheless, it is envisaged that the potential development at the eastern side of Stadt Moers Park would have an adverse impact on a number of objectives. In particular, it would result in the loss of approximately a quarter of what is identified by the Council's Greenspace Audit as one of only four borough parks in Knowsley. The location also forms a key part of the Whiston to Cronton Corridor 'Strategic Green Link'. It is therefore considered that the potential development would have a major negative impact on the objective of conserving green infrastructure and some negative impact on the objectives relating to the accessibility of services and amenities; health; adapting to climate change; and protecting land and soil.</p> <p>It is considered that it may be possible to lessen the negative impact on these objectives. For instance, securing the provision of on-site open space and green corridors through the site and applying appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems should reduce the degree of impact on the objectives relating to green infrastructure and adapting to climate change. Nevertheless, it may not be possible to wholly mitigate all of these impacts. In particular, the potential development of the site would unavoidably result in the loss of a significant area of greenfield land and, as a result, would inevitably have some negative impact on the objective relating to protecting land and soil and its sub-objective of directing new development to previously developed land. Similarly, as the potential development would lead to the loss of approximately a quarter of Stadt Moers Park it is unlikely that its impact on the objectives relating to health and the accessibility of services and amenities would be wholly mitigated through the provision of on-site open space and green corridors through the site.</p> <p>The potential development at this location would also result in the loss of an area of parkland and could therefore have an adverse impact on the objectives relating to protecting the character and accessibility of the local landscape; and protecting, enhancing and managing biodiversity. It is however acknowledged that there can only be limited certainty about the impact of the proposals on the objective relating to biodiversity in the absence of detailed ecological surveys to establish their potential impact on nature conservation value.</p> <p>The potential development would result in the provision of housing in a location that is within walking distance of a range of community facilities and well served by public transport. Nevertheless, it is recognised that the construction and operation of a development of the scale proposed would undoubtedly result in a significant amount of carbon emissions. Consequently, and notwithstanding the fact that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency, it is considered that the impact of the potential development in this location on the objective of mitigating climate change is uncertain.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative;	? uncertain

KGB 13 - Southern Tip, Stadt Moers Park, Prescott								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site is not adjacent to an identified regeneration area nor is it particularly large in size. It is therefore considered that the proposals for the site are unlikely to have a significant impact on the delivery of regeneration priorities or make a significant contribution to reducing deprivation and securing economic inclusion.</p>							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	-	-	-	Medium	Local	Long term		
	<p><u>Comments:</u> Only the south eastern tip of the site is within a buffer zone of a bus stop and the site is not within particularly close proximity of Whiston train station. There are also no primary schools within 600m of the site and the proposals are unlikely to be of a scale where they would incorporate on-site facilities. Consequently, although the site is within 1km of a GP and a health centre, it is uncertain whether the proposals would lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport.</p> <p>In addition, the proposals would result in the loss of an area of Stadt Moers Park which is one of only four publically accessible borough parks in Knowsley. It is recognised that the proposals would only result in loss of a parcel of land within the much larger park area and that the Green Space Audit 2012 identified a surplus of provision of Parks and Gardens in the Prescott, Whiston and Cronton Village area. Nevertheless, it is recognised that Stadt Moers Park provides an important facility for more than just the residents of the Prescott, Whiston and Cronton Village area.</p> <p>Consequently, it is considered that the proposals have the potential to have a minor adverse impact on this objective.</p>							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.</p>							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
S5. To improve health and	0	0	0	Medium	N/A	N/A		

KGB 13 - Southern Tip, Stadt Moers Park, Prescott								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce health inequalities.	<p><u>Comments:</u> The proposals would result in the loss of an area of Stadt Moers Park which is one of only four publically accessible borough parks in Knowsley. It is therefore considered that the proposals could reduce opportunities for the participation in sport and informal recreation. Nevertheless, it is recognised that the proposals would only result in loss of a parcel of land within the much larger park area and that the Green Space Audit 2012 identified a surplus of provision of Parks and Gardens in the Prescott, Whiston and Cronton Village area. Accordingly, whilst it is recognised that Stadt Moers Park provides an important facility for more than just the residents of the Prescott, Whiston and Cronton Village area, given that the proposals would only result in a relatively small portion of the park, it is considered that the proposals are unlikely to have any significant effects upon this objective.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	+	+	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> It is considered that the proposals for the southern tip of Stadt Moers Park have the potential to have a positive impact on the objective of providing good quality housing by contributing to the housing needs identified by the 2010 Strategic Housing Market Needs Assessment. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix. It is however noted that the relatively limited capacity of the site would reduce the degree of impact on this sub-objective.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given their scale, it is considered that the proposals for the site are unlikely to have any significant effects on this objective.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The Church of St Nicholas is situated approximately 150m to the east of the site on Windy Arbor Road. This is a Grade II listed building. It is however noted that the site is separated from this listed building by an existing area of housing. Accordingly, it is considered that the setting of this listed building is already influenced by more modern development and, as such, the proposals for the Southern Tip of Stadt Moers Park are unlikely to result in further detriment to the significance of this heritage asset. Accordingly, it is considered that the proposals would have no significant impact on the objective.</p>							

KGB 13 - Southern Tip, Stadt Moers Park, Prescott								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Medium	Local	Long term	Secondary impacts on perceptions of the area.	Other policies in the Core Strategy should seek to retain existing trees
	<u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies that the site forms part of a wide gap between Huyton and Prescott. However, given that the proposals would only result in the release of a relatively small parcel of Stadt Moers Park, it is considered that they would not have a significant impact on the overall separation of Huyton and Prescott. It is however noted that the location comprises of an area of parkland with areas of woodland and it is considered that the proposals for the site have the potential to have a negative impact on the local character of the landscape.							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	--	--	--	Medium	Local	Long term		Undertake appropriate ecological surveys. Exclude the LWS and areas of priority habitat from the developable area if appropriate. Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats, the provision of a buffer around the LWSs and the retention of areas of woodland.
	<u>Comments:</u> The site contains a Local Wildlife Site (LWS) and is adjacent to two more. There are also small sections of woodland within the site which is an identified Priority Habitat. It is recognised that the identified capacity of the site has been derived from the assumption that the LWS will be excluded from the developable area and unless this is the case, and the other identified mitigation measures are implemented, the proposals could result in the loss of Priority Habitat and have an adverse effect on LWSs. As a result, it is considered that the proposal would have a negative impact on this objective and the sub-objective of conserving and enhancing the natural environment. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value it is recognised that there can only be limited certainty about their impact on this objective.							

KGB 13 - Southern Tip, Stadt Moers Park, Prescott								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.
	<p><u>Comments:</u> The Preliminary Flood Risk Assessment (2011) indicates that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would also result in the loss of a substantial area of greenfield land that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

KGB 13 - Southern Tip, Stadt Moers Park, Prescott								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
renewable sources.	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and the proposals could result in the loss of trees which make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. Nevertheless, only the south eastern tip of the site is within a buffer zone of a bus stop and the site is not within particularly close proximity of Whiston train station. The site is within 1km of a GP and it is also well-related to employment opportunities at Huyton Business Park but there are no primary schools within 600m of the site. It is therefore uncertain whether the proposals would encourage the use of more sustainable modes of transport.</p> <p>Notwithstanding the above, due to the relatively small capacity of the site it is considered to be uncertain whether the proposals would have a significant impact on the objective.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		<p>Secure the provision of appropriate on-site open space and green corridors through the site.</p> <p>Other policies should ensure the retention of areas of woodland</p>
	<p><u>Comments:</u> The proposals would result in the loss of an area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network. In particular, it is noted that the site is within the Whiston to Cronton Corridor 'Strategic Green Link' which was identified as one of the Borough's important strategic greenspace linkages in the Core Strategy Preferred Options report and the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) concludes that, despite its small scale, the proposals would be likely to have a significant negative impact on this asset due to its location at the southern access to Stadt Moers Park. The proposals may also impact upon the areas of Priority Habitat within the site. It is therefore considered that the proposals could have a major negative impact on the objective and its sub-objective of improve the size and quality of the Ecological Framework.</p>							

KGB 13 - Southern Tip, Stadt Moers Park, Prescott								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E6. To protect, manage and restore land and soil quality.	-	-	-	Low	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<p><u>Comments:</u> The proposals would result in the loss of an area of greenfield land. It is however noted that part of the site is a former landfill and, as such, the proposals may present some opportunities to address any land contamination associated with the former landfill use and thereby have a positive impact on the sub-objective of reducing land contamination. Nevertheless, it is considered that the overall impact of the proposals on the objective is negative due to the size of the area of greenfield land that would be lost and also due to the extent to which the site is affected by ground contamination being unknown.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E8. To protect, and where necessary, improve local air quality.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The site is not within an Air Quality Management Area and, as recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), it is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. Nevertheless, only the south eastern tip of the site is within a buffer zone of a bus stop and the site is not within particularly close proximity of Whiston train station. The site is within 1km of a GP and it is also well-related to employment opportunities at Huyton Business Park but there are no primary schools within 600m of the site. It is therefore uncertain whether the proposals would encourage the use of more sustainable modes of transport. Nevertheless, due to the relatively small capacity of the site, it is considered that the proposals are unlikely to have a significant impact on the objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							

KGB 13 - Southern Tip, Stadt Moers Park, Prescott								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	?	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
	<u>Comments:</u> As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. Nevertheless, only the south eastern tip of the site is within a buffer zone of a bus stop and the site is not within particularly close proximity of Whiston train station. The site is however within 1km of a GP and it is also well-related to employment opportunities at Huyton Business Park but there are no primary schools within 600m of the site. It is therefore uncertain whether the proposals would encourage the use of more sustainable modes of transport. Accordingly, it is considered that the impact of the proposal on the objective and its sub-objective is uncertain.							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The proposals for the southern tip of Stadt Moers Park do not include an employment element and are therefore unlikely to have a significant effect on this objective.							
EC2. To enhance the vitality and viability of town and local centres.	+	+	+	Low	Local	Long term	Cumulative impact with other proposals in the Prescott / Whiston area.	

KGB 13 - Southern Tip, Stadt Moers Park, Prescott								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site is approximately 1.7km from Prescott town centre which, according to the Knowsley Town Centre and Shopping Study (2009), has suffered a loss of vitality and viability in recent years. The proposals for the southern tip could increase expenditure in the town centre and thereby contribute to its vitality and viability. Nevertheless, the relatively limited capacity of the site would reduce the degree of certainty that the proposals would have a significant impact on the vitality and viability of Prescott town centre. The proposals could however support the local shopping centres on Greene's Road, which forms the main local centre for the Whiston area. It is therefore considered that the proposals have the potential to have some positive impact on this objective.</p>							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The construction of the housing has the potential to generate some employment opportunities in the construction sector and the proposals would also potentially bring additional working age people to the area. Nevertheless, given the relatively low potential capacity of the site it is envisaged that the proposals would not have a significant impact on this objective.</p>							
Sustainability Summary								

KGB 13 - Southern Tip, Stadt Moers Park, Prescot								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development of the Southern tip of Stadt Moers Park would make some positive contribution to the objective of providing good quality, affordable and resource efficient housing. In addition, by generating some additional expenditure in nearby district centres, the potential development may also have some positive impact on the objective of enhancing the vitality and viability of town and local centres, although it is recognised that the relatively limited capacity of the location would reduce the degree of certainty that the potential development would have a significant impact on this objective.</p> <p>It is however envisaged that the potential development at the Southern tip of Stadt Moers Park would have a negative impact on a number of objectives. In particular, it is considered that the possible loss of priority habitat coupled with the potential impact on nearby Local Wildlife Sites, including Tushingham's Pond, mean that the potential development is likely to have a significant negative impact on the objective relating to biodiversity unless appropriate mitigation measures are implemented. Key mitigation measures to reduce the level of impact on this objective are likely to include undertaking ecological surveys, protecting areas of woodland and the creation of an appropriate buffer around the LWS.</p> <p>It is also considered that the loss of this section of the park could have a negative impact on the objectives relating to accessibility of facilities; landscape character; protecting land and soil; and green infrastructure, particularly as the Greenspace Audit (2012) identifies Stadt Moers Park as one of four borough parks in Knowsley which reflects the range of recreation opportunities and community facilities provided at the park. Whilst it may be possible to mitigate some of these impacts, for example the provision of on-site landscaping could lessen the negative impact on the objective relating to local landscape character, it is considered that it may be difficult to mitigate some of the other impacts. In particular, the potential development of the location would inevitably result in the loss of an area of greenfield land and it would therefore be difficult to mitigate the adverse impact on the objective relating to protecting land and soil and its sub-objective of directing housing to previously developed land.</p> <p>The limited range of local facilities within convenient walking distance of the location and its distance from a train station mean that the impact of the potential development on the objective of reducing the need to travel and encouraging the use of sustainable modes of travel is uncertain. It is also considered that the potential development would have an uncertain impact on the objective relating to mitigating climate change. In order to reduce the likelihood of the potential development in this location having a negative impact on these objective key mitigation measures are likely to include ensuring that any new development is built to a high standard of sustainability and ensuring that the proposals cater for an appropriate range and choice of transport options.</p>								

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

KGB 15 - Bowring Park (north), Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	0	0	0	Low	N/A	N/A		
	<u>Comments:</u> The site is not adjacent to an identified regeneration area nor is it relatively large in size. It is therefore considered that the proposals for the site are unlikely to have a significant impact on the delivery of regeneration priorities or make a significant contribution to reducing deprivation and securing economic inclusion.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Low	Local	Long term		
	<u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate significant on-site facilities. Nevertheless, they would result in the provision of housing in a location that is within walking distance of Roby train station and the northern part of which is within 200m of Roby Road which provides a high frequency bus corridor. There are also a wide range of local facilities within convenient walking distance of the site, including a local parade of shops on Tarbock Road, Huyton town centre within 600m, a leisure centre 250m to the east of the site, and a GP and health centre 500m to the north west. The proposal would therefore lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The proposals could also make a contribution towards the continued viability of these services and facilities. The proposals would however result in the loss of an area of Bowring Park which is in use as a golf course. Bowring Park is the oldest public park in Knowsley and is classified as a high level / facilities park, providing a broad range of recreational facilities, formal and informal activities and containing a visitor centre and children and young people's play facilities. The Green Space Audit (2012) awarded the Bowring Park Golf Club a fair quality rating. It is however noted that the Green Space Audit also identified that the site is located within an area that is considered to have a surplus of 5.79 ha of public open space relative to the Council's adopted standards and, as a result, the area would retain a surplus of public open space even if the site is developed. Accordingly, it is considered that the proposals would have a positive impact on the objective but with a low level of certainty.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and	0	0	0	Medium	N/A	N/A		

KGB 15 - Bowring Park (north), Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community networks, assist social inclusion and ensure community involvement in decision making.	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Seek to secure on-site public open space.
	<u>Comments:</u> The proposals are not of a scale where they would be likely to incorporate on-site facilities and they would result in the loss of an area of Bowring Park which is in use as a golf course. Accordingly, it is recognised that the proposals may reduce some opportunities for recreation in the area which would have the potential to have a negative impact on this objective. It is therefore considered that the proposals would have a negative impact on the objective. It is however noted that the Green Space Audit also identified that the site is located within an area that is considered to have a surplus of 5.79 ha of public open space relative to the Council's adopted standards and there is therefore only a low level of certainty about this potential impact.							
S6. To provide good quality, affordable and resource efficient housing.	+	+	+	Medium	Local	Long term	Cumulative impact with other developments on securing a more balanced housing market.	Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<u>Comments:</u> The proposals would lead to the provision of new housing and have the potential to have a positive impact on both the objective of providing good quality housing and the sub-objective of providing a wider choice of accommodation to create a greater tenure mix which is particularly pertinent in South Huyton given that the Strategic Housing Market Assessment (2010) established that the area's housing stock is characterised by a very low proportion of socially-rented housing that is approximately half the Merseyside average and also below the North West and national averages. It is however noted that the relatively limited capacity of the site would reduce the degree of impact on this sub-objective.							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given the scale of the proposals, it is considered that they are unlikely to have any significant effects on this objective.							

KGB 15 - Bowring Park (north), Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	?	?	?	Low	Local	Long term	Secondary impacts on the image of the area and sense of place.	Undertake a more detailed appraisal of the impact of the proposals on the significance of the conservation area
	<p><u>Comments:</u> The northern part of the site is within the setting of Roby Conservation Area. It is noted that there are eight Grade II listed buildings along Roby Road and Station Road to the north of the site. Given the openness of land to the south of the Conservation Area it is recognised that development in this location has the potential to have an adverse impact on the historic character and openness of the Conservation Area. It is however acknowledged that the section of conservation area which the site adjoins largely comprises of a relatively new housing estate, Wynwood Park. The extent to which the proposals would impact on this objective is therefore considered to be uncertain.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Medium	Local	Long term		Other policies of the Core Strategy should ensure the retention of existing trees and secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) states that the site forms part of a wide gap between Huyton and neighbouring settlements in Liverpool but, given that the proposals would only result in the release of the eastern part of Bowring Park, it is considered that the proposals for the area would not have a significant impact on the overall separation of these settlements. The study does however recognise that the site does not have a strong western boundary and therefore development in this location could lack containment. The site also contains areas of woodland and a number of trees protected by Tree Preservation Order. The proposals therefore not only have the potential to lack containment to the west but may also result in the loss of important features of the local landscape unless the identified mitigation measures are implemented. As a result, it is considered that the proposals have the potential a negative impact on the local character of the landscape.</p>							

KGB 15 - Bowring Park (north), Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		Undertake ecological surveys. Exclude priority habitat from the developable area if appropriate. Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats and the retention of areas of woodland.
	<p><u>Comments:</u> The site contains sections of woodland, particularly along the eastern boundary of the site, which are identified as a Priority Habitat in Merseyside. The proposals therefore have the potential to result in the loss of Priority Habitat and, as a result, have a negative impact on the objective unless the identified mitigation measures are implemented and it is acknowledged that there may be potential to retain some of these sections of woodland within any development. Furthermore, in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value it is recognised that there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.

KGB 15 - Bowring Park (north), Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The Preliminary Flood Risk Assessment (2011) indicates that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would however result in the loss of a substantial area of greenfield land that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	?	?	?	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and the proposals could result in the loss of trees which make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The site entire site is within walking distance of Roby train station and the northern part of the site is within 200m of Roby Road which provides a high frequency bus corridor. There are also a wide range of local facilities within convenient walking distance of the site, including a local parade of shops on Tarbock Road, Huyton town centre within 600m, a leisure centre 250m to the east of the site, and a GP and health centre 500m to the north west. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling.</p> <p>Consequently, whilst the proposals would inevitably result in some carbon emissions and could thereby have a negative impact on the objective and its sub-objective, it is considered that it is uncertain whether the impact on this objective would be significant due to the scale of the proposals and also because of the potential for the development to result in sustainable patterns of travel.</p>							

KGB 15 - Bowring Park (north), Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Other policies of the Core Strategy should ensure the retention of areas of woodland and public rights of way
	<u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of an area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network and may also impact upon the areas of Priority Habitat within the site. It is therefore considered that the proposals have the potential to have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The proposals would result in the loss of a greenfield site which is largely considered to be Grade 3 Best and Most Versatile agricultural land. It is therefore considered that they would have a negative impact on the objective and the sub-objectives of directing new housing to previously developed land.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E8. To protect, and where	0	0	0	Medium	Local	Long term		

KGB 15 - Bowring Park (north), Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
necessary, improve local air quality.	<p><u>Comments:</u> The site is not within an Air Quality Management Area. The site entire site is within walking distance of Roby train station and the northern part of the site is within 200m of Roby Road which provides a high frequency bus corridor. There are also a wide range of local facilities within convenient walking distance of the site, including a local parade of shops on Tarbock Road, Huyton town centre within 600m, a leisure centre 250m to the east of the site, and a GP and health centre 500m to the north west. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, and taking into account their relatively limited scale, it is considered that the proposal are unlikely to have a significant impact on this objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> Unlikely to have any significant effects.</p>								
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Medium	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	
<p><u>Comments:</u> The site entire site is within walking distance of Roby train station and the northern part of the site is within 200m of Roby Road which provides a high frequency bus corridor. There are also a wide range of local facilities within convenient walking distance of the site, including a local parade of shops on Tarbock Road, Huyton town centre within 600m, a leisure centre 250m to the east of the site, and a GP and health centre 500m to the north west. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use.</p>								
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
<p><u>Comments:</u> Unlikely to have any significant effects.</p>								
Economic								
EC1. To improve the	0	0	0	Medium	N/A	N/A		

KGB 15 - Bowring Park (north), Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	<u>Comments:</u> The proposals for Bowring Park do not include an employment element. They would result in the loss of a section of an existing golf course and would therefore have the potential to adversely affect this business. Nevertheless, it is considered that overall the proposals are unlikely to have a significant impact on this objective.							
EC2. To enhance the vitality and viability of town and local centres.	+	+	+	Low	Local	Long term	Enhanced perceptions of the area.	
	<u>Comments:</u> Huyton town centre is approximately 600m north east of the site. The proposals have the potential to have a positive impact on the vitality and viability of this centre by increasing levels of expenditure in the centre. It is however acknowledged that the relatively limited capacity of the site would reduce the degree of impact of the proposals on the vitality and viability of Huyton town centre and reduces the level of certainty that they would have a positive impact on the objective.							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Low	Local	Long term	Secondary impacts on deprivation and quality of life.	
	<u>Comments:</u> The construction of the housing is likely to generate some employment opportunities in the construction sector and the proposals would also potentially bring additional working age people to the area. Therefore it is considered that the proposals have the potential to have some positive impact on the objective.							
Sustainability Summary								

KGB 15 - Bowring Park (north), Huyton								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development at Bowring Park (north) would have a relatively mixed impact on the sustainability objectives. The provision of housing at this location would have a positive impact on the objective of providing good quality housing and its sub-objective of providing a wider choice of accommodation to create a greater tenure mix, which is particularly pertinent in South Huyton given that the Strategic Housing Market Assessment (2010) established that the area's housing stock is characterised by a very low proportion of socially-rented housing. The potential development at this location would result in the provision of housing in a location that is well served by public transport and within convenient walking distance of a range of community facilities. It is therefore considered that the potential development could have a positive impact on the objective of reducing the need to travel; and improving the local accessibility of goods, services and amenities. It is however acknowledged that the loss of the recreation ground at this location reduces the degree of certainty that the potential development would have a positive impact on this second objective.</p> <p>The potential development at this location could also generate additional expenditure in Huyton town centre and thereby have some positive impact on the objective of enhancing the vitality and viability of Knowsley's town centres. It is however acknowledged that the relatively limited capacity of the location reduces the level of certainty that the potential development would have a significant impact on this objective. In addition, the potential development at this location may have some positive impact on the objective of maintaining high and stable levels of employment and reducing long-term unemployment through the creation of employment opportunities associated with the construction of the development.</p> <p>The potential development at Bowring Park would however have a negative impact on a number of objectives. In particular, although it is recognised that the Green Space Audit identified that the location is within an area that has a surplus of 5.79 ha of public open space relative to the Council's adopted standards, it is considered that the loss of the recreation ground could have a negative impact on the objective relating to health due to the resultant loss of opportunities to participate in sport and informal recreation.</p> <p>The development of a greenfield site for housing and the potential loss of areas of woodland within the site would also mean that the potential development could have a negative impact on the objectives relating to landscape character; biodiversity; green infrastructure; and protecting land and soil. It may be possible to mitigate some of these impacts, for instance the negative impact on the objectives relating to landscape character and biodiversity could be reduced through undertaking appropriate ecological surveys, protecting areas of woodland along the perimeter of the location and securing appropriate landscaping. Nevertheless, the impact on other objectives such as the one relating to protecting land and soil cannot be mitigated wholly as the potential development of this location would inevitably result in built development taking place on a significant area of greenfield land. It is however recommended that any development which takes place on this location should be built to an appropriate density in order to reduce the need to release further greenfield sites to meet Knowsley's development needs.</p> <p>It is considered that any potential development in this location could also have a negative impact on the objective relating to adaptation to climate change due, in part, to the proposals resulting in development taking place in a location that has been identified by the Preliminary Flood Risk Assessments (2011) as being susceptible to groundwater flooding. A key mitigation measure to reduce the impact on this objective is likely to be the application of appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems.</p> <p>The northern part of the location is within the setting of Roby Conservation Area and there are eight Grade II listed buildings along Roby Road and Station Road to the north of the location. Given the openness of land to the south of the Conservation Area it is recognised that development in this location has the potential to have an adverse impact on the historic character and openness of the Conservation Area. However, given that the section of the conservation area which the location adjoins comprises largely of a relatively new housing estate, it is considered to be uncertain whether the potential development in this location would have a significant impact on the objective of preserving, enhancing and managing Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features. The impact of the potential development on the objective relating to mitigating climate change is also considered to be uncertain.</p>								

KGB 19 - Land to the north of Cronton Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The site is not adjacent to an identified regeneration area nor is it particularly large in size. It is therefore considered that the proposals for the site are unlikely to have a significant impact on the delivery of regeneration priorities or make a significant contribution to reducing deprivation and securing economic inclusion.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	-	-	-	Low	Local	Long term		Seek to secure improvements to the public transport connections to Knowsley's town centres.
	<u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate significant on-site facilities and the proposals would result in the provision of housing in a location that is not particularly well-served by public transport. There is a small range of community facilities within walking distance of the site and the proposals could contribute to the continued viability of these. The proposals would however lead to the loss of an existing area of public open space that is rated as being of 'good quality' by the Council's Green Space Audit and the site is not within close proximity of a railway station or a large district/town centre.. It is therefore considered that, on balance, the proposals are likely to have a moderate adverse impact on this objective.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	-	-	-	Low	Local	Long term	Secondary impacts on quality of life	Seek to secure on-site public open space and the provision of a replacement playing field.

KGB 19 - Land to the north of Cronton Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals are unlikely to be of a scale where they would incorporate on-site health facilities and they would result in the loss of Hall Lane Park which is an existing area of public open space. Whilst the Greenspace Audit (2012) established that the area has a slight surplus of 0.46ha in public open space relative to the Council's adopted standards, it is recognised that the loss of this park is likely to result in the area having a marginal deficit in public open space. It is also noted that the Green Space Audit rated playing pitches at Hall Lane Park as 'good quality'. The development would therefore reduce opportunities for the participation in sport and informal recreation and could thereby have a negative impact on this objective. There is however only a low level of certainty about this impact as it is acknowledged that the presence of facilities for informal recreation does not necessarily ensure participation in such pursuits.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	+	+	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> The proposals would lead to the provision of new housing and have the potential to have a positive impact on both the objective of providing good quality, affordable housing and the sub-objective of providing a wider choice of accommodation to create a greater tenure mix which is particularly pertinent in Cronton given that the Strategic Housing Market Assessment (2010) established that Cronton has house prices above the Borough average. It is however noted that the relatively limited capacity of the site may reduce the degree of impact on this sub-objective.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> The construction of the housing may generate some training opportunities in the construction sector. In addition, the development of this site for residential purposes will provide additional members of the working age population and could support the continued viability of existing education and training facilities. However, given the scale of the proposals, it is considered that they are unlikely to have any significant effects on this objective.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	--	--	--	Medium	Local	Long term	Secondary impacts on the image of the area and sense of place.	Undertake an assessment of the proposals on these heritage assets and, if appropriate, incorporate measures to protect their setting and significance.

KGB 19 - Land to the north of Cronton Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> Both parcels of land adjoin the Cronton Conservation Area and are therefore considered to be within a historic setting. The Conservation Area Appraisal for Cronton observes that the area is surrounded by arable land. Accordingly, as the proposals would result in the loss of an area of arable land to the west of the conservation area it is considered that they have the potential to have a negative impact on the significance of this heritage asset by adversely affecting the character and openness of its setting. It is also noted that there are four Grade II Listed Buildings and six Archaeological Sites between the two parcels of land. Whilst the setting of these assets is already partly affected by modern residential development, it is considered that the proposals could result in further harm to their setting. It is therefore considered that the proposals have the potential to have a significant negative impact on this objective.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	--	--	--	Medium	Local	Long term	Secondary impacts on perceptions of the area.	Seek to secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The Council's Landscape Character Assessment (2006) defines the site as falling within Low Sandstone Hills and specifically within the area defined as Cronton and Pex Hill. It describes this area as being made up of medium sized fields with few field boundaries and barely any enclosure. The Landscape Character Assessment considers that the close proximity of the urban fringe to the boundaries of the area has a negative impact from the pressures this brings to farmland. The proposed development, particularly that which would take place on the western parcel of the site, would result in the expansion of the urban fringe and the loss of an area of farmland that contributes to the rural setting of Cronton Village. It is therefore considered that the proposals have the potential to have a significant negative impact on the objective. In addition, as the proposals for the eastern parcel of the site would result in the loss of an existing area of public open space, it is considered that the proposals would also have a negative impact on the sub-objective of providing the required amount of open space.</p>							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects</p>							

KGB 19 - Land to the north of Cronton Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk, through for example the incorporation of Sustainable Drainage Systems.
<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3 and the Preliminary Flood Risk Assessment (PFRA) (2011) indicates that it is not within an area that is susceptible to ground water flooding. The proposals would however result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>								
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	-	-	Low	Local	Long term	Negative secondary impacts associated with climate change, such as increased flood risk.	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.
<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>Cronton Village is served by buses to Widnes and Liverpool but these do not provide a particularly frequent service and it is noted that there is no railway station within 2km of the site. In addition, whilst there is a primary school and a parade of shops within walking distance of the site the site is not within 1km of a GP or health centre and the proposals would result in the loss of an existing area of public open space. It is therefore considered that the proposals would result in the provision of housing in a location which is not particularly well-served by public transport and only a relatively small range of community facilities within walking distance of the site.</p> <p>It is therefore considered that the proposals have the potential to have a negative impact on the objective.</p>								

KGB 19 - Land to the north of Cronton Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Seek to secure the delivery of replacement public open space
	<u>Comments:</u> The site is not within an area identified as a Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of a greenfield site that offers the potential to function as part of the Borough's Green Infrastructure network. It would also lead to the loss of a recreation ground. It is therefore considered that the proposals would have a negative impact on the objective.							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The proposals would result in the loss of an area of greenfield land. It is also noted that the entire site is classified as Grade 2 Best and Most Versatile agricultural land and that the western parcel of the site appears to be within agricultural use. It is therefore considered that the proposals have the potential to have a negative impact on this objective and also on the sub-objective of directing new housing to previously developed land.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E8. To protect, and where	0	0	0	Medium	N/A	N/A		

KGB 19 - Land to the north of Cronton Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
necessary, improve local air quality.	<p><u>Comments:</u> The site is not within an Air Quality Management Area and, as recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), it is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. Cronton Village is served by buses to Widnes and Liverpool but these do not provide a particularly frequent service and it is noted that there is no railway station within 2km of the site. In addition, whilst there is a primary school and a parade of shops within walking distance of the site, it is not within 1km of a GP or health centre and the proposals would result in the loss of an existing area of public open space. It is therefore considered that the proposals would result in the provision of housing in a location which is not particularly well-served by public transport and which has a relatively limited range of community facilities within convenient walking distance. The proposals are therefore likely to result in a development which is fairly reliant on private transport. It is however acknowledged that given the relatively limited scale of the proposals they are unlikely to have a significant impact on this objective.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	Local	Long term		
<p><u>Comments:</u> Unlikely to have any significant effects.</p>								
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	-	-	-	Low	Local	Long term		Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.
<p><u>Comments:</u> As recognised by the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011), the site is located on the fringe of the urban area and therefore has the potential to integrate with existing transport infrastructure. Cronton Village is served by buses to Widnes and Liverpool but these do not provide a particularly frequent service and it is noted that there is no railway station within 2km of the site. In addition, whilst there is a primary school and a parade of shops within walking distance of the site the site is not within 1km of a GP or health centre and the proposals would result in the loss of an existing area of public open space. It is therefore considered that the proposals would result in the provision of housing in a location which is not particularly well-served by public transport and which has a relatively limited range of community facilities within convenient walking distance. The proposals are therefore likely to result in a development which is fairly reliant on private transport. It is therefore envisaged that the proposals would have a minor negative impact on the objective and its sub-objective of encouraging sustainable transport use.</p>								
E11. To minimise the production	0	0	0	Medium	N/A	N/A		

KGB 19 - Land to the north of Cronton Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
of waste and increase reuse, recycling and recovery rates.	<u>Comments:</u> Unlikely to have any significant effects.							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The proposals for Land to the north of Cronton Village do not include an employment element and are therefore unlikely to have a significant effect on this objective.							
EC2. To enhance the vitality and viability of town and local centres.	?	?	?	Low	Local	Long term		Seek to secure improvements to the public transport connections to Knowsley's town centres.
	<u>Comments:</u> The proposals have the potential to support the vitality and viability of the parade of shops on Hampton Drive. Nevertheless, given the scale of the proposals, and also taking into consideration that some of the expenditure generated by the development may be diverted to the relatively nearby town centre in Widnes, it is considered that the impact of the proposals on the vitality and viability of Knowsley's town centres is uncertain							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The construction of the housing has the potential to generate some employment opportunities in the construction sector and the proposals would also potentially bring additional working age people to the area. Nevertheless, given the relatively low potential capacity of the site, it is envisaged that the proposals would not have a significant impact on this objective.							
Sustainability Summary								

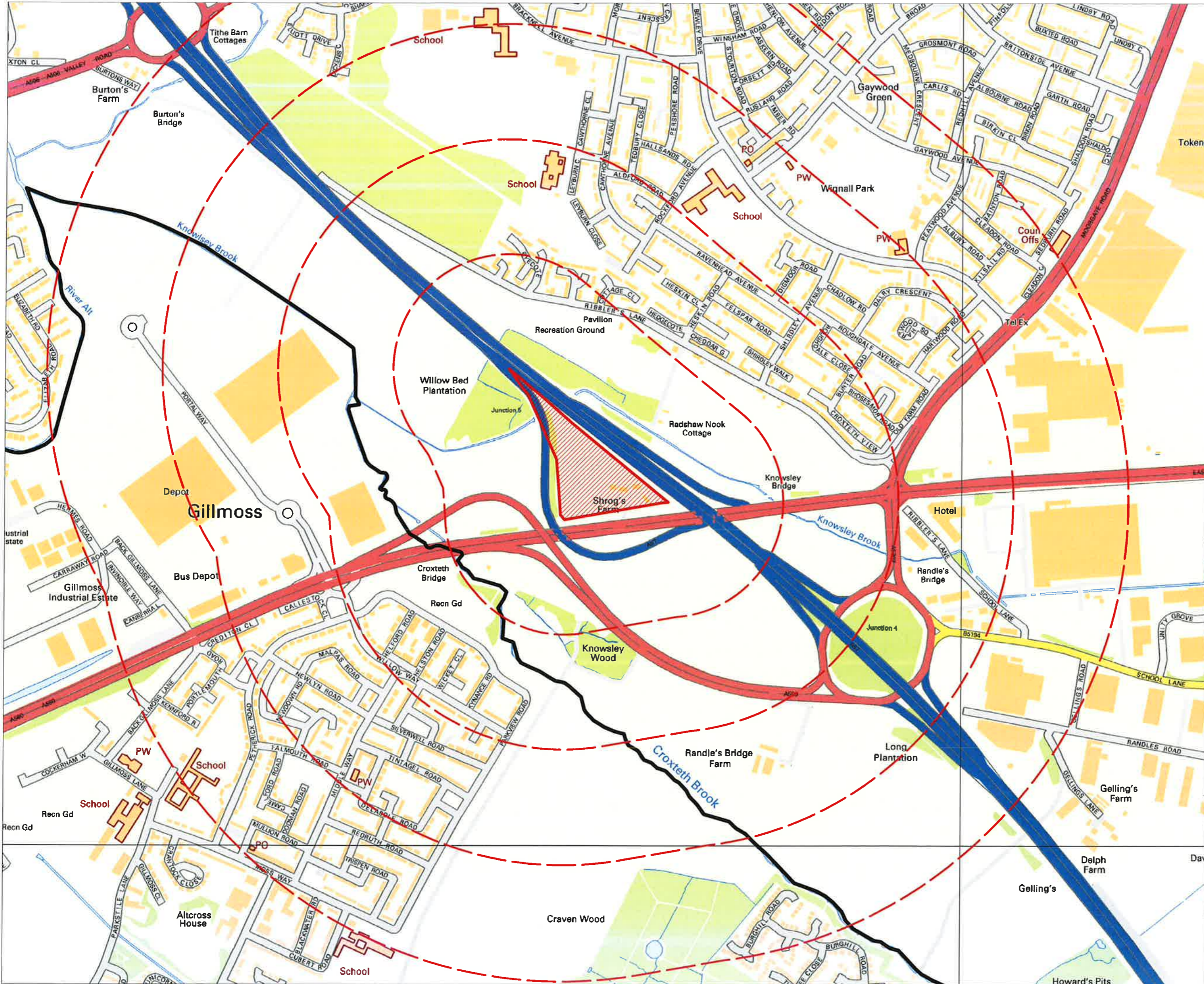
KGB 19 - Land to the north of Cronton Village								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development of the Land to the north of Cronton Village would have a relatively mixed impact on the sustainability objectives. The potential development in this location would lead to the provision of new housing in the village and would thereby have the potential to make a positive contribution to the objective of providing good quality, affordable housing and its sub-objective of providing a wider choice of accommodation to create a greater tenure mix. However, given the relatively limited capacity of the location, it is considered that the potential development in this location is unlikely to have any significant impact on the objectives relating to reducing poverty and social deprivation; improving educational attainment, training and opportunities for lifelong learning; and maintaining high and stable levels of employment and reducing long-term unemployment.</p> <p>The potential development in this location would however result in the loss of two parcels of greenfield land that contribute to both the local landscape character and also to the setting of a number of historic assets, including Cronton Conservation Area and several listed buildings. Accordingly, it is considered that the potential development could have a significant negative impact on the objectives that relate to preserving and enhancing Knowsley's historic environment; and protecting the local character and accessibility of the landscape. Whilst development in this location could incorporate appropriate landscaping to lessen its impact on these two objectives, it is considered that it is unlikely that the negative impact on these objectives could be wholly mitigated.</p> <p>The loss of this greenfield site, including the recreation ground on Hall Park Lane, would mean that the potential development is also likely to have a negative impact on the objectives relating to health; adapting to climate change; conserving and enhancing green infrastructure; and protecting land and soil quality. The impact on some of these objectives would be difficult to mitigate wholly. In particular, development in this location would inevitably result in the loss of a greenfield site which comprises largely of Grade 2 Best and Most Versatile agricultural land. As such, it would not be possible to completely mitigate the impact of development in this location on the objective relating to protecting land and soil quality and its sub-objective of directing new housing to previously developed land. Similarly, the impact of the potential development in this location on the objective relating to health could only be effectively mitigated if replacement open space provision was secured.</p> <p>The relatively limited range of community facilities within a convenient walking distance of the site, coupled with the limited public transport provision in the area means that it is considered that the potential development in this location is likely to have some negative impact on the objective of reducing the need to travel and improving the use of sustainable transport modes. This limited range of facilities within convenient walking distance of the site, together with the distance of the location from Knowsley's town centres, means that the potential development would also have an uncertain impact on objectives of improving local accessibility of goods, services and amenities; and enhancing the vitality and viability of town and local centres. Delivering enhancements to public transport provision is likely to be a key measure to mitigate the potential negative impact on these objectives.</p>								




Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Appendix 10

Alternative Locations Maps



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

260






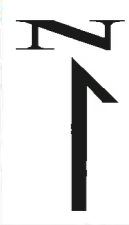
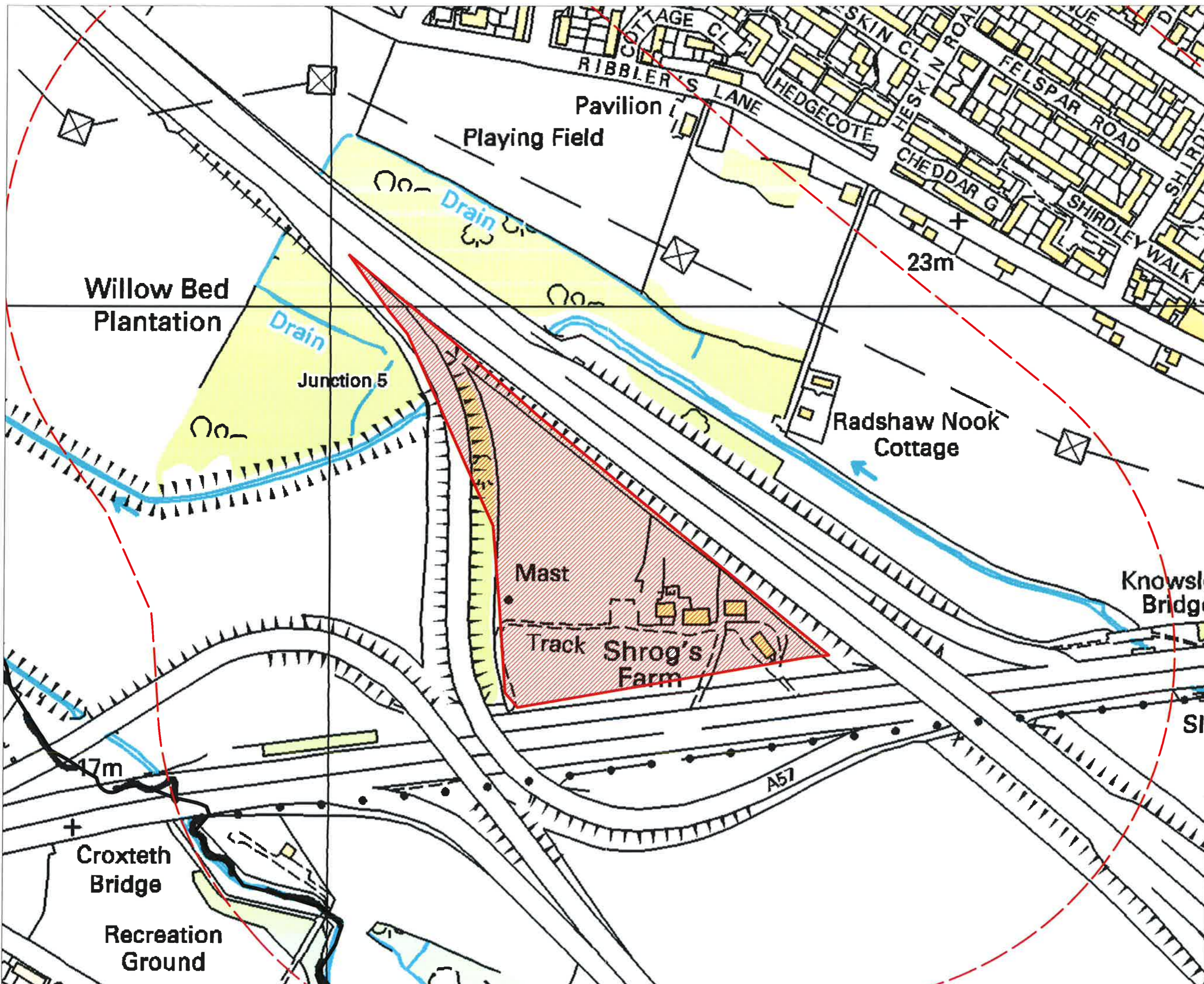
Scale: 1:7,500

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100017655, 2011

Map 1
Alternative Site A
Shrogs Farm



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary






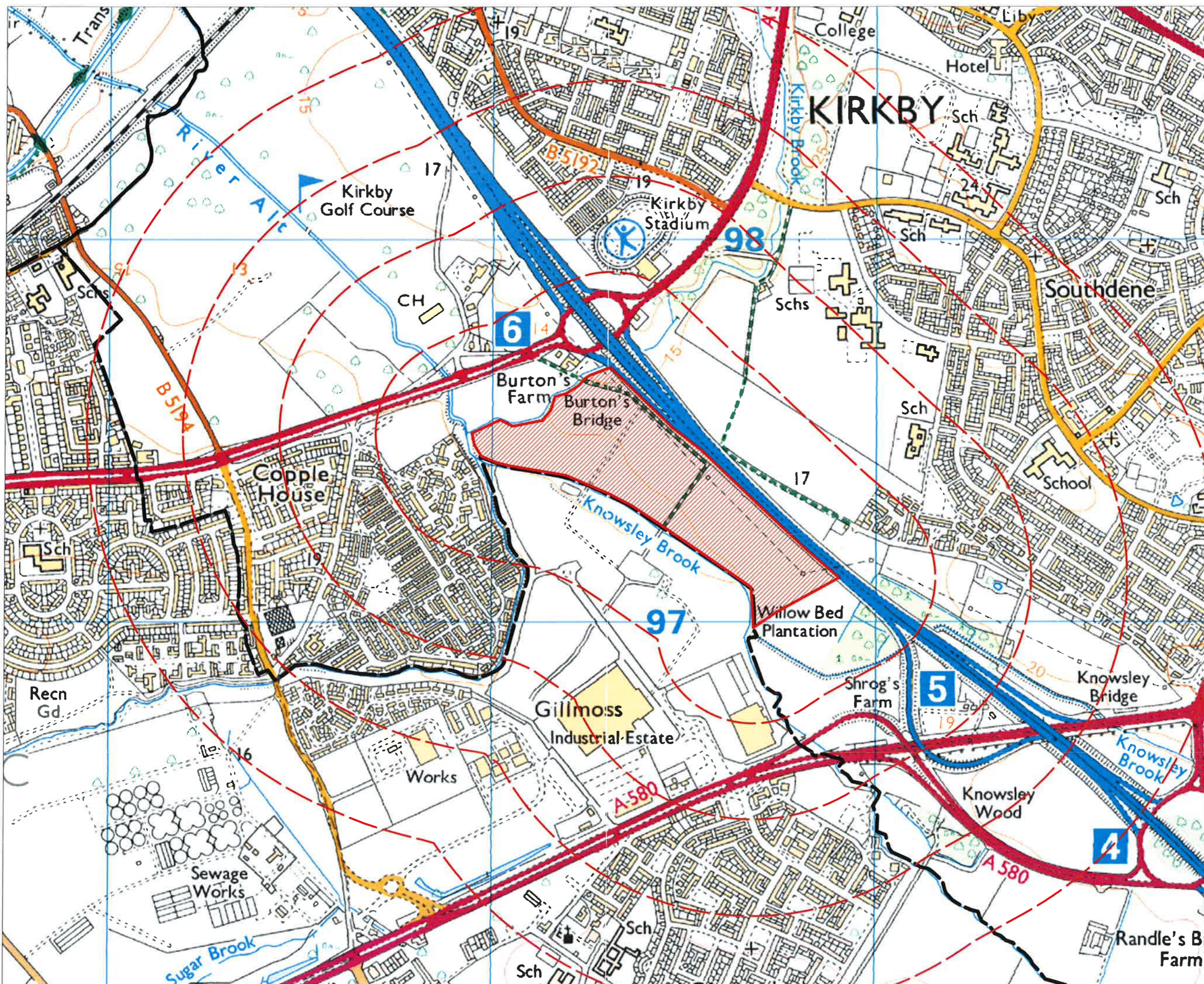
Scale: 1:2,500

(c) Crown Copyright Knowsley MBC 100017655, 2011

Map 1a
Alternative Site A
Shrog's Farm



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

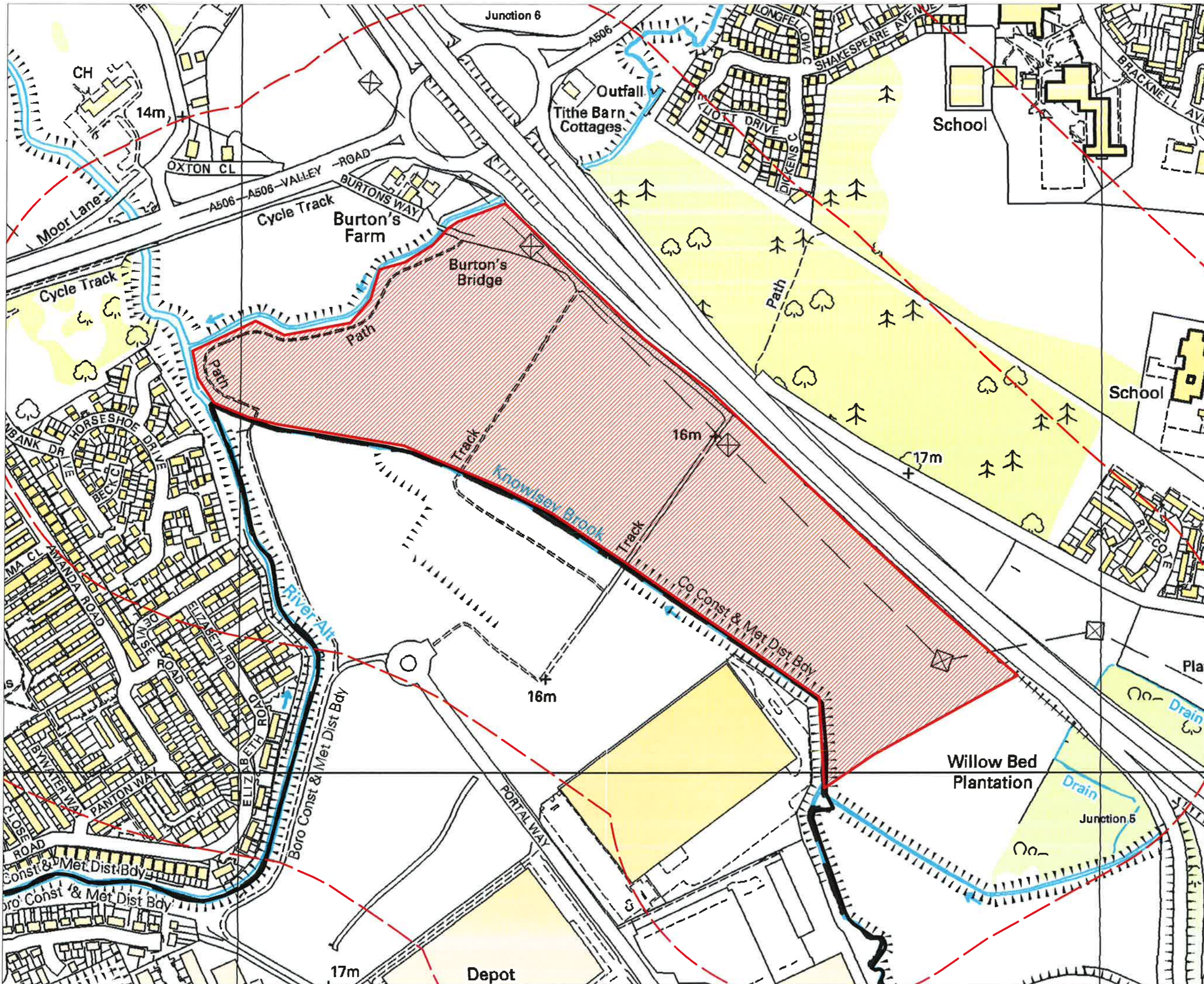





Scale: 1:9,000

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Map 2
Alternative Site B
Axis Business Park





-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

263

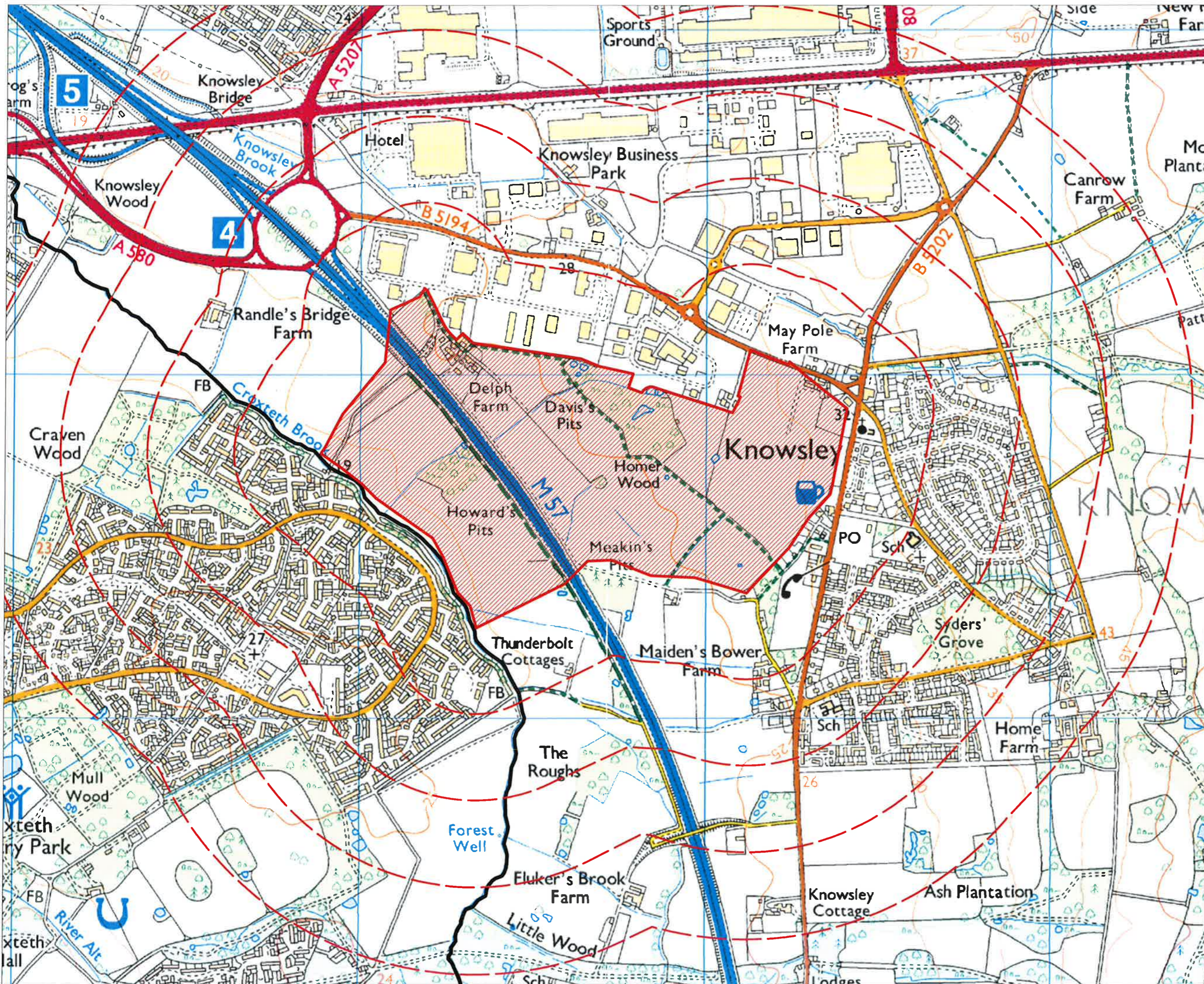





Scale: 1:4000

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Map 2a
Alternative Site B
Axis Business Park





-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

264






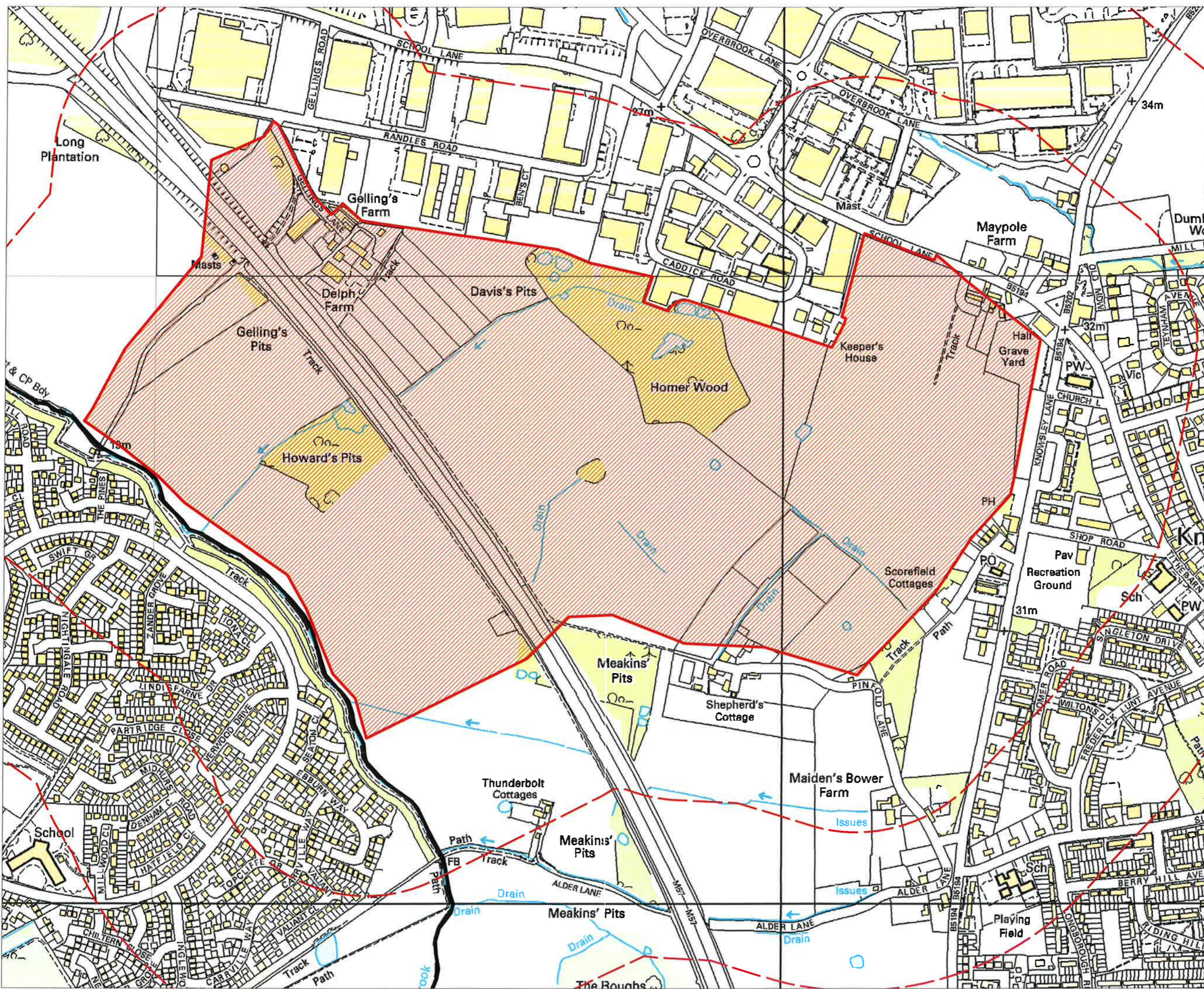
Scale: 1:10,000

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Map 3
Alternative Site C
Epicentre



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

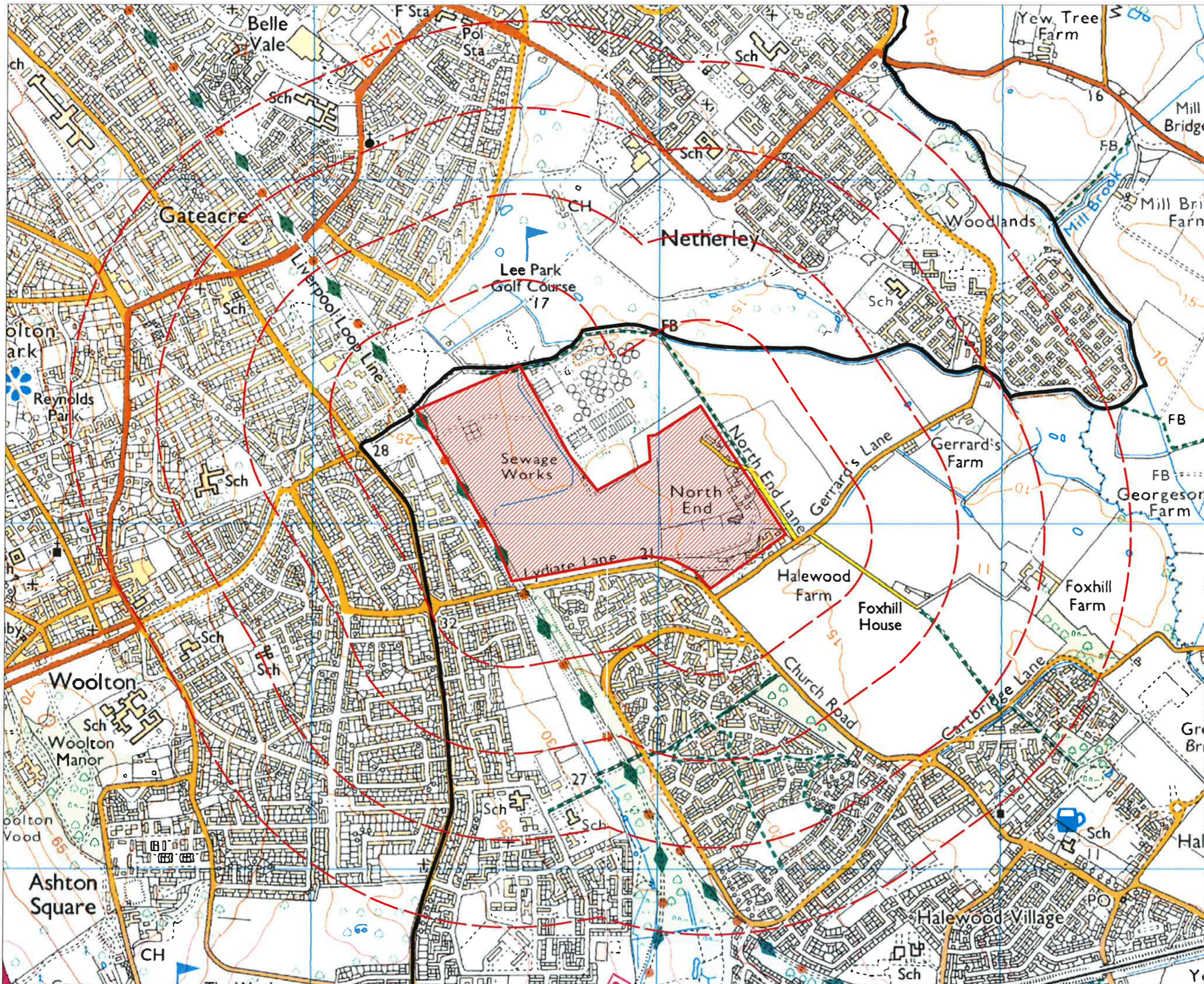





Scale: 1:5,500

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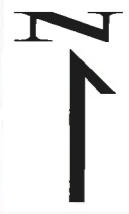
Map 3a
Alternative Site C
Epicentre





-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary

266






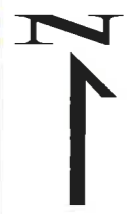
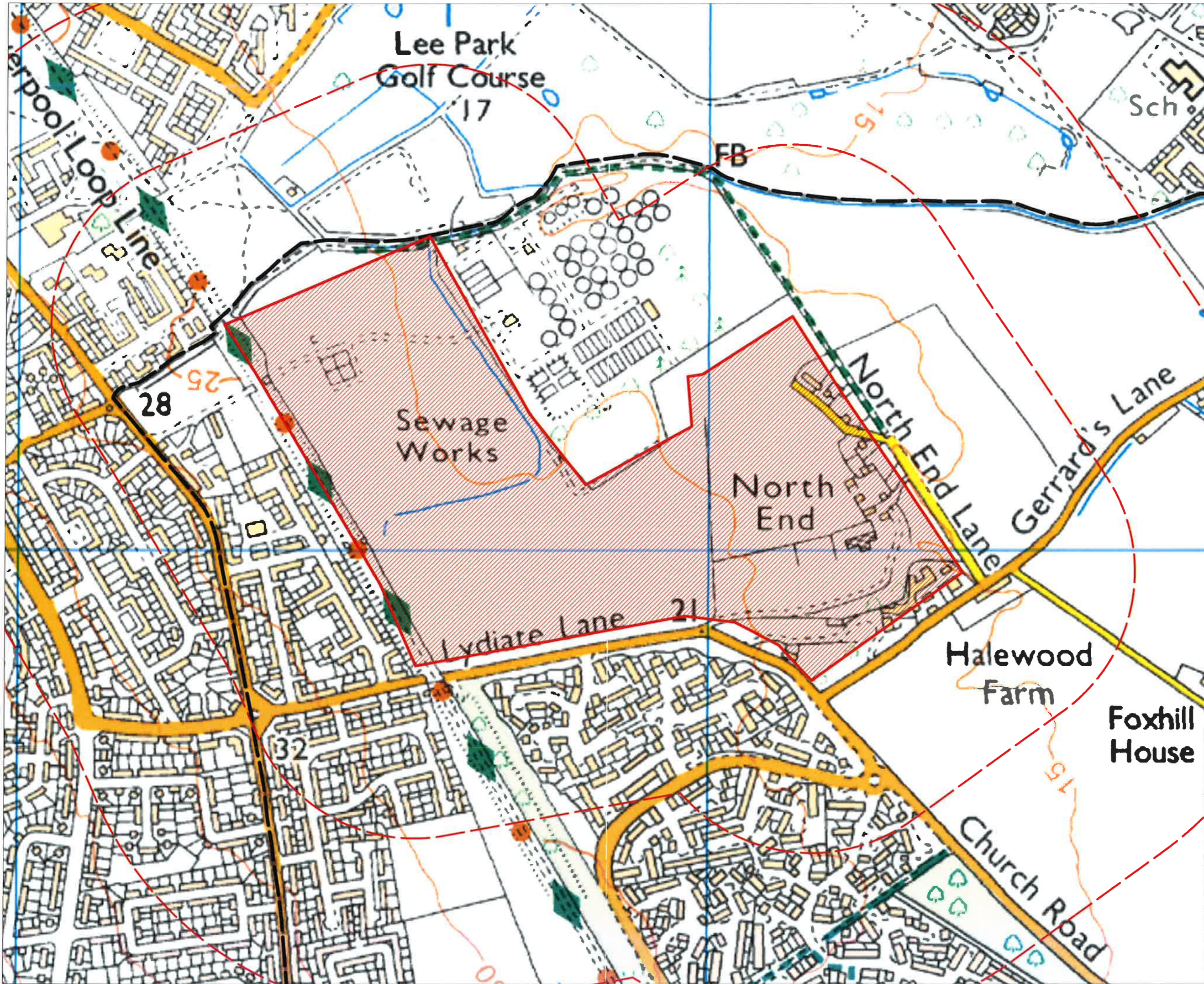
Scale: 1:10,000

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Map 4
Alternative Site D
Lydiate Lane



-  Site Boundary
-  Buffers around site at 250m intervals
-  District Boundary



Scale: 1:5,000

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Map 4a
 Alternative Site D
 Lydiate Lane



Appendix 11

Sustainability Appraisal of Alternative Locations

Alternative A - Shrogs Farm, East Lancashire Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Medium	Local	Long term	Cumulative impact with other development on levels of deprivation and perceptions of the area.	
	<p>The proposals could result in the creation of a range of employment opportunities and thereby make a contribution to the objective of securing economic inclusion.</p> <p>The site is in relatively close proximity to South Kirkby which was identified in the Council's Core Evidence Base document (2007) as having economic activity rates below the Borough average. It is also well-related to areas within Liverpool district such as Norris Green which, according to NOMIS (2012) figures, have economic activity rates below the Liverpool average. It is therefore considered that the proposals could result in the provision of employment opportunities in a location that is accessible from areas of deprivation and could thereby contribute positively to achievement of the objective and the sub-objective of improving rates of economic activity. It is however recognised that physical proximity to employment areas is not the sole factor that influences economic inclusion and, as a result, there is only a medium level of certainty that the proposals would have a positive impact on this objective and the sub-objective of improving the overall Index of Multiple Deprivation rating of the Borough.</p>							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> It is probable that any services and facilities provided on-site would be ancillary to the development and serve the needs of the on-site workers. Consequently, the proposals are unlikely to have a significant impact on either the objective or its sub-objective of improving community facilities.</p>							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.</p>							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
S5. To improve health and	0	0	0	Medium	N/A	N/A		

Alternative A - Shrogs Farm, East Lancashire Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
reduce health inequalities.	<u>Comments:</u> Unlikely to have any significant effects.							
S6. To provide good quality, affordable and resource efficient housing.	0	0	0	High	N/A	N/A		
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Low	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	
	<u>Comments:</u> New jobs and training opportunities could be created during the construction and operation of the development. The proposals are therefore likely to have some positive impact on this objective. Nevertheless, given the relatively small scale of the proposals, there is only a limited level of certainty that this impact would be significant.							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Low	Local	Long term		Undertake an appropriate desk-based assessment or field evaluation of the archaeological site to establish the significance of this asset and, if appropriate, recommended measures to preserve or enhance it.
	<u>Comments:</u> Ribblers Lane Conservation Area and a number of listed buildings are situated to the north east of the site. Nevertheless, the site is separated from these heritage assets by the M57 motorway and an area of open space. It is therefore considered that the proposals are unlikely to significantly affect the setting and significance of these designated heritage assets. The site does however contain a group of 18 th Century sandstone and brick outbuildings which are considered to be an Archaeological Site. The proposals would have the potential to have a negative impact on this objective if they resulted in the loss of these features. Nevertheless, the certainty of this impact is considered to be low as there is limited information available on these features.							
Environment								
E1. To protect, enhance and	-	-	-	Medium	N/A	N/A		

Alternative A - Shrogs Farm, East Lancashire Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
manage the local character and accessibility of the landscape and countryside across Knowsley.	<p>The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) notes that the site is part of an essential gap between Kirkby and Liverpool. Whilst it is recognised that the perception of any gap between Liverpool and Kirkby in the vicinity of the site is influenced to a significant extent by the presence of the M57 motorway, the Knowsley and Sefton Green Belt Study – Draft Knowsley Report concludes that development within this location will significantly reduce this already narrow gap between Kirkby and Croxteth/Gilmoor.</p> <p>The Landscape Character Assessment (2006) defines the area as falling within Urban Fringe Farmland and specifically as being within the Knowsley Village/M57 Corridor. It describes this area as being dissected by the M57 motorway and notes that the urban settlements that border the area are visible from all parts, and therefore have a major influence on the character of the area. The site itself is entirely enclosed by major roads and it is noted that there is no public access to the site. Nevertheless, due to the potential impact of the proposals on reducing the already narrow gap between Kirkby and Croxteth/Gilmoor, it is considered that the proposals have the potential to have some negative impact on the objective.</p>							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate mitigation measures are implemented, such as the provision of on-site habitats and the retention of areas of woodland.</p>
<p><u>Comments:</u> There is a Local Wildlife Site (LWS) and a Local Geological Site (LGS) situated to the east and north of the site. Nevertheless, the site is separated from this LWS and LGS by the M57 motorway and, as such, it is envisaged that the proposals for Shrogs Farm are unlikely to have a significant impact on these assets. The entire site does however fall within the River Alt, Kirkby Brook, Knowsley Brook, Croxteth Brook and Croxteth Park Corridor. The site also contains small patches of woodland which are a Priority Habitat. The proposals therefore have the potential to result in the loss of Priority Habitat and, as a result, have a negative impact on the objective unless appropriate mitigation measures are implemented. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>								

Alternative A - Shrogs Farm, East Lancashire Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E3. To adapt to climate change including flood risk.	--	--	--	Medium	Local	Long term		<p>Undertake more detailed Flood Risk Assessment.</p> <p>Apply the sequential test to the development proposals and, if necessary, exclude parts of the site at greatest risk of flooding from the developable area.</p> <p>Other policies in the Core Strategy should ensure that appropriate measures are taken to mitigate flood risk, such as the use of SuDS.</p>
	<p><u>Comments:</u> The Strategic Flood Risk Assessment identifies that the majority of the site is within Flood Zone 2. This risk of flooding will be exacerbated by climate change. The proposals would also result in the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	?	?	?	Low	Local	Long terms	Secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

Alternative A - Shrogs Farm, East Lancashire Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>It is recognised that the proposals have the potential to generate a significant amount of traffic both during the construction and operation of the development. The site is in close proximity to a cycle route and the southern part of the site is adjacent to a high frequency bus service along the A580 East Lancashire Road. Nevertheless, the proximity of the site to the A580 and the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel and it is also considered that the surrounding highway infrastructure may discourage walking and cycling as an alternative to motorised forms of transport.</p> <p>Notwithstanding the above, due to the small capacity of the site, it is considered to be uncertain whether the proposals would have a significant impact on the objective.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy should secure the provision of appropriate on-site open space and retain areas of woodland.
	<p><u>Comments:</u> The proposals would result in the loss of an area of greenfield land and may also impact upon sections of Priority Habitat within the site. It is also noted that the site is within the M57 Green Belt Corridor 'Strategic Green Link' which was identified as one of the Borough's important strategic greenspace linkages in the Core Strategy Preferred Options report and the proposal could potentially have an impact on this asset which is already compromised by highway infrastructure. It is therefore considered that the proposals have the potential to have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.</p>							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.

Alternative A - Shrogs Farm, East Lancashire Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<u>Comments:</u> The proposals would result in the loss of a predominantly greenfield site. It is also noted that the majority of the site is classified as Grade 2 Best and Most Versatile agricultural land. It is therefore considered that the proposals have the potential to have a significant negative impact on this objective.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E8. To protect, and where necessary, improve local air quality.	0	0	0	Low	N/A	N/A	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	<u>Comments:</u> The site is not within an Air Quality Management Area but it is recognised that the proposals have the potential to generate a significant amount of traffic both during the construction and operation of the development. The proposals also have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. The site is however in close proximity to a cycle route and the southern part of the site is adjacent to a high frequency bus service along the A580 East Lancashire Road. Nevertheless, the proximity of the site to the A580 and the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. However, given the relatively small scale of the proposals, it is considered that they are unlikely to have a significant impact on this objective.							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.

Alternative A - Shrogs Farm, East Lancashire Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The site is in close proximity to a cycle route and the southern part of the site is adjacent to a high frequency bus service along the A580 East Lancashire Road. Nevertheless, the proximity of the site to the A580 and the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel and it is also considered that the surrounding highway infrastructure may discourage walking and cycling to the site. It is also noted that the site is relatively remote from services and facilities and, as a result, users of the development are unlikely to be within convenient walking distance of goods, services and amenities. It is therefore considered that the proposals have the potential to have a moderate adverse impact on this objective.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	+	+	Medium	Local	Long term	<p>Contribution to overall pool of jobs in the Borough.</p> <p>The site is remote from established employment locations in the Borough and it could therefore have some negative secondary impacts on the Council's aspirations for the regeneration of Knowsley Industrial Park. There is however only limited certainty about this impact due to the relatively small scale of the proposals</p>	
	<p><u>Comments:</u> The site is adjacent to the Approach 580 Strategic Investment Area identified by Liverpool Vision and it occupies a highly accessible position in close proximity to the motorway network. The proposals could result in the provision of high quality employment premises for new businesses and, given its proximity to the motorway network, may potentially be suitable for transport and communication uses which are identified by the Council's Economic Regeneration Strategy (2012) as sectors where there are current and emerging strengths or aspirations to develop. However, given the small scale of the site relative to other employment locations, it is envisaged that the proposals are only likely to have a minor positive impact on this objective and the sub-objectives of increasing the number of new businesses and increasing the amount of industrial / commercial floorspace.</p>							

Alternative A - Shrogs Farm, East Lancashire Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. To enhance the vitality and viability of town and local centres.	0	0	0	Medium	Local	Long term	Secondary impacts on perceptions of the area.	The NPPF and emerging Local Plan policies should ensure that any proposals for B1 office use are subject to sequential testing and also ensure that any on-site facilities provided are ancillary.
	<p><u>Comments:</u> Given the scale of the proposals, it is considered that they are unlikely to generate significant additional expenditure that would have a positive impact on the vitality and viability of Knowsley's town centre. It is also considered that any services and facilities provided on-site are likely to be ancillary to the development and should not therefore have a detrimental impact on the vitality and viability of the other centres within the Borough, particularly the nearby Kirkby town centre.</p> <p>It is however unclear whether the employment uses that would be directed to the site would include B1 office development. If B1 office development is provided in this out of centre location it would have the potential to have a detrimental impact on the vitality and viability of Knowsley's town centres. It is however recognised that opportunities and potential for significant new office development in Knowsley's town centres may be limited and, although no evidence is provided to demonstrate that offices could not be directed to a town centre location, it is recognised that national planning policy and policies within the emerging Local Plan should prevent out of centre office development that would have an unacceptable impact on the vitality and viability of Knowsley's town and local centres. It is therefore considered that the proposals are unlikely to have a significant impact on this objective.</p>							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	Local	Long term	Secondary impacts on deprivation and quality of life.	
	<p><u>Comments:</u> The proposals could provide high quality employment premises for new and expanding businesses and thereby result in the creation of a range of additional employment opportunities. The proposals could therefore make a significant contribution to the objective of maintaining high employment rates and reducing long-term unemployment.</p> <p>The site is in relatively close proximity to South Kirkby which was identified in the Council's Core Evidence Base document (2007) as having economic activity rates below the Borough average. The site is also well-related to areas within Liverpool district such as Norris Green which are within areas identified by the Liverpool Core Strategy Pre-Submission documents as locations key housing regeneration and which, according to NOMIS (2012) figures, have economic activity rates below the Liverpool average. It is therefore considered that the proposals could result in the provision of employment opportunities in a location that is accessible from areas of deprivation and thereby contribute positively to both the objective and its sub-objective of reducing unemployment.</p>							
Sustainability Summary								

Alternative A - Shrogs Farm, East Lancashire Road								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development of Shrogs Farm would have some positive impact on a number of objectives. In particular, the potential development at this location could result in the provision of employment premises in a prominent location which may be suitable for attracting sectors that are identified by the Council's Economic Regeneration Strategy (2012) as sectors where there are current and emerging strengths or aspirations to develop. It could thereby have some positive impact on the objective relating to business growth and, through the resultant employment opportunities that would be generated, also have a positive effect on the objectives relating to reducing unemployment; reducing poverty and social deprivation; and improving educational attainment, training and opportunities for lifelong learning. It is however recognised that the relatively limited scale of the potential development would reduce the degree of impact on these objectives. In addition, it is acknowledged that directing employment uses to this area could potentially have some negative secondary impacts on the Council's aspirations for the regeneration of Knowsley Industrial Park.</p> <p>Shrogs Farm is however located within Flood Zone 2 as defined by the Strategic Flood Risk Assessment. As a result, the potential development of this location could have a significant negative impact on the objective of adapting to climate change and its sub-objective of reducing flood risk. As the majority of the location is within Flood Zone 2 it is unlikely that this negative impact could be wholly mitigated through excluding the area at greatest risk of flooding from the developable area. Key mitigation measures to reduce the impact on this objective are therefore likely to include undertaking a more detailed Flood Risk Assessment, applying the sequential test to the development proposals and implementing other appropriate measures to reduce flood risk, such as the use of Sustainable Drainage Systems.</p> <p>The potential development of Shrogs Farm would also have a negative impact on a number of other objectives. In particular, the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies that development in this location could reduce an already narrow essential gap between Kirkby and Liverpool and could thereby have a negative impact on the objective of protecting local landscape character. Whilst development in this location could incorporate appropriate landscaping, it is considered that it would be difficult to wholly mitigate the impact on this objective.</p> <p>The location forms part of the M57 Green Belt Corridor 'Strategic Green Link' and comprises largely of Grade 2 Best and Most Versatile agricultural land. The loss of this largely greenfield site, together with the potential impact on small patches of woodland mean that development in this location could also have a negative impact on the objectives relating to green infrastructure; biodiversity; and protecting land and soil. A range of measures could however be implemented to mitigate some of these impacts, such as undertaking ecological surveys and, if appropriate, protecting areas of woodland. However, as the development would inevitably result in the loss of a greenfield site which is predominantly classified as Grade 2 Best and Most Versatile Agricultural Land it would not be possible to wholly mitigate the impact of development in this location on the objective relating to protecting land and soil.</p> <p>The proximity of the location to the A580 and the motorway network results in development in this location having the potential to also have a negative impact on the objective of reducing the need to travel and encouraging the use of sustainable modes of transport. In addition, the potential impact of the development on the identified Archaeological Site within this location results in the proposals having the potential to have a negative impact on the objective that seeks to preserve, enhance and manage Knowsley's archaeological buildings, areas, sites and features. It is however acknowledged that due to the limited information on this Archaeological Site there is only a limited level of certainty about the impact on this objective. The completion of an appropriate desk-based assessment/field evaluation of this archaeological site is therefore recommended to establish the significance of this asset and, if appropriate, identify measures to preserve or enhance it.</p>								

Key for effects				
++ major positive;	+ minor positive;	0 neutral;	- minor negative;	-- major negative; ? uncertain

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Medium	Local	Long term	Cumulative impact with other development on levels of deprivation and perceptions of the area.	
	<p><u>Comments:</u> Employment proposals of the scale proposed in this area could provide a range of high quality employment premises for new and expanding businesses and thereby result in the creation of a range of additional employment opportunities.</p> <p>The site is in relatively close proximity to South Kirkby which was identified in the Council's Core Evidence Base document (2007) as having economic activity rates below the Borough average. The site is also well-related to areas within Liverpool district such as Norris Green which are within areas identified by the Liverpool Core Strategy Pre-Submission documents as locations key housing regeneration and which, according to NOMIS (2012) figures, have economic activity rates below the Liverpool average. It is therefore considered that the proposals could result in the provision of employment opportunities in a location that is accessible from areas of deprivation and thereby contribute positively to achievement of the objective and the sub-objective of improving rates of economic activity. It is however recognised that physical proximity to employment areas is not the sole factor that influences economic inclusion and, as a result, there is only a medium level of certainty that the proposals would have a positive impact on this objective and the sub-objective of improve the overall Index of Multiple Deprivation rating of the Borough.</p>							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> It is probable that any services and facilities provided on-site would be ancillary to the development and primarily serve the needs of the on-site workers. Consequently, notwithstanding the fact that application site may be readily accessible by both public and private transport on the A580, the likely ancillary nature of any facilities provided mean that the proposals are unlikely to have a significant impact on the objective or its sub-objective of improving community facilities.</p>							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.</p>							
S4. To support voluntary and	0	0	0	Medium	N/A	N/A		

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
community networks, assist social inclusion and ensure community involvement in decision making.	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S6. To provide good quality, affordable and resource efficient housing.	0	0	0	High	N/A	N/A		
	<u>Comments:</u> The proposals for Axis Business Park do not include a housing element and are therefore unlikely to have any significant effects on this objective.							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Medium	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	
	<u>Comments:</u> New jobs and training opportunities could be created during the construction and operation of the development. The proposals are therefore likely to have some positive impact on this objective.							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> The site is not within close proximity of any designated heritage assets and it is therefore considered that the proposals for the Axis Business Park are unlikely to have any significant impact on this objective.							
Environment								
E1. To protect, enhance and	-	-	-	Low	N/A	N/A		

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
manage the local character and accessibility of the landscape and countryside across Knowsley.	<p><u>Comments:</u> The Landscape Character Assessment (2006) defines the area as falling within Urban Fringe Farmland and specifically as being within the Knowsley Village/M57 Corridor. It describes this area as being dissected by the M57 motorway and notes that the urban settlements that border the area are visible from all parts, and therefore have a major influence on the character of the area. The proposals for the site would result in the expansion of the urban fringe into the landscape to the north however it is recognised that, as noted in the Landscape Character Assessment, existing built development already has a significant influence over the landscape in this area.</p> <p>The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) does however note that the site is part of an essential gap between Kirkby and Liverpool. Although the perception of any gap between Liverpool and Kirkby in the vicinity of the site is influenced to a significant extent by the presence of the M57 motorway and the large scale development that has already taken place at the Axis Business Park, the Knowsley and Sefton Green Belt Study – Draft Knowsley Report concludes that development within this location will significantly reduce this gap. It is therefore considered that the proposals have the potential to have some negative impact on the objective.</p>							
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude areas of priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats, the creation of a suitable buffer around the LWS and the retention of areas of woodland.</p>

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The entire site falls within the River Alt, Kirkby Brook, Knowsley Brook, Croxteth Brook and Croxteth Park Corridor. The site also contains small patches of woodland which are a Priority Habitat and is bound by Knowsley Brook which is a designated Local Wildlife Site. The proposals therefore have the potential to result in the loss of Priority Habitat and could also have an adverse impact on this adjacent LWS. As a result, it is considered that the proposals have the potential to have a negative impact on the objective unless appropriate mitigation measures are implemented. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk.
	<p><u>Comments:</u> The Strategic Flood Risk Assessment does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>The proposals would also result in the loss of a substantial area of greenfield land that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	-	-	Low	Local	Long term	Negative secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The proposals have the potential to generate a significant amount of traffic both during the construction and operation of the development. The proposals also have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. It is noted that the southern part of the site is located in close proximity to a cycle route and also to a high frequency bus service along the A580 East Lancashire Road. The site is also adjacent to a Park and Ride facility and it is acknowledged that development of the scale proposed could deliver improvements to the local public transport network. Nevertheless, the site is separated from communities to the east by the M57 motorway and it is also considered that this proximity of the site to the A580 and the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel.</p> <p>It is therefore considered that the proposals have the potential to have a negative impact on the objective and its sub-objective of reducing carbon emissions.</p>							
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site.
	<p><u>Comments:</u> The proposals would result in the loss of substantial area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network. In particular, it is noted that the site is within the M57 Green Belt Corridor 'Strategic Green Link' which was identified as one of the Borough's important strategic greenspace linkages in the Core Strategy Preferred Options report. The proposal could potentially have a significant impact on this asset which is already compromised by highway infrastructure. The proposals may also impact upon sections of Priority Habitat within the site. It is therefore considered that the proposals have the potential to have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.</p>							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals would result in the loss of a substantial predominantly greenfield site. It is also noted that the majority of the site is classified as Grade 2 Best and Most Versatile agricultural land. It is therefore considered that the proposals have the potential to have a significant negative impact on this objective.</p>							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	?	?	?	Low	Local	Long term	Secondary impacts on biodiversity	
	<p><u>Comments:</u> The western boundary of the site is formed by the Kirkby Brook and the River Alt touches its north western boundary. Environment Agency data indicates that the River Alt has 'very high' nitrate levels and 'excessively high' phosphate levels. The proposals may result in development being directed to this location which has the potential to adversely affect water quality unless adequate mitigation measures are adopted. It is however recognised that there is limited certainty about the impact of the proposals on the water quality of this brook.</p>							
E8. To protect, and where necessary, improve local air quality.	?	?	?	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	<p><u>Comments:</u> The site is not within an Air Quality Management Area but it is recognised that the proposals have the potential to generate a significant amount of traffic both during the construction and operation of the development. It is noted that the southern part of the site is located in close proximity to a cycle route and also to a high frequency bus service along the A580 East Lancashire Road. The site is also adjacent to a Park and Ride facility and it is also acknowledged that development of the scale proposed could deliver improvements to the local public transport network. Nevertheless, the proximity of the site to the A580 and the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. The impact of the proposals on the objective is therefore considered to be uncertain.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	-	-	-	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The southern part of the site is located in close proximity to a cycle route and also to a high frequency bus service along the A580 East Lancashire Road. The site is also adjacent to a Park and Ride facility and it is also acknowledged that development of the scale proposed could deliver improvements to the local public transport network. Nevertheless, the proximity of the site to the A580 and the motorway network reduces the level of certainty that the development would result in sustainable patterns of travel. It is also noted that the site is relatively remote from services and facilities and, as a result, users of the development are unlikely to be within convenient walking distance of goods, services and amenities. It is therefore considered that the proposals have the potential to have a negative impact on this objective but it is acknowledged that there is only a limited degree of certainty about this impact.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	++	++	Low	Local	Long term	<p>Contribution to overall pool of jobs in the Borough</p> <p>The proposals could have some negative secondary impacts on the Council's aspirations for the regeneration of Knowsley Industrial and Business Parks.</p>	<p>Ensure development incorporates effective linkages areas characterised by high levels of deprivation.</p> <p>Secure the implementation of local training programmes.</p>
	<p><u>Comments:</u> The site is adjacent to established and developing employment areas at Gillmoss Industrial Estate and the Axis Business Park. It forms part of the Approach 580 Strategic Investment Area identified by Liverpool Vision which seeks to build upon the areas existing strengths in order to deliver a range of development sites and attract investment. The highly accessible nature of the site increases the likelihood that the proposals could result in the provision of high quality employment premises that would provide accommodation for new businesses and stimulate investment in the area. In addition, given its proximity to the motorway network, the site may potentially be suitable for transport and communication uses which are identified by the Council's Economic Regeneration Strategy (2012) as sectors where there are current and emerging strengths or aspirations to develop. The proposers of the site have undertaken a Market Demand Study which concludes that there is a continuing need for large, single-user buildings particularly for logistic purposes and that such uses are likely to favour a site in close proximity to the motorway network. It is however recognised that this Market Demand Study has not been independently assessed. Nevertheless, for the other reasons given above, it is considered that the proposals have the potential to have a significant positive impact on the objective and the sub-objectives of increasing the number of new businesses and increasing the amount of industrial / commercial floorspace.</p>							

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
EC2. To enhance the vitality and viability of town and local centres.	0	0	0	Medium	Local	Long term	Secondary impacts on perceptions of the area.	The NPPF and emerging Local Plan policies should ensure that any proposals for B1 office use are subject to sequential testing and also ensure that any on-site facilities provided are ancillary.
	<p><u>Comments:</u> The proposals would result in a significant amount of investment into the area. Given that Kirkby town centre is less than 1.5km from the site, it is considered that the creation of employment opportunities in close proximity to this area may increase expenditure in the centre and have some positive impact on its vitality and viability of Kirkby town centre. It is considered that any services and facilities provided on-site are likely to be ancillary to the development and should not therefore have a detrimental impact on the vitality and viability of the other centres within the Borough, particularly the nearby Kirkby town centre.</p> <p>It is unclear whether the employment uses that would be directed to the site would include B1 office development. If B1 office development is provided in this out of centre location it would have the potential to have a detrimental impact on the vitality and viability of Knowsley's town centres. It is however recognised that opportunities and potential for significant new office development in Knowsley's town centres may be limited and, although no evidence is provided to demonstrate that offices could not be directed to a town centre location, it is recognised that national planning policy and policies within the emerging Local Plan should prevent out of centre office development that would have an unacceptable impact on the vitality and viability of Knowsley's town and local centres. It is therefore considered that the proposals are unlikely to have a significant impact on this objective.</p>							
EC3. Maintain high and stable levels of employment and reduce	+	++	++	Medium	Local	Long term	Secondary impacts on deprivation and quality of life.	

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
long-term unemployment.	<p><u>Comments:</u> Employment proposals of the scale proposed in this area could provide a range of high quality employment premises for new and expanding businesses and thereby result in the creation of a range of additional employment opportunities. The proposals could therefore make a significant contribution to the objective of maintaining high employment rates and reducing long-term unemployment.</p> <p>The site is in relatively close proximity to South Kirkby which was identified in the Council's Core Evidence Base document (2007) as having economic activity rates below the Borough average. It is also well-related to areas within Liverpool district such as Norris Green which are identified by the Liverpool Core Strategy Pre-Submission document as locations for key housing regeneration and which, according to NOMIS (2012) figures, have economic activity rates below the Liverpool average. It is therefore considered that the proposals could result in the provision of employment opportunities in a location that is accessible from areas of deprivation and thereby contribute positively to both the objective and its sub-objective of reducing unemployment.</p> <p>The degree of certainty that the proposals would have a positive impact on this objective is however reduced by the fact that it is uncertain whether the proposals would adversely affect the Council's aspirations for the regeneration of Knowsley Industrial and Business Parks.</p>							
Sustainability Summary								

Alternative B - Axis Business Park								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The development of this location would have the potential to have a positive impact on a number of objectives, especially those relating to economic issues. In particular, it could result in the provision of a range of employment premises in a prominent location which would appear to be suitable for attracting sectors that are identified by the Council's Economic Regeneration Strategy (2012) as sectors where there are current and emerging strengths or aspirations to develop. The potential development could thereby have a significant positive impact on the objective relating to business growth and, through the resultant employment opportunities that would be generated, also have a major positive effect on the objective relating to reducing unemployment; and some positive impact on the objectives concerned with reducing poverty and social deprivation; and improving educational attainment, training and opportunities for lifelong learning. It is however recognised that directing employment uses to this area could potentially have some negative secondary impact on the Council's aspirations for the regeneration of Knowsley Industrial and Business Parks.</p> <p>There are also a number of objectives that the potential development could have a negative impact on. In particular, the Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies that development in this location could reduce an already narrow essential gap between Kirkby and Liverpool and the proposals could thereby have a negative impact on the objective of protecting local landscape character. The provision appropriate landscaping and on-site open space provision may mitigate some of this impact on the local landscape character. However, in light of the conclusions of the Knowsley Green Belt Study it is unlikely that the impact on this objective could be wholly mitigated.</p> <p>The loss of this greenfield site, which forms part of the M57 Green Belt Corridor 'Strategic Green Link', together with the potential impact on small patches of woodland and the Knowsley Brook Local Wildlife Site (LWS) mean that the proposals could also have a negative impact on the objectives relating to green infrastructure; biodiversity; and protecting land and soils. Some of these impacts could potentially be mitigated. For instance, it may be possible to retain areas of woodland within the development. However, it may not be possible to mitigate the impact on other objectives, for example development in this location would inevitably result in the loss of greenfield land and thereby have a negative impact on the objective relating to protecting land and soil.</p> <p>The loss of greenfield areas, together with the location being within an area identified by the Preliminary Flood Risk Assessment as being susceptible to groundwater flooding, results in the potential development being considered to have the potential to have a negative impact on the objective relating to adapting to climate change. A key mitigation measure to reduce the level of impact on this objective is likely to be the application of appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems.</p> <p>It is also considered that the potential development in this location could have a negative impact on the objectives relating to mitigating climate change and the use of sustainable modes of transport; and an uncertain impact on the objectives that relate to air quality and the quality of inland and estuarine waters.</p>								

Key for effects					
++ major positive;	+ minor positive;	0 neutral;	– minor negative;	-- major negative;	? uncertain

Alternative C - Epicentre, Land adjacent to M57								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Medium	Local	Long term		
	<u>Comments:</u> The proposals are likely to generate a range of employment opportunities through the provision of sports facilities, a care home, hotel and outdoor education centre. Employment opportunities would also be created during the construction of the development. It is therefore considered that the proposals could support the objective of securing economic inclusion and, as a consequence, also help address poverty and social deprivation.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Low	Local	Long term		
	<u>Comments:</u> The proposals would result in the provision of housing in a location that is immediately adjacent to Knowsley Lane which provides a bus service to Kirkby, Prescot and St Helens. There are also a range of local facilities and amenities within Knowsley Village including primary schools, a GP and health centre 250m east of the site, a recreation ground and a village shop on the opposite side of Knowsley Lane and a parade of shops on Sugar Lane. The proposal would therefore lead to the provision of housing in a location which has easy access to existing services and facilities by a choice of means of transport and could contribute to the viability of existing facilities. It is therefore considered that the proposals have the potential to have a positive impact on the objective of improving accessibility of goods, services and amenities. The proposals also state that the site would provide a range of village facilities but limited detail is provided on these and it is therefore difficult to know what impact these would have on the achievement of this objective. It is also recognised that the site is not within close proximity of a railway station or a large district/town centre. As a result, there is only a low level of certainty that the proposals would have a positive impact on this objective.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	+	+	+	Low	More than local	Long term	Secondary impacts on quality of life	

Alternative C - Epicentre, Land adjacent to M57								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The proposals would result in the provision of a range of sports facilities on the site, including a national facility for polo, other equestrian sports and a regional centre the Modern Pentathlon. The proposals could thereby encourage participation in sport and, as a result have a positive impact on health and well-being. It is however noted that the proposals may result in the loss of rights of way that cross the site which could reduce opportunities for informal recreation. In addition, it is recognised that the presence of sporting facilities does not necessarily guarantee participation in such pursuits. It is therefore considered that there is only a limited level of certainty that the proposals would have a positive impact on the objective.</p>							
S6. To provide good quality, affordable and resource efficient housing.	+	+	+	Low	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> The proposals would result in the provision of a range of homes including some provision for elderly and dementia care. It is therefore considered that the proposals offer the potential to contribute positively to the objective. It is however noted that limited information is provided about the amount of housing to be provided as part of the proposals and, as such, there is only limited certainty about the degree of impact on the objective.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Medium	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	
	<p><u>Comments:</u> The proposals would support the objective of improving training and opportunities for lifelong learning through the Epicentre and associated outdoor education centre. The proposals may also provide access to training opportunities during the construction phase of the development.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	--	--	--	Medium	Local	Long term	Secondary impacts on the image of the area and sense of place.	Undertake an assessment of the proposals on these heritage assets and, if appropriate, incorporate measures to protect their setting and significance.

Alternative C - Epicentre, Land adjacent to M57								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The east of the site is bound by Knowsley Village Conservation Area. The Conservation Area contains a number of listed buildings and the conservation area appraisal for Knowsley Village states that the area is located within a rural setting characterised by wide open spaces and coppices of trees. The proposals indicate that much of the proposed built development would be directed to the east of the site and would therefore occupy the open space presently adjacent to the western boundary of the conservation area. As a result, it is considered that they have the potential to have a detrimental on the character and significance of these historic assets. The site contains Gelling's Farmhouse which is a grade II listed building. It is also known to contain features of archaeological interest and there area a further thirteen Archaeological Sites within 100m of the boundary of the site. It is therefore considered that the proposals also have the potential to have a detrimental impact on the significance of archaeological sites and features and thereby have a negative impact on the objective. It is however acknowledged that there can only be a low level of certainty about this impact due to the limited information available on these Archaeological Sites.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Low	Local	Long term		Seek to secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) identifies the site as being within an essential gap between Knowsley Village and settlements within the district of Liverpool.</p> <p>The Landscape Character Assessment (2006) defines the area as falling within Urban Fringe Farmland and specifically as being within the Knowsley Village/M57 Corridor. It describes this area as being dissected by the M57 motorway and notes that the urban settlements that border the area are visible from all parts, and therefore have a major influence on the character of the area. Notwithstanding this general character of the landscape, the site contains areas of open fields that provide a semi-rural appearance. Whilst it is acknowledged that many of the uses proposed would preserve the open character of the area, it is also recognised that the built development would potentially result in the loss of areas that contribute positively to the landscape character of the local area. It is also noted that there are public rights of way which cross the site and it is unclear whether these would be affected by the proposals. As a result, it is considered that the proposals for the site would have the potential to have a moderate negative impact on both the character and accessibility of the landscape and countryside.</p>							

Alternative C - Epicentre, Land adjacent to M57								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake appropriate ecological surveys.</p> <p>Exclude priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats and the creation of a buffer around the LWSs.</p>
	<p><u>Comments:</u> The entire site falls within the River Alt, Kirkby Brook, Knowsley Brook, Croxteth Brook and Croxteth Park Corridor. The site also contains sections of natural grassland which are a Priority Habitat and contains/adjoins the Howard's Pits Local Wildlife Site (LWS) and Meakins Pits LWS. The proposals, particularly the more intensive recreational use of parts of the site, could potentially place additional pressure on these LWSs. As a result, it is considered that the proposals have the potential to have a negative impact on the objective. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		<p>Undertake more detailed Flood Risk Assessment.</p> <p>Other policies in the Core Strategy should ensure that appropriate measures are taken to mitigate flood risk, such as the use of SuDS.</p>

Alternative C - Epicentre, Land adjacent to M57								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The Strategic Flood Risk Assessment (2009) does not identify the site as falling within either Flood Zone 2 or 3. The Preliminary Flood Risk Assessment (PFRA) (2011) does however indicate that the site falls within an area that is susceptible to ground water flooding. Nevertheless, the PFRA does recognise that there is a lack of local information in relation to groundwater flooding and that the dataset used only identifies wider areas that may be at risk from groundwater flooding. Accordingly, the information on groundwater flooding is caveated by the acknowledgement that only isolated locations within the overall susceptible area are likely to suffer the consequences of groundwater flooding.</p> <p>Whilst the majority of the site would not be developed, the proposals would result in the loss of an area of greenfield land that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	-	-	Low	Local	Long term	Secondary impacts associated with climate change	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions and could also result in the loss of trees which can make a contribution to mitigating climate change through absorbing carbon dioxide. Consequently, although it is acknowledged that mitigation measures could be implemented to retain on-site trees or secure adequate replacement planting, it is considered that the proposals have the potential to have a negative impact on the objective and its sub-objective. It is recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. The proposals are therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The eastern part of the site adjoins Knowsley Lane which provides a bus service to Kirkby, Prescott and St Helens. There are also a range of local facilities and amenities within Knowsley Village including primary schools, a GP and health centre 250m east of the site, a recreation ground and a village shop on the opposite side of Knowsley Lane and a parade of shops on Sugar Lane. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. Nevertheless, the nature of some of the other facilities being provided, particularly the desire to create regional sport and recreation uses, coupled with the site's proximity to the motorway network reduces the level of certainty that the proposals would result in sustainable patterns of travel.</p> <p>Taking into account the above, it is considered that the proposals have the potential to have a negative impact on this objective.</p>							

Alternative C - Epicentre, Land adjacent to M57								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Seek to retain public rights of way.
	<u>Comments:</u> Whilst it is acknowledged that a number of the leisure uses proposed would preserve areas of greenspace on the site, the proposals would lead to the loss of some areas of greenfield land and could also result in existing public rights of way being affected by the development. It is therefore considered that the proposals have the potential to have some negative impact on the objective.							
E6. To protect, manage and restore land and soil quality.	-	-	-	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The site comprises of predominantly greenfield land that consists entirely of Grade 2 Best and Most Versatile agricultural land. Whilst it is acknowledged that a number of the leisure uses proposed would preserve areas of greenspace on the site, the built development proposed would lead to the loss of some areas of greenfield land and it is therefore considered that the proposals have the potential to have a negative impact on the objective.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
E8. To protect, and where necessary, improve local air quality.	?	?	?	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy should seek to retain trees and areas of woodland.

Alternative C - Epicentre, Land adjacent to M57								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> The eastern part of the site adjoins Knowsley Lane which provides a bus service to Kirkby, Prescott and St Helens. There are also a range of local facilities and amenities within Knowsley Village including primary schools, a GP and health centre 250m east of the site, a recreation ground and a village shop on the opposite side of Knowsley Lane and a parade of shops on Sugar Lane. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. Nevertheless, the nature of some of the other facilities being provided, particularly the desire to create regional sport and recreation uses, coupled with the site's proximity to the motorway network reduces the level of certainty that the proposals would result in sustainable patterns of travel. The proposals also have the potential to result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. Taking into account the above, it is considered that the impact of the proposals on the objective is uncertain.</p>							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	?	?	?	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	<p>Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.</p> <p>Other policies in the Core Strategy and the "Ensuring a Choice of Travel" SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options.</p>
	<p><u>Comments:</u> The eastern part of the site adjoins Knowsley Lane which provides a bus service to Kirkby, Prescott and St Helens. There are also a range of local facilities and amenities within Knowsley Village including primary schools, a GP and health centre 250m east of the site, a recreation ground and a village shop on the opposite side of Knowsley Lane and a parade of shops on Sugar Lane. The proposal would therefore lead to the provision of housing in a location which is relatively well served by public transport and within walking distance of a range of community facilities. Nevertheless, the nature of some of the other facilities being provided, particularly the desire to create regional sport and recreation uses, coupled with the site's proximity to the motorway network reduces the level of certainty that the proposals would result in sustainable patterns of travel. Taking into account the above, it is considered that the impact of the proposals on the objective is uncertain.</p>							

Alternative C - Epicentre, Land adjacent to M57								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
<u>Comments:</u> Unlikely to have any significant effects								
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	+	+	Medium	Local	Long term	Contribution to overall pool of jobs in the Borough	
<u>Comments:</u> The proposals would result in the provision of a range of business premises. It is therefore considered that the proposals could have a positive impact on the objective.								
EC2. To enhance the vitality and viability of town and local centres.	+	+	+	Medium	Local	Long term	Secondary impacts on perceptions of the area.	
<u>Comments:</u> The proposals have the potential to generate additional expenditure which could have a positive impact on the vitality and viability of Knowsley's town centres, including the existing local centre in Knowsley Village.								
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	Local	Long term	Secondary impacts on deprivation and quality of life.	
<u>Comments:</u> The proposals are likely to generate a number of employment opportunities through the provision of a range of sports facilities, a care home, hotel, outdoor education centre and commercial/industrial development in the adjacent business park. A range of employment opportunities would also be created during the construction of the development. It is therefore considered that the proposals have the potential to have some positive impact on the objective and its sub-objective of reducing unemployment.								
Sustainability Summary								

Alternative C - Epicentre, Land adjacent to M57								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development at Epicentre would have a positive impact on a number of sustainability objectives. The inclusion of a range of sports facilities on the site, including a national facility for polo, other equestrian sports and a regional centre the Modern Pentathlon, has the potential to have a positive impact on the objective relating to health. The inclusion of a housing element within the location would also result in some positive impact on the objective of provide good quality, affordable and resource efficient housing. Nevertheless, due to the limited information available on the level of housing to be provided, there is only a low level of certainty about the degree to which the potential development would have a positive impact on this objective.</p> <p>The potential development in this location would create a number of employment and training opportunities both during the construction and operation of the development and may also stimulate additional expenditure in the local area. It is therefore considered that the potential development could have a positive impact on the objectives relating to poverty and social deprivation; training and opportunities for lifelong learning; business growth; the vitality and viability of town and district centres; and maintaining high and stable levels of employment. The potential development may also have some positive impact on the objective of improving the local accessibility of goods, services and amenities.</p> <p>The appraisal of the location did however identify a number of potential negative impacts on the sustainability objectives. In particular, the potential development could result in significant built development being directed to an area which abuts a conservation area and thereby have a detrimental effect on the character and significance of this historic asset. This potential impact on the Knowsley Village conservation area, together with the presence of a listed building and features of archaeological interest within the location, have resulted in the appraisal concluding that the potential development in this location could have a significant negative impact on the objective relating to preserving and enhancing Knowsley's built heritage. It is uncertain whether the any potential impact on this objective could be mitigated and the appraisal recognised that it would be important for an assessment to be undertaken of the impact of the potential development on these heritage assets.</p> <p>Whilst it is acknowledged that a number of the leisure uses proposed would preserve areas of greenspace on the site, it is recognised that the proposals would lead to the loss of some areas of greenfield land that comprise principally of open fields that provide a semi-rural appearance. It is therefore considered that the proposals have the potential to have a negative impact on the objectives relating to the local landscape character; protecting land and soil; and green infrastructure. It may however be possible to mitigate some of these impacts through for example securing appropriate on-site landscaping.</p> <p>This loss of an area of greenfield land, together with the location of the site within an area identified by the Preliminary Flood Risk Assessment as being susceptible to groundwater flooding, also results in the potential development being likely to have a negative impact on the objective relating to adapting to climate change. A key mitigation measure to reduce the level of impact on this objective is likely to be the application of appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems.</p> <p>The proximity of the site to designated Local Wildlife Sites (LWS) and the presence of natural grassland Priority Habitat within the site mean the potential development could have a negative impact on the objective relating to biodiversity, particularly if measures are not taken to mitigate their impact such as the creation of a suitable buffer around these LWSs. It is also considered that the potential development could have a negative impact on the objective relating to mitigating climate change and an uncertain impact on the objectives that relate to air quality and the use of sustainable modes of transport.</p>								

Key for effects

++ major positive; + minor positive; 0 neutral; – minor negative; – – major negative; ? uncertain

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
Social								
S1. To reduce poverty and social deprivation and secure economic inclusion.	+	+	+	Medium	Local	Long term		
	<u>Comments:</u> The site is not adjacent to an identified regeneration area. Nevertheless, due to the size of the area the delivery of additional dwellings may have a positive impact on reducing deprivation by stimulating investment and creating jobs in the construction sector.							
S2. To improve local accessibility of goods, services and amenities and reduce community severance.	+	+	+	Low	Local	Long term		
	<u>Comments:</u> The proposals would result in the provision of housing in a location that is in close proximity of a number of local facilities, including primary school, a local shopping parade, a medical centre, pharmacy and day care facilities and also the shopping centre at Belle Vale. It is however recognised that the scale of the site may mean that not all parts of it are within convenient walking distance of these facilities. It is also recognised that the proposals are of a scale where they may facilitate improvements to the local transport network and incorporate additional on-site facilities but there is only limited certainty about this impact at this stage. It is nonetheless considered that overall the proposal would lead to the provision of housing in a location which would provide the future occupants of the site with easy access to existing services and facilities by a choice of means of transport. The proposals would also make a contribution to the continued viability of these services and facilities.							
S3. To improve safety and reduce crime, disorder and fear of crime.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects. Other policies in the Core Strategy will ensure that all new development is designed in a way that reduces opportunities for crime.							
S4. To support voluntary and community networks, assist social inclusion and ensure community involvement in decision making.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							
S5. To improve health and reduce health inequalities.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
S6. To provide good quality, affordable and resource efficient housing.	+	++	++	Medium	Local	Long term		Other policies in the Core Strategy should ensure that new dwellings achieve high standards of design and resource efficiency.
	<p><u>Comments:</u> Given the substantial capacity of the site, it is considered that the proposals for the Land at Lydiate Lane have the potential to have a positive impact on the objective of providing good quality housing. The proposals could contribute to the housing needs identified by the 2010 Strategic Housing Market Needs Assessment which established that the proportion of two- and three-bed properties in Halewood is below the borough average and that the area has average house prices above the Borough average and the highest entry level prices in the Borough. The proposals could also have a positive effect on the sub-objective of providing a wider choice of accommodation to create a greater tenure mix and the relatively large capacity of the site may also have a positive influence the financial viability of affordable housing on site.</p>							
S7. To improve educational attainment, training and opportunities for lifelong learning and employability.	+	+	+	Low	Local	Long term	Improved quality of life and reduced levels of deprivation and social exclusion.	
	<p><u>Comments:</u> Given the scale of the proposals, it is considered that the construction of the housing may generate some training opportunities in the construction sector. It is also considered that the proposals are of a scale where they may result in the provision of on-site education facilities or result in improvements to the local public transport system which could enhance the physical accessibility of educational and training opportunities. It is however acknowledged that there is only a limited certainty about this until such a point as more detailed proposals for the site are developed.</p>							
S8. To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.	-	-	-	Low	Local	Long term		Undertake an appropriate desk-based assessment or field evaluation of the archaeological sites to establish the significance of these assets and, if appropriate, recommended measures to preserve or enhance them.

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
	<p><u>Comments:</u> There is a conservation area to the west of the site which is within Liverpool district. The site is however separated from this conservation area by existing housing, an elevated former railway line and a band of mature trees. It is therefore considered that the proposals are unlikely to have a significant impact on the significance of this historic asset. The site is known to contain features of archaeological interest. In particular, there are three identified Archaeological Sites within the area and a further three within 300m to the south. It is therefore considered that the proposals have the potential to have a detrimental impact on the significance of archaeological sites and features and thereby have a slight negative impact on the objective. It is however acknowledged that there can only be a low level of certainty about this impact due to the limited information available on the nature of these Archaeological Sites.</p>							
Environment								
E1. To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.	-	-	-	Low	Local	Long term		Seek to secure appropriate landscaping to moderate the impact of the proposals on the local landscape character
	<p><u>Comments:</u> The Draft Knowsley and Sefton Green Belt Study – Knowsley Report (2011) states that the site is part of an essential gap and that development in this location would significantly reduce this gap. It is however noted that the site is separated from residential development to the west by a raised former railway line and from built development to the north by a golf course. The site is also bound to the north by a waste water treatment works, to the south by Lydiate Lane and to the east by North End Lane which could potentially ensure that any built development is well contained.</p> <p>The Landscape Character Assessment (2006) identifies the site as falling within a broad river valley landscape on the Urban Fringe Farmland Plain. Whilst urban development is prominent at the fringes of this area, the Landscape Character Assessment considers that these fringes do not presently have a major influence due to their impact being limited by a lack of elevation and tree cover. The proposals would expand the urban fringe of Halewood and may increase the influence of the urban fringe upon this landscape. It is however noted that the presence of the waste water treatment works at the north of the site and existing buildings in the eastern section of the site already affect the local character of the landscape. The site does however contain some areas of woodland and the loss of these could have a negative impact on local landscape character. It is therefore considered that the impact of the proposals would have some negative impact on the local landscape character.</p>							

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E2. To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.	-	-	-	Low	Local	Long term		<p>Undertake ecological surveys.</p> <p>Exclude priority habitat from the developable area if appropriate.</p> <p>Other policies of the Core Strategy should ensure that appropriate measures to mitigate the impact of the development are implemented, such as the provision of on-site habitats and the retention of areas of woodland.</p>
	<p><u>Comments:</u></p> <p>There are areas of woodland, which is considered to be a Priority Habitat, within the site boundary. The proposals therefore have the potential to result in the loss of Priority Habitat and, as a result, have a negative impact on the objective unless appropriate mitigation measures are implemented. It is however acknowledged that in the absence of detailed ecological surveys to establish the potential impact of the proposals on nature conservation value there can only be limited certainty about their impact on this objective. It is also recognised that it may be possible to retain some of these areas of woodland within any development that takes place.</p>							
E3. To adapt to climate change including flood risk.	-	-	-	Medium	Local	Long term		<p>Other policies in the Core Strategy will ensure that appropriate measures are taken to prevent new development from exacerbating flood risk.</p>
	<p><u>Comments:</u></p> <p>The Strategic Flood Risk Assessment does not identify the site as falling within either Flood Zone 2 or 3 and the Preliminary Flood Risk Assessment (PFRA) indicates that the site is not within an area that is susceptible to ground water flooding. The proposals however would result in a significant area of greenfield land being replaced with built development and impermeable surfaces which may have an adverse impact on levels of surface water run-off if suitable measures are not implemented, such as sustainable drainage systems.</p> <p>The proposals would also lead to the loss of a greenfield site that has the potential to provide habitat for species and help mitigate higher summer temperatures associated with climate change.</p>							

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E4. To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.	-	-	-	Low	Local	Long term	Negative secondary impacts associated with climate change, such as increased flood risk	Other policies in the Core Strategy will ensure that development incorporate appropriate measures to mitigate climate change.
	<p><u>Comments:</u> The construction and operation of this development would inevitably result in some carbon emissions. The proposals therefore have the potential to have a negative impact on the objective and its sub-objective. It is however recognised that other policies in the Core Strategy are likely to ensure that all new development is designed in a way to maximise energy efficiency. The site is not however located within a 'Priority Zone' for renewable and low carbon energy as identified by the Liverpool City Region Renewable Energy Capacity Study (2009) and it is not in particularly close proximity to a site identified by the Knowsley Renewable and Low Carbon Energy Options study (2009) as a potential location for implementing district heating. It is therefore unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.</p> <p>The proposals are likely to result in an increase in traffic in the immediate surrounding area but it is recognised that the southern boundary of the site is formed by Lydiate Lane which provides bus services to Halewood and Liverpool. In addition, within Liverpool district but a convenient walking distance to the east of the site, are additional bus routes that serve destinations including Liverpool, Hope University and Wavertree. An off road cycle route also runs along the western boundary of the site and it is recognised that the proposals are of a scale where they may facilitate improvements to the local transport network although it is acknowledged that there is limited certainty about this at this stage. The site is not within a buffer zone for a railway station but there are a range of local facilities within reasonably close proximity of the southern section of the site. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling but it is recognised that given the scale of the site not all parts of it are within convenient walking distance of all these facilities.</p> <p>Given the quantum of development proposed, it is considered that the proposals have the potential to have a moderate adverse impact on this objective although it is acknowledged that there is only a low level of certainty about this impact.</p>							

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E5. To provide, conserve, maintain and enhance green infrastructure.	-	-	-	Medium	Local	Long term		Secure the provision of appropriate on-site open space and green corridors through the site. Other policies in the Core Strategy should seek to retain areas of woodland
	<u>Comments:</u> The site is not within an area identified as Strategic Green Link in the Core Strategy Preferred Options report. The proposals would however result in the loss of substantial area of greenfield land which offers the potential to function as part of the Borough's Green Infrastructure network and may also impact upon sections of Priority Habitat within the site. It is therefore considered that the proposals have the potential to have a negative impact on the objective and the sub-objective of improving the size and quality of the Ecological Framework.							
E6. To protect, manage and restore land and soil quality.	-	--	--	Medium	Local	Long term		Ensure development is built to an appropriate density to minimise the need to release further greenfield sites.
	<u>Comments:</u> The proposals would result in the loss of a substantial predominantly greenfield site. It is also noted that the majority of the site is classified as Grade 2 Best and Most Versatile agricultural land and parts of the site are presently within agricultural use. It is therefore considered that the proposals have the potential to have a significant negative impact on this objective and also on the sub-objective of directing new housing to previously developed land.							
E7. To protect, improve and where necessary, restore the quality of inland, and estuarine waters.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E8. To protect, and where necessary, improve local air quality.	-	-	-	Low	Local	Long term	Potential secondary impacts on health, particularly among those who suffer from respiratory illnesses.	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport. Other policies in the Core Strategy and the “Ensuring a Choice of Travel” SPD should support the aim of ensuring that new development caters for an appropriate range and choice of transport options. Other policies in the Core Strategy should seek to retain trees and areas of woodland.
	<u>Comments:</u> The proposals are likely to result in an increase in traffic in the immediate surrounding area. In addition, unless appropriate mitigation measures are implemented, the proposals may result in the loss of an area of woodland and it is recognised that trees can have a positive influence on air quality by removing pollutants from the atmosphere. The site is not however within an Air Quality Management Area and the southern boundary of the site is formed by Lydiate Lane which provides bus services to Halewood and Liverpool. In addition, within Liverpool district but a convenient walking distance to the east of the site, are additional bus routes that serve destinations including Liverpool, Hope University and Wavertree. An off road cycle route also runs along the western boundary of the site and it is recognised that the proposals are of a scale where they may facilitate improvements to the local transport network although it is acknowledged that there is limited certainty about this at this stage. The site is not however within a buffer zone for a railway station. Nevertheless, there are a range of local facilities within reasonably close proximity of the site which are predominantly within Liverpool district. These include a primary school, a local shopping parade, a medical centre, pharmacy and day care facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Nevertheless, given the quantum of development proposed, it is considered that the proposals have the potential to have a negative impact on the objective.							
E9. To use water and mineral resources prudently and efficiently.	0	0	0	Medium	N/A	N/A		
	<u>Comments:</u> Unlikely to have any significant effects.							

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
E10. To reduce the need to travel and improve choice and use of more sustainable transport mode.	+	+	+	Low	Local	Long term	Secondary impacts on air quality and greenhouse gas emissions	Secure improvements to the public transport network and ensure that the development is accessible by a choice of means of transport.
	<p><u>Comments:</u> The southern boundary of the site is formed by Lydiate Lane which provides bus services to Halewood and Liverpool. In addition, within Liverpool district but a convenient walking distance to the east of the site, are additional bus routes that serve destinations including Liverpool, Hope University and Wavertree. An off road cycle route also runs along the western boundary of the site and it is recognised that the proposals are of a scale where they may facilitate improvements to the local transport network although it is acknowledged that there is limited certainty about this at this stage. The site is not however within a buffer zone for a railway station. Nevertheless, there are a range of local facilities within reasonably close proximity of the site which are predominantly within Liverpool district. These include a primary school, a local shopping parade, a medical centre, pharmacy and day care facilities. It is therefore envisaged that the proposals have the potential to reduce the need to travel and encourage the use of sustainable transport modes, including walking and cycling. Accordingly, the proposal has the potential to have a positive impact on the objective and its sub-objective of encouraging sustainable transport use.</p>							
E11. To minimise the production of waste and increase reuse, recycling and recovery rates.	0	0	0	Medium	N/A	N/A		
	<p><u>Comments:</u> Unlikely to have any significant effects.</p>							
Economic								
EC1. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.	+	+	+	Medium	Local	Long term	Contribution to overall pool of jobs in the Borough	
	<p><u>Comments:</u> The proposals for Land at Lydiate Lane do not include an employment element. Nevertheless, they are of a scale where they may encourage further investment in the area, sustaining existing local employment and also potentially bringing new jobs into the area.</p>							
EC2. To enhance the vitality and viability of town and local	+	+	+	Low	Local	Long term	Secondary impacts on perceptions of the area.	

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
centres.	<p><u>Comments:</u> The site is not located within particularly close proximity of the Borough's designated town centres and the Knowsley Town Centre and Shopping Study (2010) established that due to the decline of the Ravenscourt centre, many Halewood residents were travelling outside the Borough to meet their shopping needs. Given the significant residential capacity of the site, the proposals have the potential to support the Ravenscourt redevelopment, which is scheduled to be completed by the end of 2012, and also have a positive impact on the vitality and viability of the local shopping parade on Merrivale Road. It is therefore considered that the proposals have the potential to have a positive impact on this objective. Nevertheless, it is recognised that some of the additional expenditure generated by the development could be diverted to neighbouring centres in Liverpool district, particularly Woolton district centre and the Belle Vale Shopping Centre, given the proximity of the site to these area. There is therefore only a limited level of certainty about the impact of the proposals on this objective.</p>							
EC3. Maintain high and stable levels of employment and reduce long-term unemployment.	+	+	+	Medium	Local	Long term	Secondary impacts on deprivation and quality of life.	
	<p><u>Comments:</u> Given the scale of the proposals, the construction of the housing is likely to generate some employment opportunities in the construction sector and therefore has the potential to have some positive impact on the objective.</p>							
Sustainability Summary								

Alternative D - Land at Lydiate Lane								
SA Objective	Timescale			Nature of Effect				Mitigation
	0 – 5 years	5 – 10 years	10+ years	Certainty	Scale	Permanence	Secondary, cumulative, synergistic	
<p>The potential development at the Land at Lydiate Lane would have a positive impact on a number of objectives. In particular, given their scale, it is considered that they have the potential to have a significant positive impact on the objective relating to providing good quality, affordable and resource efficient housing; and its sub-objective or providing a wider choice of accommodation to create a greater tenure mix. It could also contribute to the housing needs identified by the 2010 Strategic Housing Market Needs Assessment which established that the proportion of two- and three-bed properties in Halewood is below the borough average and that the area has average house prices above the Borough average. The potential development is also considered to be of a scale where it could generate a number of employment and training opportunities during the construction of the development. It is therefore considered that the potential development would have some positive impact on the objectives relating to reducing poverty and social deprivation; improving training and opportunities for lifelong learning; and reducing unemployment.</p> <p>The potential development would result in the provision of housing in a location which would provide the future occupants of the location with easy access to existing services and facilities by a choice of means of transport. It would also make a contribution to the continued viability of these services and facilities. It is therefore considered that it would have some positive impact on the objective relating to the accessibility of goods, services and amenities; reducing the need to travel; and enhancing the vitality and viability of town and local centres. Furthermore, the potential development could encourage further investment in the area, helping to sustain existing local employment and resulting in a positive impact on the objective that is concerned with business growth.</p> <p>The appraisal of the potential development at Land at Lydiate Lane did however identify a number of possible negative impacts on the sustainability objectives. In particular, the significant area of greenfield land that would be lost as part of the proposed development, together with the potential loss of priority habitat, resulted in the location being considered to have a major negative impact on the objective relating to protecting land and soil; and some negative impact on the objectives relating to local landscape character; protecting biodiversity, species and habitats; mitigating climate change; and conserving green infrastructure.</p> <p>The impact on some of these objectives would be difficult to mitigate wholly. In particular, development in this location would inevitably result in the loss of a greenfield and, as such would unavoidably impact upon the objective relating to protecting land and soil quality and its sub-objective of directing new housing to previously developed land. It may however be possible to mitigate some of the other negative impacts. For instance, given that the areas of woodland within the location are predominantly around its perimeter and as such the impact on the objective relating to biodiversity could potentially be mitigated in part through undertaking appropriate surveys and, if necessary, protecting areas of woodland.</p> <p>The loss of the area of greenfield land and the potential loss of areas of woodland, coupled with the Draft Knowsley and Sefton Green Belt Study's (2011) conclusion that the development in this location would significantly reduce an essential gap between settlements means that it is considered that development in this location could also have a negative impact on the objective relating to landscape character. This impact on this objective may be difficult to mitigate wholly however potential measures to lessen the scale of impact would include securing appropriate landscaping and on-site open space provision.</p> <p>Due to the quantum of development proposed, it was considered that the location also has the potential to have some negative impact on the objectives relating to mitigating climate change; and protecting air quality. The possible impact on the three identified Archaeological Sites within the location also result in the potential development having the potential to have a negative impact on the objective that seeks to preserve, enhance and manage Knowsley's archaeological buildings, areas, sites and features. It is however acknowledged that due to the limited information on these Archaeological Sites there is only a limited level of certainty about the impact on this objective.</p>								

Appendix 12

Summary Matrix of the Sustainability Appraisal

Objective																						
Location	S1	S2	S3	S4	S5	S6	S7	S8	E1	E2	E3	E4	E5	E6	E7	E8	E9	E10	E11	EC1	EC2	EC3
Tier One Locations																						
KGB 1	+	+	0	0	0	+	0	0	+	-	-	?	+	+	?	0	0	+	0	0	+	+
KGB 17	+	+	0	0	0	+	0	0	-	--	--	?	-	-	?	0	0	+	0	0	+	0
KGB 20	+	+	0	0	0	++	0	0	-	-	--	?	-	-	?	0	0	?	0	0	+	+
KGB 8	+	+	0	0	-	++	0	?	-	-	-	?	-	-	0	0	0	+	0	0	++	+
KGB 16	+	+	0	0	+	++	+	-	-	-	--	-	-	-	?	-	0	?	0	+	+	+
KGB 7	+	+	0	0	-	++	+	-	-	-	-	-	-	--	0	-	0	+	0	++	++	++
Tier Two Locations																						
KGB 21	+	+	0	0	0	++	+	-	--	-	-	-	-	--	0	--	0	?	0	+	++	+
KGB 14	+	+	0	0	+	++	+	-	-	-	-	-	-	--	?	-	0	?	0	+	++	+
KGB 10	+	0	0	0	0	0	+	0	0	-	-	?	0	+	?	0	0	+	0	+	+	+
KGB 4	+	0	0	0	0	0	++	-	0	-	-	-	-	-	?	-	0	-	0	++	0	++
Safeguarded Locations																						
KGB 18	++	0	0	0	0	0	++	-	?	--	--	--	-	?	0	-	-	-	0	++	0	++
KGB 6	+	+	0	0	?	++	+	-	--	--	-	-	--	--	0	--	0	--	0	+	++	+
Locations Discounted by the draft Knowsley Green Belt Study																						
KGB 2	0	+	0	0	?	?	0	0	-	-	-	?	-	-	0	0	0	+	0	0	0	0
KGB 3	-	0	0	0	0	0	+	-	--	--	-	--	--	--	0	--	?	--	0	+	0	+
KGB 5	0	+	0	0	?	+	0	--	-	-	-	?	-	-	0	0	0	+	0	0	0	0
KGB 9	0	+	0	0	-	+	0	0	-	-	-	?	-	-	0	0	0	+	0	0	+	0
KGB 11	0	+	0	0	0	+	0	0	-	-	-	?	-	-	0	0	0	+	0	0	0	0
KGB 12	+	-	0	0	-	++	0	0	--	--	-	?	--	-	0	0	0	+	0	0	+	+
KGB 13	0	-	0	0	0	+	0	0	-	--	-	?	-	-	0	0	0	?	0	0	+	0
KGB 15	0	+	0	0	-	+	0	?	-	-	-	?	-	-	0	0	0	+	0	0	+	+
KGB 19	0	-	0	0	-	+	0	--	--	0	-	-	-	-	0	0	0	-	0	0	?	0
Alternative Locations																						
Alternative A	+	0	0	0	0	0	+	-	-	-	--	?	-	-	0	0	0	-	0	+	0	+
Alternative B	+	0	0	0	0	0	+	0	-	-	-	-	-	-	?	?	0	-	0	++	0	++
Alternative C	+	+	0	0	+	+	+	--	-	-	-	-	-	-	0	?	0	?	0	+	+	+
Alternative D	+	+	0	0	0	++	+	-	-	-	-	-	-	--	0	-	0	+	0	+	+	+

Explanatory Notes

1. The full objective is listed in Section 3.4 of the Sustainability Appraisal Report
2. The scores listed in the table represent the predicted impact of the potential development in each location in the 10+ year period.