



*Knowsley Council*

# **Knowsley Local Plan: Core Strategy**

Technical Report

## **Green Belt**

Submission Version - Core Strategy Submission

**July 2013**



## Contents

Executive Summary .....	1
1. Introduction .....	5
2. Why is Green Belt release needed?.....	7
3. Evidence Base and Policy Context.....	9
4. Selecting the most sustainable and appropriate locations .....	25
5. Potential development capacity and deliverability of locations identified for potential release from the Green Belt to meet future needs.....	59

### Tables

Table 0.1 Summary of Land Supply Shortfalls and Potential Capacity from Locations Proposed for Release from the Green Belt.....	4
Table 4.1 Appraisal Against Core Strategy Strategic Objectives - Scoring System .....	35
Table 4.2 Findings of Assessment at Stage B: Assessment Against Core Strategy Strategic Objectives .....	36
Table 4.3 Overall Conclusion for Each Green Belt Location .....	43
Table 5.1 Potential Land Use and Development Capacity of Green Belt Areas.....	67
Table 5.2 Summary of Land Supply Shortfalls and Potential Capacity from Locations Proposed for Release from the Green Belt.....	70

### Figures

Figure 1.1 The Knowsley Local Plan and supporting documents .....	5
Figure 3.1 Extent of Green Belt within Liverpool City Region .....	13
Figure 3.2 Green Belt Study Methodology Stages and Relationship with Green Belt Technical Report.....	17
Figure 4.1 Green Belt Locations within the Scope of the Green Belt Technical Report.....	27

### Appendices

Appendix 1: Borough-wide Plan of Green Belt Locations within Scope of the Report
Appendix 2: Sustainability Appraisal Objectives and Sub-objectives
Appendix 3: Sustainability Appraisal Suggested Mitigation Measures
Appendix 4: Matrix of SA Objectives and Core Strategy Mitigation Measures
Appendix 5: Strategic Objectives (Core Strategy Publication Version)
Appendix 6: Green Belt Location Appraisal Sheets
Appendix 7: Green Belt Location Development Capacity (Scenarios A-D)

Appendix 8: Delivery Trajectory for Green Belt Locations

Appendix 9: LWS 40: Knowsley Park (Updated 2013)



## Executive Summary

- 0.1 This Technical Report supports the Knowsley Local Plan Core Strategy and its policies relating to the Borough's Green Belt. It has been produced to support the Core Strategy Submission Version. This version of this report has been produced in July 2013 to support the Core Strategy Submission Version and the planning policies contained therein. This report represents an update to the version published to support the Core Strategy Proposed Submission Version in November 2012, and replaces this document.
- 0.2 Using a variety of information sources and evidence base documents, this report sets out a range of relevant influences affecting the Council's identification of "broad locations" within the Green Belt to support longer term residential and employment growth.
- 0.3 The locations that have been appraised by this Technical Report fall within two categories, those recommended for consideration by the Green Belt Study and alternative locations put forward for consideration by landowners /developers.
- 0.4 The locations recommended for consideration by Knowsley's Green Belt Study were:
- Bank Lane, Kirkby - KGBS 1
  - Land at Eastfield Walk, Kirkby - KGBS 2
  - Land at Boundary Lane, to the east of KIP - KGBS 3
  - East of Knowsley Industrial and Business Parks, Kirkby - KGBS 4
  - Land at Pinfold Lane, Knowsley Village - KGBS 5
  - Land at Knowsley Village - KGBS 6
  - Knowsley Lane, Huyton - KGBS 7
  - Land bounded by A58, Prescott - KGBS 8
  - Recreation Ground, Two Butt Lane, Whiston - KGBS 9
  - Carr Lane, Prescott - KGBS 10
  - Kings Business Park, Huyton - KGBS 11
  - Stadt Moers Park (north east), Prescott - KGBS 12
  - Stadt Moers Park (southern tip), Prescott - KGBS 13
  - South of Whiston - KGBS 14
  - Bowing Park, Huyton - KGBS 15
  - Edenhurst Avenue, Huyton - KGBS 16
  - Cronton Colliery (and land south of M62) – KGBS 17
  - Land to the north of Cronton Village – KGBS 18
  - East of Halewood (north) – KGBS 19
  - East of Halewood (south) – KGBS 20
- 0.5 Locations put forward for consideration by landowners / developers during public consultation on the Core Strategy "Preferred Options" Report and Draft Green Belt Study (Summer, 2011) included:
- Shrog's Farm, East Lancashire Road – Alternative A
  - Axis Business Park – Alternative B

- Epicentre, Land adjacent to M57 – Alternative C
- Land at Lydiate Lane, Halewood – Alternative D

0.6 The report asks a series of questions, firstly relating to what evidence is available to guide decisions about the release of Green Belt land for development. The evidence comprises:

- National planning policy documents, which set out the framework for the preparation of Local Plans and the policy context for Green Belts;
- Sub-regional evidence related to housing and employment needs, climate change, sustainability and ecology;
- Local evidence related to heritage assets, outdoor sporting provision, public open space, flood risk and the economic viability of new development;
- The joint Knowsley and Sefton Green Belt Study which highlighted Green Belt locations which may have potential for release for development; and
- A range of “alternative” Green Belt locations and supporting evidence that were put forward via public consultation on the draft Green Belt Study and Core Strategy “Preferred Options” Report in 2011.

0.7 The report (at Section 4) assesses which of the Green Belt locations within the scope of this report are the most appropriate and sustainable having regard to the Sustainability Appraisal of Green Belt locations and the potential mitigation measures available via existing and emerging local planning policy. This section concluded that:

- All the locations which had potential for residential development could make a positive contribution towards social objectives of the SA and the delivery of new market and affordable housing, albeit to varying degrees.
- All the locations which had potential for economic development could make a positive contribution towards economic objectives of the SA and the delivery of new jobs, albeit to varying degrees dependant on the size and location of each site.
- There is the potential to mitigate the potential negative impacts associated with development adjacent to or within areas of flood risk, Local Wildlife Sites, public open space and urban greenspace by ensuring these assets are protected and incorporated into future site master plans.
- The development of a number of locations will result in the loss of agricultural land which cannot be mitigated, other than by making efficient use of alternative development sites to ensure the need for further loss of agricultural land is minimised.
- The development of many of the locations will result in the loss or partial loss of a Priority Habitat which may be mitigated by securing appropriate improved and/or alternative provision elsewhere.
- Some locations may have a negative impact on SA objective E1 “to protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley” as they are located within an “Essential Gap” (as identified by the Green Belt Study). This applies to Alternative locations A, B, C and D.

0.8 Section 4 of the report also asks which of the Green Belt locations may contribute the most towards the Local Plan: Core Strategy's spatial Vision and 9 Strategic Objectives. This section concluded with the following findings:

- All of the locations which had potential for residential development could make a positive contribution (albeit to varying degrees) towards the delivery of Strategic Objective SO2 "Well-Balanced Housing Market".
- Many of the locations which had potential for economic development could make a positive contribution towards Strategic Objective SO1 "Sustainable Economic and Employment Growth"; however the assessment also notes that some locations may have a negative impact on this objective as they are not located close to the Borough's existing employment locations.
- All of the locations performed poorly in relation to SO8 "Green Infrastructure and Rural Areas". This was due in part of the nature of urban extensions which inevitably result in the loss of existing open space. Additionally, some locations were likely to have a negative impact on the Borough's "strategic green links" which form a key component of the Green Infrastructure network. This applies to KGBS 12 and 13 and Alternative Locations A, B and C.

0.9 The report then accounts for all of the previous sections in determining which Green Belt locations can be developed most sustainably and, in a way which contributes most towards the Strategic Objectives of the Core Strategy, and thus should be incorporated within the Core Strategy. This section justifies the chosen locations in the light of available evidence, and makes recommendations for their inclusion within the Local Plan. The report concludes that 10 Green Belt broad locations are the most appropriate to be identified within the Local Plan as locations suitable for future development needs.

0.10 Subsequently the report examines, having regard to available evidence, what the most suitable land use(s) for each location should be. This section also identifies the potential development capacity of each Green Belt location having regard to the assumptions within the Green Belt Study, a range of physical and planning constraints and landowner/developer intentions. The 10 Green Belt broad locations and their respective proposed uses are listed below:

- Land at Bank Lane, Kirkby (housing)
- East of Knowsley Industrial and Business Parks, Kirkby (employment)
- Knowsley Lane, Huyton (housing/employment)
- Edenhurst Avenue, Huyton (housing)
- Land bounded by A58, Prescot (housing)
- Carr Lane, Prescot (housing/employment)
- East of Halewood (housing)
- South of Whiston (housing)
- Cronton Colliery (and land south of M62) (employment)
- Knowsley Village (housing)



- 0.11 Finally, Section 5 of this report concludes by confirming the locations which have a suitable cumulative capacity to meet the residential and employment land requirements of Knowsley’s Local Plan: Core Strategy up to 2028, while also allowing sufficient “headroom” or flexibility in the strategy should one or more locations not come forward as anticipated.
- 0.12 Section 5 also identifies one “safeguarded” location to meet longer-term residential requirements beyond the Core Strategy plan period (i.e. post 2028). This section also sets out in more general terms the Council’s approach to the issue of safeguarded land in the light of the requirement set by national planning policy that Green Belt boundaries once set should extend well beyond the end of the Plan period.
- 0.13 The cumulative capacity of the “reserved” and “safeguarded” Green Belt locations is listed in Table 0.1.

**Table 0.1: Summary of Land Supply Shortfalls and Potential Capacity from Locations Proposed for Release from the Green Belt**

	<b>Existing Urban Capacity</b>	<b>Plan Period Target</b>	<b>Potential Shortfall to find in the Green Belt</b>	<b>Potential “reserved” Green Belt Supply (up to 2028)<sup>1</sup></b>	<b>Potential “safeguarded” Green Belt Supply (post 2028)</b>
<b>Housing (dwellings)</b>	6288 <sup>2</sup>	8100	1812	3258	1093
<b>Employment (hectares)</b>	170.2	183.5	Zero-23.5 <sup>3</sup>	42.39	-

<sup>1</sup> Specified as a minimum excluding additional residential or employment land at Carr Lane, Prescott, potential employment land at East of Knowsley Industrial and Business Parks, Kirkby and subject to master planning / delivery of mixed use development at Knowsley Lane, Huyton

<sup>2</sup> Inclusive of residential delivery from 1<sup>st</sup> April 2010

<sup>3</sup> Specified as a range to accommodate the maximum upper and lower influences of policies CS11 "Principal Regeneration Area – Knowsley Industrial and Business Parks" and CS13 "Principal Regeneration Area – South Prescott", which comprise values that remain indicative and subject to master planning / delivery.

## 1. Introduction

- 1.1 This Technical Report supports Knowsley’s Local Plan: Core Strategy, by identifying appropriate “broad locations” within the Green Belt which will be required to meet longer term development requirements. As the Core Strategy is the key overarching document within the Local Plan, it will set the overall shape of the Council’s planning strategy and influence elements of the Local Plan which are prepared following the Core Strategy’s adoption. The Green Belt “broad locations” identified as the most appropriate and sustainable within this report will be identified within the Core Strategy’s “Key Diagram”. The locations highlighted will remain in the Green Belt until adoption of the Local Plan: Site Allocations and Development Policies. Figure 1.1 shows the structure of the Knowsley Local Plan and complementary planning documents.

**Figure 1.1 The Knowsley Local Plan and supporting documents**



Source: Knowsley MBC, 2013

- 1.2 This report builds on the Knowsley and Sefton Green Belt Study – Final Knowsley Report<sup>4</sup> (hereafter referred to as “the Green Belt Study”), which appraised the entire extent of Knowsley’s Green Belt to identify Green Belt locations which have potential to accommodate development without undermining the principles of national Green Belt policy contained within the National Planning Policy Framework<sup>5</sup>.

<sup>4</sup> Knowsley and Sefton Green Belt Study – Final Knowsley Report (Knowsley MBC, 2012)

<sup>5</sup> National Planning Policy Framework (CLG, 2012)

- 1.3 Additionally, this report considers the implications of evidence base studies specifically undertaken to assess the relative merits of Green Belt locations identified by the Green Belt Study and alternative locations suggested by land owners during the Core Strategy Preferred Options consultations. The evidence base studies are the Strategic Flood Risk Assessment (Level 2)<sup>6</sup>, Transport Feasibility Study<sup>7</sup>, Knowsley Local Plan Core Strategy Transport Modelling<sup>8</sup> and Sustainability Appraisal of Green Belt Locations for Development<sup>9</sup>. This report also considers how each of the locations may assist in delivering the Core Strategy's Strategic Objectives.
- 1.4 Supported by evidence within the Green Belt Study, this report identifies a preferred use or mixture of uses and the potential development capacity of each location and considers how each location should be phased.
- 1.5 Finally, this report considers the deliverability of the "broad locations", building on information gathered from infrastructure partners, the development industry, key owners and other stakeholders.

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<sup>6</sup> Strategic Flood Risk Assessment (Level 2), (Capita Symonds, 2012)

<sup>7</sup> Knowsley Local Plan Transport Feasibility Study (AECOM, 2012)

<sup>8</sup> Knowsley Local Plan Core Strategy Transport Modelling (Mott MacDonald, 2012)

<sup>9</sup> Knowsley Core Strategy: Green Belt Locations for Development Sustainability Appraisal Report (Urban Vision, 2012)

## 2. Why is Green Belt release needed?

- 2.1 In preparing its Local Plan, Knowsley Council is required by national planning policy to plan for the long term. This includes identifying how future housing and employment needs can be met over preferably a 15 year period.
- 2.2 To support the preparation of the Core Strategy, the Council has identified what the requirements for residential and economic development are likely to be over the Core Strategy plan period up to 2028. The Council has also appraised the capacity for new development within the existing urban area. The Strategic Housing Land Availability Assessment (SHLAA) – 2012 Update<sup>10</sup> and Joint Employment Land and Premises Study<sup>11</sup> concluded that there is not enough suitable land for housing and employment development within the existing urban area of Knowsley to meet development requirements up to 2028.
- 2.3 Subsequent to this work has been undertaken by the Council to update its housing and employment land delivery and supply information. This revised information is set out in the Housing Position Statement<sup>12</sup> and Employment Position Statement<sup>13</sup> respectively.
- 2.4 The Council has also examined scope for neighbouring authorities to accommodate development needs for example through the Liverpool City Region Housing and Employment Development Evidence Base “Overview Study”. The Overview Study assessed all housing and employment evidence collected by individual districts within the Liverpool City Region. The study aimed to identify whether districts had sufficient land to meet housing and employment growth requirements. While the study confirmed there was enough supply in headline terms, the study concluded there are significant shortages in Knowsley, Sefton and West Lancashire that will need to be addressed by the Local Plan process.
- 2.5 Further information regarding housing and employment land requirements and supply can be found in Technical Reports relating to each thematic area. These are:
- Planning for Housing Growth Technical Report<sup>14</sup>
  - Planning for Employment Growth Technical Report<sup>15</sup>
- 2.6 Taking into account the findings of the evidence base, and the need to ensure delivery of Knowsley’s housing and employment needs throughout the plan period, the Council believe “exceptional circumstances” exist for a localised review of the Green Belt boundary. Therefore, the Council has identified a

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<sup>10</sup> Strategic Housing Land Availability Assessment – 2012 Update (Knowsley MBC, 2012)

<sup>11</sup> Joint Employment Land and Premises Study (BE Group, 2010)

<sup>12</sup> Housing Position Statement (Knowsley MBC, 2013)

<sup>13</sup> Employment Position Statement (Knowsley MBC, 2013)

<sup>14</sup> Technical Report: Planning for Housing Growth (Knowsley MBC, 2013)

<sup>15</sup> Technical Report: Planning for Employment Growth (Knowsley MBC, 2013)

range of “broad locations” within the existing Green Belt where the boundary will be reviewed to meet future development needs. On adoption of the Core Strategy all broad locations will remain within the Green Belt until new boundaries are set. Therefore, national and local planning policies protecting such land will continue to apply until the Local Plan: Site Allocations and Development Policies document is adopted.

### 3. Evidence Base and Policy Context

- 3.1 A variety of evidence and policies exist which have been used to inform this report. At the national level, the National Planning Policy Framework<sup>16</sup> (NPPF) sets the overall objectives in a range of areas. At the sub-regional and local level there are a range of evidence base studies on issues such as employment or housing land supply and sustainability.

#### National policy and evidence

- 3.2 In March 2012 the Government published the NPPF which replaced most of the former Planning Policy Statements and other Planning Policy Guidance Notes (PPGs), including PGG 2: Green Belts.
- 3.3 The NPPF builds on the Government's pro-growth agenda and its principle aims include increasing housing and employment land delivery through a more flexible approach to local land supply. The framework sets out the national planning policies for a range of areas including housing, employment land, sustainability, and Green Belts.
- 3.4 At the heart of the NPPF is a "presumption in favour of sustainable development", which applies to both plan-making and the planning application process. In the context of plan making the NPPF notes that this means local authorities should seek positive opportunities to meet the objectively assessed development needs of their area. The framework also advises that plans should preferably be drawn up over a 15-year timeframe.
- 3.5 In the context of Green Belts, the framework includes the five purposes of the Green Belt at paragraph 80. These are:
1. To check unrestricted sprawl of large built-up areas;
  2. To prevent neighbouring towns from merging into one another;
  3. To assist in safeguarding the countryside from encroachment;
  4. To preserve the setting and special character of historic towns; and
  5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 3.6 The framework (at paragraphs 83-85) provides guidance to local authorities when revising Green Belt boundaries as part of the Local Plan process. It states that once established Green Belt boundaries should only be altered where exceptional circumstances exist. Additionally, the framework outlines a number of factors authorities should take into account when reviewing Green Belt boundaries. These include matters such as:
- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;

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<sup>16</sup> National Planning Policy Framework (CLG, 2012)

- Where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period
  - Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development
  - Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
- 3.7 Although the Green Belt Study sought to identify a sufficient range of Green Belt locations to allow for the identification of “safeguarded” land, this report has discounted a number of locations due to a mixture of sustainability and planning policy considerations. Therefore, only 1 location (equating to approximately 2 years housing land supply) has been identified as a “safeguarded” location. The rationale for this is explored in the concluding section of this report.
- 3.8 It is envisaged that evidence presented in this report, Green Belt Study and Detailed Green Belt Boundary Review will provide an evidence base for the definition of robust and defensible Green Belt boundaries by the Local Plan: Site Allocations and Development Policies document.

## Regional Policy

- 3.9 Following the 2010 general election, the coalition Government signalled its intention to abolish adopted Regional Spatial Strategies<sup>17</sup>. However, following the formal revocation of the Regional Spatial Strategies, that decision was subsequently overturned in a High Court decision<sup>18</sup>. Following this decision, the government again prepared to abolish Regional Spatial Strategies using primary legislation within the Localism Act<sup>19</sup>. The formal revocation for the Regional Spatial Strategy for the North West (RSS) was finally confirmed on 20 May 2013.
- 3.10 This has had important implications for the preparation of Local Plans, including the Knowsley Core Strategy which will not be adopted until early 2014. In the period leading up to the final revocation order in May 2013, Local Plans had to be prepared with regard to the impacts of the proposed revocation of the RSS. This enabled them to remain relevant once adopted and once the regional tier has been removed.
- 3.11 Several RSS policies were considered to be critical to the review of Green Belt boundaries and the selection of “broad locations” within the Green Belt for longer term development. These included policies which set Borough-wide targets for new employment and residential development. Policy RDF4 outlined that the general extent of the Region’s Green Belt should be

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<sup>17</sup> See letter from the CLG Chief Planner to Chief Planning Officers (CLG, July 2010)

<sup>18</sup> See *Cala Homes (South) Limited vs. Secretary of State for Communities and Local Government* High Court decision at <http://www.bailii.org/ew/cases/EWHC/Admin/2010/2866.html>

<sup>19</sup> Localism Act (HM Government, 2011)

maintained and the timescales for potential changes to the Green Belt boundary in the future. Policy RDF4 indicated that there was no need for any “exceptional substantial strategic change” to the Merseyside Green Belt before 2011 and set a presumption against such “exceptional substantial strategic change” after 2011 unless a sub-regional study showed a clear need for this. The policy added that any other local detailed boundary changes should be examined through the local planning process.

- 3.12 When the Green Belt study was commenced some consideration was given to whether it should attempt to define what was meant by ‘strategic’ or ‘non-strategic’ Green Belt release in the context of RSS policy RDF4. As a result of the (at that point anticipated) revocation of the RSS the Study does not do this. It therefore does not differentiate between any areas of Green Belt, irrespective of their size or the potential capacity of parcels around any settlements either individually or across the whole of Knowsley as part of the Green Belt Study.
- 3.13 It should be noted that the Regional Spatial Strategy and the evidence which underpinned it will remain in the public domain.

### Sub-regional policy and evidence

- 3.14 The Merseyside Green Belt was approved in 1983 in the Merseyside Green Belt Local Plan<sup>20</sup>. The Plan notes that Knowsley Park is an area of heritage landscape (para 10.69) and that the M57 corridor (north of Croxteth and south of Prescot) is a degraded landscape that should be given priority for landscape renewal (para 10.71).
- 3.15 The Inspector’s report for the 1983 Plan<sup>21</sup> provides an account of the Inspector’s rationale during the examination of the Plan and a summary of the representations received. The report also notes the 2 broad areas comprising the Merseyside Green Belt, which are that within the Wirral Peninsular and to the east of the River Mersey, around the principal settlements including green wedges into the Liverpool conurbation.
- 3.16 The Inspector’s report also makes reference to a range of locations put forward by objectors to the Plan. A selection of these locations are highlighted below where they make reference to sites considered in this report or are of note considering the findings of the Green Belt Study. The Inspector’s views in relation to each location are summarised below along with the associated site reference from the Green Belt Local Plan.
- **Land near M57 and A580 Junction, At Randles Bridge (ref: Site 1C)** – the report confirms the rationale for dismissing representations relating to land referred to in this report as Alternative A: Shrog’s Farm, East Lancashire Road. The Inspector concludes (at para 4.2-4.3), that the

<sup>20</sup> Merseyside Green Belt Local Plan – Written Statement (Merseyside County Council, 1983)

<sup>21</sup> Merseyside Green Belt Local Plan – Report of the Inspector on objections and representations to the Plan (Merseyside County Council, 1983)



release of this location would have a negative impact on the gap along the M57 corridor and may lead to additional pressure on similar locations within this corridor.

- **Land West of Chapel Lane, Cronton (ref: Site 9A/B/C)** – the Inspector’s report states (at para 4.10-11) that land to the south of Cronton Village and to the west of Chapel Lane, Cronton should be designated as Green Belt. It is stated that this will ensure the survival of Cronton as a “separate and distinguishable feature away from the urban area (Widnes) to the south”.
- **Land at Pottery Lane, Whiston (ref: Site 10C)** – the report recognises (at para 4.17) that this area of land is an important break between the settlements of Huyton and Prescot / Whiston.

3.17 The findings of the Inspector’s Report which are summarised above are consistent (although prepared at a much earlier date) with the findings of the Green Belt Study.

3.18 Since the creation of Merseyside’s Green Belt it has not been reviewed at the sub-regional level, although minor amendments have been approved at the local planning level. Figure 3.1 shows the current extent of the Green Belt within the Liverpool City Region.

**Figure 3.1 Extent of Green Belt within Liverpool City Region**



Source: Knowsley, Liverpool, Sefton, St Helens, Wirral and West Lancashire Adopted Unitary Development Plans (correct at October 2012)

- 3.19 Due to the cross boundary nature of the Merseyside Green Belt, there is a clear need to consider how Green Belt release within Knowsley may impact on neighbouring authorities and on the integrity of the Merseyside Green Belt as a whole. Within the sub-region, each neighbouring authority is in the process of preparing its respective Local Plan / Core Strategy. Within the sub-region only St. Helens and Halton have an adopted Core Strategy. West Lancashire Council has progressed its Local Plan to examination stage. Liverpool and Wirral Councils have published draft Core Strategies and Sefton Council is currently (as at July 2013) progressing towards “preferred options” stage.
- 3.20 Halton, Sefton, St Helens and West Lancashire are all facing land supply issues in the medium to long term. Based on currently available evidence, the scale of potential Green Belt release planned in individual authority areas by Halton, Sefton, St Helens and West Lancashire is localised in nature and is required to meet locally derived housing and employment needs. Furthermore, the scale of Green Belt release that is currently proposed in these neighbouring districts is not sufficiently large as to impact on the role of Knowsley’s settlements within the sub-regional settlement hierarchy. Additionally, the likely scale of release in these neighbouring districts is unlikely to have a significant impact on the role and function of Green Belt across Merseyside when viewed cumulatively with Green Belt release in Knowsley.
- 3.21 While at the present time there are no apparent significant cumulative, strategic impacts as a result of the changes to the Green Belt proposed by each authority, it will be beneficial for Knowsley to continue to consult with and work with neighbouring authorities on Green Belt matters. Future joint working will build on earlier work on matters including housing, employment, flood risk, climate change and the joint workshops / meetings held as part of the Knowsley and Sefton Green Belt Study. This will ensure that sub-regional development and land release strategies are complementary and represent a sustainable solution for the city region as a whole. Further information regarding joint working between Knowsley and neighbouring authorities can be found in the Council’s Duty to Cooperate Statement<sup>22</sup>.
- 3.22 In recognition of the strategic and cross-boundary nature of some of the issues considered in local evidence base studies, the Liverpool City Region authorities joined together to commission the **Housing and Economic Development Evidence Base Overview Study**<sup>23</sup>. The “Overview Study” takes a strategic view of all of the housing and employment evidence collated by individual districts, including the SHLAA and SHMA work, and also any Employment Land studies undertaken. The Overview Study was prepared to inform the sub regional approach to meeting needs for housing and employment development in the Liverpool City Region and in a situation

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<sup>22</sup> Duty to Cooperate Statement (Knowsley MBC, 2013)

<sup>23</sup> Liverpool City Region Housing and Economic Development Evidence Base Overview Study (GVA Grimley, 2011)

where some local authorities may not be able to meet all their needs from within existing urban areas. The Overview Study aimed to theoretically demonstrate if authorities with a surplus of supply can accommodate some of the needs of those with a deficit. The geographical scope of the study includes seven districts which can be considered to form the Liverpool City Region (i.e. Halton, Knowsley, Liverpool, Sefton, St.Helens, West Lancashire, and Wirral) and was also shadowed by associate authorities including Cheshire West and Chester, Warrington, Wigan and those within Central Lancashire. The study confirmed there was enough supply in headline terms for housing and employment development needs across the study area but also concluded there were significant shortages in Knowsley, Sefton and West Lancashire that will need to be addressed by the Local Plan process.

- 3.23 Merseyside Environmental Advisory Service (MEAS) produced the **Liverpool City Region Ecological Framework**<sup>24</sup> on behalf of the Liverpool City Region district Councils, including Knowsley. The framework identifies biodiversity assets, and provides guidance to reduce the loss of and/or fragmentation of habitats and the general protection of such assets.
- 3.24 In the context of this report, the framework informed the Council's development capacity assumptions, which take ecological assets into account. The assets highlighted by the framework will also be one of many considerations to be taken into account during the development management and/or master planning process.

### Local policy and evidence

- 3.25 In the context of Knowsley's Green Belt, despite its tightly drawn nature it has remained largely unaltered since its creation, with only small detailed changes in the Unitary Development Plans published in 1998 and 2006. The **Knowsley Replacement Unitary Development Plan**<sup>25</sup> highlighted that based on evidence<sup>26</sup> available at the time of its publication, there was a potential need to review the Green Belt boundary after the end-date of the plan (2016) in order to meet expected residential needs. Additionally, the Plan noted that there was a more pressing need to identify land for employment development in order to ensure a sufficient range and choice of sites.
- 3.26 The "saved" policies of the UDP and its associated evidence base contain information that can inform this report. The UDP contains policies which seek to protect and enhance existing residential and employment areas, which are set out within the Proposals Map. The UDP also outlines a number of regeneration priorities, such as North Huyton, Tower Hill and South Prescot. The Proposals Map also shows the current extent of Local Wildlife and Geological Sites<sup>27</sup>, conservations areas and Knowsley's Green Belt.

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<sup>24</sup> Liverpool City Region Ecological Framework (Merseyside Environmental Advisory Service, 2012)

<sup>25</sup> Knowsley Replacement Unitary Development Plan, (Knowsley MBC, 2006)

<sup>26</sup> Knowsley MBC: Urban Capacity Study Final Report (White Young Green, 2004) and Merseyside Sub-Region: Urban Housing Potential Study (White Young Green, 2004)

<sup>27</sup> Referred to as Sites of Biological or Geological Interest (SBI or SGI) respectively within the UDP

- 3.27 In addition to the UDP, the Council has also produced a range of Supplementary Planning Documents (SPDs). In the context of this report, the most relevant are those which relate to the provision of public open space and outdoor sporting facilities<sup>28</sup>, and the regeneration of North Huyton<sup>29</sup> and Tower Hill, Kirkby<sup>30</sup>.
- 3.28 Knowsley Council, along with neighbouring Sefton Council, developed a joint Knowsley and Sefton Green Belt Study to assess the capability of areas currently designated as Green Belt to accommodate development whilst minimising the impact on Green Belt objectives outlined in national Green Belt policy. This study was undertaken due to the significant shortfall of capacity within the urban area for new residential and employment development.
- 3.29 The joint **Knowsley and Sefton Green Belt Study**<sup>31</sup> is a key piece of evidence which underpins elements of the spatial strategy for Knowsley. Knowsley's report of the joint Green Belt Study was completed in 2012. The study which was independently validated by consultants Envision was developed in response to identified shortfalls for employment and residential development. The study identifies land in the Green Belt that has the potential to be developed in order to meet future housing and employment needs.
- 3.30 The methodology used to carry out the Green Belt Study aimed to rule out those parts (referred to as "parcels") of the Green Belt that must be kept open in order to maintain the integrity of the Green Belt, or were found to be unsuitable for development. Green Belt parcels which were considered as not being suitable for potential future release at any stage were discarded from consideration at all subsequent stages of the Green Belt Study.

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<sup>28</sup> Greenspace in New Development SPD (Knowsley MBC, 2007)

<sup>29</sup> North Huyton Action Area SPD (Knowsley MBC, 2007)

<sup>30</sup> Tower Hill (Kirkby) Action Area SPD (Knowsley MBC, 2007)

<sup>31</sup> Knowsley and Sefton Green Belt Study – Final Knowsley Report (Knowsley MBC, 2012)

**Figure 3.2 Green Belt Study Methodology Stages and Relationship with Green Belt Technical Report**



- 3.31 The Green Belt Study concluded by identifying 20 locations adjacent to the Borough's townships and Cronton and Knowsley villages within Knowsley's Green Belt, which have the potential to help meet Knowsley's development requirements. The areas vary significantly in size, potential use and level of physical constraint. Due to the differing nature of each location they have potential (if released for development) to contribute to the objectives of Knowsley's Local Plan to a greater or lesser degree.
- 3.32 The Study recommends that the locations be investigated further to determine which are the most sustainable and have the potential to contribute towards the Local Plan's spatial strategy and strategic objectives. The Study also highlights the need for appropriate mechanisms or "triggers" to govern the release of Green Belt land during the plan period, as this will ensure that land is released in a timely fashion, whilst ensuring that the regeneration priorities of the Local Plan and the wider sub-region are not undermined.
- 3.33 The Study also notes that it will be the Local Plan: Core Strategy which will determine the appropriate mix of uses and number of Green Belt locations which are required over the plan period and beyond.
- 3.34 The **Strategic Housing Land Availability Assessment (SHLAA)** undertakes a review of housing land availability. The assessment estimates when sites are likely to come forward for development, with sites being categorised in a 0-5, 6-10 or 11-15 year timeframe. In accordance with Department of Communities and Local Government CLG guidance, the SHLAA process is monitored and reviewed on a regular basis. Knowsley's first SHLAA was developed jointly with neighbouring authorities and consultants<sup>32</sup>. Since the first SHLAA (2010), two updates have been undertaken; the most recent update was published in August 2012<sup>33</sup>. Using the SHLAA methodology the Council has also produced an 'interim housing land supply update' to a base date of 1<sup>st</sup> April 2013. This update can be found in the Housing Position Statement.
- 3.35 The SHLAA 2012 Update identified a "deliverable" 5-year housing land supply of 3,347 dwellings, which is sufficient to meet the NPPF requirement for a 5-year land supply plus an additional 20% "buffer". However, in the 6-10 and 11-15 year periods the SHLAA identified a significant shortfall in available housing land. The SHLAA notes that further land will need to be identified if the authority is to maintain a deliverable supply within the medium to long term and meet its development requirements over the emerging Core Strategy plan period.
- 3.36 The **Strategic Housing Market Assessment (SHMA)** assesses the housing market within Knowsley by looking in detail at the existing housing stock and future demand. The SHMA concludes with policy recommendations aimed towards re-balancing the housing market by the delivery of new market and

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<sup>32</sup> Knowsley Strategic Housing Land Availability Assessment (White Young Green, 2010)

<sup>33</sup> Knowsley Strategic Housing Land Availability Assessment – 2012 Update (Knowsley MBC, 2012)

affordable housing. The SHMA indicates the amount of new housing which would be required in both the affordable and market sectors annually, if all the housing need and demand in Knowsley was to be met within a time period.

- 3.37 Knowsley Council, along with neighbouring authorities Sefton, Halton and West Lancashire, commissioned consultants BE Group to undertake a **Joint Employment Land and Premises Study**<sup>34</sup> (JELPS), which was completed in 2010. The study provided an assessment of the quantity and quality of employment land in four of the Liverpool City Region local authority areas – Halton, Knowsley, Sefton and West Lancashire. The study considered a significant base of evidence, including historic trends and econometric forecasting, to draw together findings about the existing and potential future markets in the study areas. It then made recommendations about the future employment land requirements, to facilitate local economic growth and support the wider regional economy.
- 3.38 Since the completion of JELPS the Council has undertaken a review of employment land take up and supply. This information with a base date of 1<sup>st</sup> April 2013 is presented in the Employment Position Statement.
- 3.39 In order to meet an identified shortfall in the availability of employment land in the longer term, the JELPS identified the potential for regeneration and remodelling in Knowsley Industrial and Business Parks which had the potential to deliver additional employment land. The Council has taken forward this recommendation by undertaking further evidence base studies which are discussed later in this report. The study also recommended that 4 locations within the Green Belt are investigated further to identify whether they have potential for development. These locations are:
- Land at Knowsley Lane, Huyton;
  - Land south of Knowsley Industrial and Business Parks;
  - Land south of Whiston; and
  - Cronton Colliery and land south of M62.
- 3.40 The relative merits of these locations, and their suitability for development in the context of Green Belt policy is discussed within the Green Belt Study (Stage 4a).
- 3.41 Subsequent to the recommendations of the JELPS, the Council and its partners commissioned the **Delivering a New Future for Knowsley Industrial Park – Strategic Framework**<sup>35</sup>. The framework sets out regeneration proposals for Knowsley Industrial and Business Parks. The framework identifies opportunities for investment and the physical restructuring of the park in order to secure the location's future and deliver additional employment land. The quantum of additional employment land that

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<sup>34</sup> Joint Employment Land and Premises Study (BE Group, 2010)

<sup>35</sup> Delivering a New Future for Knowsley Industrial Park – Strategic Framework (DTZ, Arup and Taylor Young, 2011)



may be delivered by regeneration, and its strategic implications for Green Belt release, are discussed within the Employment Technical Report.

- 3.42 Additionally, the framework supports the identification of the Parks as a Principal Regeneration Area and as a “Priority Zone” for low carbon and renewable energy. The latter designation is based on opportunities for decentralised networks distributing surplus heat and energy from existing and/or proposed high energy users within the park.
- 3.43 To supplement the KIP Strategic Framework the Council commissioned Arup to undertake the **Knowsley Industrial Park Energy Network Feasibility Study**<sup>36</sup>. The study represented a techno-economic assessment and determined that developing decentralised energy infrastructure in the form of energy centres and heat network(s) to provide low carbon energy is commercially viable. The study concluded by identifying a number of energy/heat distribution clusters. In the context of the Green Belt, the study highlights the potential for Green Belt land to the east of Knowsley Industrial and Business Parks to be included within a wider energy network serving existing businesses within the Parks.
- 3.44 As part of the preparation of the Core Strategy work has been completed on a Sustainability Appraisal / Strategic Environmental Assessment (SE/SEA). Under European and related UK law<sup>37</sup>, the Sustainability Appraisal has incorporated a Strategic Environmental Assessment, which has assessed and suggested mitigation for the effects of the locations on the environment.
- 3.45 In the context of this report, a critical stage on the process was the **Sustainability Appraisal of Green Belt Locations for Development**<sup>38</sup>. The SA considered the potential implications of the “broad locations” in the Green Belt being considered for development. The SA assessed all the Green Belt locations, which were identified in the Council’s Green Belt Study as having potential to be considered for release from the Green Belt. This included those put forward at Core Strategy “Preferred Options” stage and a limited number of additional sites discounted by the consultation draft Green Belt Study. In order to consider all suitable alternatives, the SA also includes an appraisal of the alternative Green Belt locations proposed by landowners/ developers during the Core Strategy Preferred Options and draft Knowsley Green Belt Study consultation in 2011<sup>39</sup>.

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<sup>36</sup> Knowsley Industrial Park Energy Network Feasibility Study (Arup, 2012)

<sup>37</sup> European Union Strategic Environmental Assessment Directive 2001/42/EEC

<sup>38</sup> Knowsley Core Strategy: Green Belt Locations for Development Sustainability Appraisal Report (Urban Vision, 2012)

<sup>39</sup> These locations are derived from the Core Strategy Preferred Options Report, Draft Knowsley and Sefton Green Belt Study - Knowsley Report and alternative locations put forward for consideration during public consultation on both documents during 2011. Further evidence gathered since the consultation has led the Council to reconsider the phasing of Green Belt locations, therefore Tier 1 and 2 locations are no longer referred to in the spatial strategy. All the locations within the scope of this Technical Report have been appraised by the Transport Feasibility Study and SA/SEA of Green Belt Broad Locations for Development

- 3.46 The SA draws upon sustainability issues identified through analysis of baseline data and the review of other plans and strategies. 22 objectives that reflect Knowsley's priorities for achieving a sustainable borough were identified in the SA Scoping Report<sup>40</sup>. The objectives cover a range of issues, for example relating to housing, social deprivation, health, crime, climate change, biodiversity and landscape. In addition, the SA process identified 37 sub-objectives, which assisted with the assessment against the sustainability objectives.
- 3.47 A schedule of the SA objectives and related sub-objectives can be found at Appendix 2.
- 3.48 The SA adopted a systematic approach to assess the extent to which each location could help achieve relevant social, environmental and economic sustainability objectives. It also highlights a number of ways of avoiding or reducing potential negative impacts by the use of mitigation measures. The findings of the SA support the Council's approach to the release of particular broad locations within the Green Belt.
- 3.49 The Council commissioned consultants to undertake a **Transport Feasibility Study**<sup>41</sup>. The Study provides an initial transport feasibility assessment for a range of sites which have been considered for development as part of the emerging Core Strategy. The primary aim of the report was to inform the Core Strategy by identifying the likely transport implications and issues which may arise from the development of the locations within scope of the study. These are<sup>42</sup>:
- Proposed Principal Regeneration Areas (PRAs);
  - Tier 1 and 2 sites for potential Green Belt release;
  - Safeguarded Green Belt location for potential removal from the Green Belt after 2028;
  - Alternative sites suggested by landowners / developers; and
  - Locations that were discounted by the draft Green Belt Study.
- 3.50 The study concluded by noting that although a number of locations had potential impacts on the highway network, the report could not conclusively rule out any of the locations. Additionally, the study highlighted there are no significant issues which would preclude the ability to deliver the locations within the Core Strategy.
- 3.51 The Council also commissioned consultants to model and assess at a strategic level the overall transport impacts of development with the emerging Core Strategy<sup>43</sup>. The exercise utilised the **Liverpool City Region Transport Model** (LCRTM) which was configured to run and compare two distinct development scenarios. These are:

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<sup>40</sup> Core Strategy Sustainability Appraisal Scoping Report (Knowsley Council, 2009)

<sup>41</sup> Knowsley Local Plan Transport Feasibility Study (AECOM, 2012)

<sup>42</sup> *Ibid* (footnote 33)

<sup>43</sup> Knowsley Local Plan Core Strategy Transport Modelling Report (Mott MacDonald, 2012)

- Urban Containment scenario – comprising historic trends rolled forward, including the development of existing commitments and land allocations; and
  - Core Strategy scenario – comprising the above sites, plus additional locations within the Green Belt which are being considered for development by the Local Plan process.
- 3.52 The assessment concluded by highlighting that there are existing highway capacity issues at specific locations in Knowsley even without the additional development proposed by the Core Strategy. It also noted that where there is likely to be an additional impact as a result of the cumulative impact of the "Core Strategy scenario", in general there is likely to be little additional impact on the remaining capacity of these roads. The assessment also concludes by highlighting that any "hot-spots" of congestion on the highway network are likely to be within discrete areas of the Borough. As a result it is anticipated that enhancements to the road network will be deliverable via funding from developers wishing to bring their respective sites forward.
- 3.53 Knowsley and Sefton Councils jointly commissioned consultants Atkins to undertake a Strategic Flood Risk Assessment (Level 1) in 2009. To build on the earlier SFRA and inform the emerging Local Plan, the Council also commissioned consultants Capita Symonds to complete a **Strategic Flood Risk Assessment (Level 2)**<sup>44</sup>. The SFRA has been produced in line with guidance within the NPPF, which is supported by Technical Guidance. These documents outline the requirement to apply a risk-based, sequential approach to the location of development.
- 3.54 The purpose of the level 2 SFRA was to provide more detailed information regarding the nature of flood risk at a number of sites being considered for future development by the emerging Local Plan. The SFRA also assists in facilitating the application of the Sequential Test, and the Exception Test should it be required. The SFRA also provides detailed information on flood depth, velocity and hazard and identifies the most appropriate flood risk management measures that could be implemented to manage flood risk at these sites.
- 3.55 The Council published a Greenspace Audit<sup>45</sup> in 2012. The Audit identifies areas of public open space that should be retained to meet public needs and in which future investment should take place. The audit also identifies areas of potential surplus for different types of greenspace that could be released for other uses, including residential or employment development. The Audit recommends that a strategic approach to the protection and expansion of the existing network of green corridors<sup>46</sup> is developed, with a focus on linking major open spaces together to provide greater opportunities for informal recreation and providing enhanced access to the countryside.

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<sup>44</sup> Knowsley Strategic Flood Risk Assessment (Level 2)

<sup>45</sup> Knowsley Greenspace Audit (Knowsley MBC, 2012)

<sup>46</sup> These assets are referred to as "strategic green links" within Policy CS 8: Green Infrastructure

- 3.56 The Audit also identifies a number of existing areas of public open space, which are surplus in relation to existing planning standards. In some cases, these have been deemed suitable for residential development and have been incorporated into the Council's SHLAA 2012 Update.
- 3.57 In addition to the Greenspace Audit, the Council produced a **Playing Pitch Assessment and Strategy**<sup>47</sup>. This document presents an up to date evidence base which identifies the current supply and forecast needs for playing pitch sports, specifically: cricket, football, hockey, rugby league and rugby union.
- 3.58 Due to the interrelated nature of the Playing Pitch Assessment and Strategy and the Greenspace Audit, the strategic recommendations of each assessment need to be considered alongside one another. The recommendations of both reports result in a need to safeguard a range of strategic green links, public open space and outdoor sports assets within the following Green Belt locations:
- Land at Knowsley Lane, Huyton (KGBS 7);
  - Land Bounded by A58, Prescott (KGBS 8);
  - Recreation Ground, Two Butt Lane, Whiston (KGBS 9);
  - Stadt Moers Park (north east), Prescott (KGBS 12);
  - Stadt Moers Park (southern tip) (KGBS 13);
  - South of Whiston (KGBS 14);
  - Bowring Park, Huyton (KGBS 15);
  - Land to the North of Cronton Village (KGBS 18);
  - Shrog's Farm, East Lancashire Road (Alternative A);
  - Axis Business Park (Alternative B); and
  - Epicentre, Land Adjacent to M57 (Alternative C).
- 3.59 The implications of the retention of these assets and the resultant development capacity of each location (where applicable) is discussed in subsequent sections of this report.
- 3.60 The Council commissioned consultants Keppie Massie (in conjunction with Tweeds Quantity Surveyors and ARUP) to undertake an **Economic Viability Assessment** (EVA)<sup>48</sup> to form part of the evidence base for the emerging Local Plan. The EVA appraised the baseline viability of economic and residential development in a number of different scenarios. The EVA also took emerging Core Strategy policy "asks" for things such as Public Open Space (POS), affordable housing and sustainable building design into consideration.
- 3.61 Following a review of a number of different development typologies the assessment concluded that development was viable in the majority of development scenarios. In the context of residential development, the EVA concluded that 68% of 252 individual residential typologies were economically

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<sup>47</sup> Knowsley Playing Pitch Assessment and Strategy (Knowsley MBC, 2012)

<sup>48</sup> Knowsley Local Plan Economic Viability Assessment (Keppie Massie, 2012)

viable. The EVA also identified a number of “patterns” in that viability improved in areas in higher value areas<sup>49</sup>, with higher developments densities and larger development site sizes<sup>50</sup>.

- 3.62 The EVA also tested a number of Green Belt locations, which resulted in higher levels of financial surplus compared to urban locations. However, it acknowledged that this may be partially offset by increased infrastructure costs. Notwithstanding this the EVA states that many of the Green Belt locations, particularly those within higher value areas have the potential to deliver a comparatively higher range of policy requirements and/or those which are most expensive for developers to provide (e.g. contributions to provide higher levels of affordable housing or to meet Levels 5 and 6 of the Code for Sustainable Homes).
- 3.63 The conclusions of the EVA have informed Section 5 of this report which looks at the contribution each Green Belt location may bring to the delivery of the Core Strategy Strategic Objectives. As part of this assessment attention has been given to the ability of Green Belt locations to deliver “policy” asks such as affordable housing and sustainable building design, having regard to their differing geographical location and size.

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<sup>49</sup> South Huyton, Prescot, Whiston, Cronton and Knowsley Village are identified as “Zone 3” by the EVA. Zone 3 is the highest residential value category within Knowsley.

<sup>50</sup> The EVA tested residential typologies with a development capacity for 10, 25, 50, 100, 250, 500, 1000 and 1500 dwellings.

## 4. Selecting the most sustainable and appropriate locations

### Introduction

- 4.1 The Green Belt Study highlights areas which could be released whilst minimising impact taking account of national Green Belt policy and which have the greatest potential to contribute towards the Borough's development requirements. However, the Study recommends that further work is undertaken to ascertain which of the areas could be most sustainably developed and contribute the most towards the Local Plan's spatial vision and strategic objectives. Therefore, this section of the Technical Report appraises each of the 20 locations highlighted by the Green Belt Study.
- 4.2 Additionally, this Technical Report appraises 4 "alternative" locations suggested by landowners / developers during public consultation on the draft Green Belt Study and Core Strategy "Preferred Options" consultation in 2011. The assessment of these locations is to ensure that the Local Plan process adequately appraises all realistic and viable alternatives, both in relation to alternative spatial strategies (such as following an "urban containment" option) and alternative Green Belt locations.
- 4.3 The assessment within this section of the report also ensures that Knowsley's Local Plan meets the requirements of the NPPF (paragraph 14) in seeking to positively meet identified development needs, whilst minimising the impact on policies within the framework, including Green Belt and sustainability policies.
- 4.4 Further information regarding the appraisal of viable alternatives within the Core Strategy process can be found in the SA/SEA of the Core Strategy<sup>51</sup>.
- 4.5 The locations that have been appraised by this technical report fall within two categories, those recommended by the Green Belt Study and alternative locations put forward for consideration by landowners /developers.
- 4.6 The locations recommended for further consideration by Knowsley's Green Belt Study were:
- Bank Lane, Kirkby - KGBS 1
  - Land at Eastfield Walk, Kirkby - KGBS 2
  - Land at Boundary Lane, to the east of KIP - KGBS 3
  - East of Knowsley Industrial and Business Parks, Kirkby - KGBS 4
  - Land at Pinfold Lane, Knowsley Village - KGBS 5
  - Land at Knowsley Village - KGBS 6
  - Knowsley Lane, Huyton - KGBS 7
  - Land bounded by A58, Prescott - KGBS 8
  - Recreation Ground, Two Butt Lane, Whiston - KGBS 9
  - Carr Lane, Prescott - KGBS 10
  - Kings Business Park, Huyton - KGBS 11

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<sup>51</sup> Knowsley Local Plan: Core Strategy Proposed Submission Document Sustainability Appraisal Report (Urban Vision, 2012)

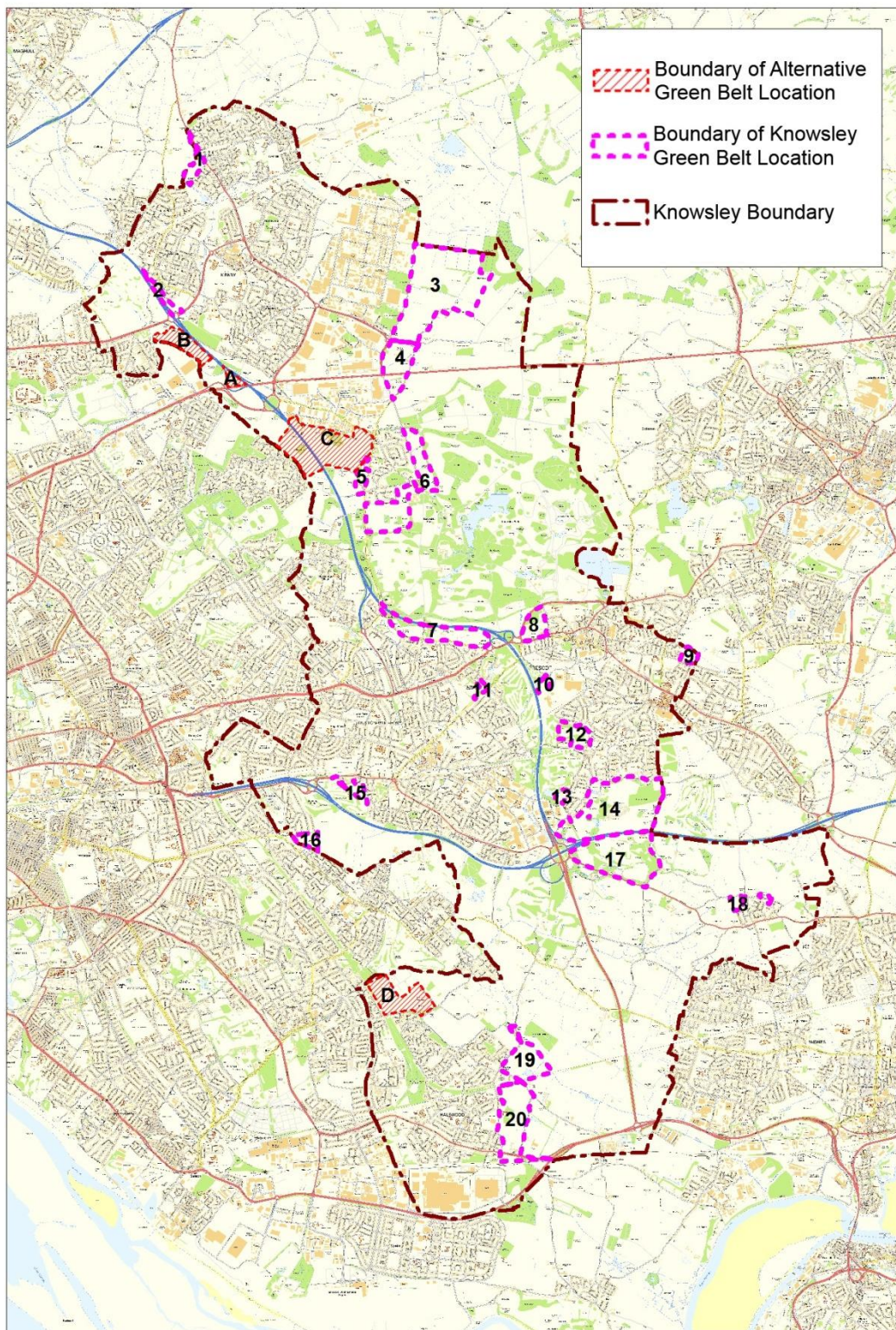
- Stadt Moers Park (north east), Prescot - KGBS 12
- Stadt Moers Park (southern tip), Prescot - KGBS 13
- South of Whiston - KGBS 14
- Bowing Park, Huyton - KGBS 15
- Edenhurst Avenue, Huyton - KGBS 16
- Cronton Colliery (and land south of M62) – KGBS 17
- Land to the north of Cronton Village – KGBS 18
- East of Halewood (north) – KGBS 19
- East of Halewood (south – KGBS 20

4.7 The locations put forward for consideration by landowners / developers during public consultation were:

- Shrog's Farm, East Lancashire Road – Alternative A
- Axis Business Park – Alternative B
- Epicentre, Land adjacent to M57 – Alternative C
- Land at Lydiate Lane, Halewood – Alternative D

4.8 Figure 4.1 illustrates the locations listed above (duplicated at larger scale at Appendix 1).

**Figure 4.1 Green Belt Locations within the Scope of the Green Belt Technical Report**





- 4.9 The assessment of each Green Belt location within the scope of this report was undertaken in two stages. These were:
- **An examination of the findings of the Sustainability Appraisal of Green Belt locations and identification of mitigation measures which may impact on the sustainability performance of each location; and**
  - **An assessment of each location's ability to contribute towards the delivery of the Core Strategy's spatial vision and 9 strategic objectives.**
- 4.10 A conclusion is then drawn in relation to the performance of each location for each stage (1 and 2) of the assessment listed above. The report then summarises the cumulative performance of each location and makes a recommendation for each location's retention within the Green Belt or inclusion in the Core Strategy as a "broad location" for future development.

### **Stage A: Sustainability Appraisal of Green Belt Locations and Mitigation Measures**

- 4.11 In identifying the most sustainable and appropriate locations for release from the Green Belt, the Council has considered the findings SA/SEA of the Green Belt locations. This stage of the SA builds on the appraisal undertaken by the Green Belt Study and undertakes a broader assessment of each location's sustainability. The SA appraised all locations recommended for consideration by the Green Belt Study and alternative locations proposed by landowners/developers. Each location falling within the scope of the study (see list at paragraphs 4.6 and 4.7) was appraised against the 22 sustainability objectives and their associated sub-objectives (these are copied at Appendix 1).
- 4.12 The sustainability objectives are central to the SA process and they provide a consistent measure to describe, assess and compare the sustainability effects of each location. In designing the objectives, consideration has been given to the need for them to be comprehensive, whilst minimising any potential overlap and duplication which could skew results of the appraisal and cause confusion. Each objective is required to be broad in scope given the wide-ranging nature of the Core Strategy and its potential sustainability impacts.
- 4.13 The appraisal considered the scale and type of impact each location would have on each SA objective. It also split the predicted impact by short term (0-5 years), medium (5-10 years), and long-term (10+ years). Additionally, the SA highlighted the permanence of the impact, any key secondary and/or synergistic impacts and options for mitigation measures.
- 4.14 The SA process concluded that the potential development of each of the locations could have a mix of positive and negative impacts on a range of objectives.

- 4.15 The appraisal scored each location reflecting its impact on each objective in the absence of identified mitigation measures. A summary of the SA findings in relation to each of the Green Belt locations is illustrated by the sustainability appraisal matrix<sup>52</sup>.
- 4.16 The SA process highlighted a number of opportunities to mitigate the potential negative impacts associated with each location. Where the appraisal concluded that development of a location could have a negative impact on a sustainability objective, it identified potential measures that could help mitigate and reduce this negative impact. The SA also suggested measures it considered to have the potential to enhance an already positive impact. Many of the recommended measures are applicable to several different locations.
- 4.17 Table A3.1 within Appendix 3 assigns a reference number to each mitigation measure suggested by the SA process and outlines a short summary of the measure. The table also highlights where appropriate planning policies and/or development management measures are available to mitigate the potential impacts associated with the development of the Green Belt locations. Many of these measures are derived from section 4.7 of the SA/SEA of Green Belt locations, although some of the supplementary recommendations listed in the site appraisal sheets<sup>53</sup> have also been drawn into this section. These include, for example, detailed recommendations for the protection of historic, ecological and outdoor sporting assets.
- 4.18 Table A3.1 demonstrates that there are a number of mitigation measures which can be applied as a result of existing UDP and/or emerging Local Plan policies. Additionally, the table highlights a number of Supplementary Planning Documents which add further detail to Local Plan policies and thus aid their delivery and the level of mitigation applied to a particular location.
- 4.19 A further group of mitigation measures have been identified which have the potential to be delivered by the master planning and/or site design process. The requirement for the comprehensive master planning of Green Belt broad locations is outlined within Policy CS 5: Green Belt. Therefore, it is suitable to include such mitigation measures within Table A3.1.
- 4.20 Other mitigation measures which were not identified by the SA/SEA, but are likely to be considered as part of the planning / development process, include requirements for on-site infrastructure such as public amenities and services within larger sites. As the scope for these types of infrastructure will not be known until the land allocation and planning application stage, it is not appropriate to include these within the assessment at this stage. However, it should be noted that any such provision is likely to have a positive impact on the applicable Green Belt locations.
- 4.21 In order to identify which of the mitigation measures apply to the performance of each Green Belt location, the location appraisal sheets within the SA and

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<sup>52</sup> This document is available at Appendix 12 of the SA of Green Belt Broad Locations for Development

<sup>53</sup> see Appendices 3, 5, 7, 9 and 11 of the SA of Green Belt Locations (Urban Vision, 2012)

KGB Study were reviewed. The results of this analysis can also be found in Table A3.1.

- 4.22 Table A3.1 demonstrates that the mitigation measures are generally related to the environmental SA objectives (E1–11), where the majority of the negative scores can be found. A limited amount of mitigation measures were applicable to the social (S1-S8) and economic (EC1-EC3) SA objectives. Furthermore, mitigation measures that were applicable to economic objectives were only apparent where the location had the potential to include employment uses. Similarly, mitigation measures associated with social objectives (particularly S1) were generally attributable to locations suitable for residential development.
- 4.23 In summary the SA mitigation measures may have the following key implications for the sustainability performance of the Green Belt locations:
- The negative impacts associated with the development of locations, which may be prone to, or adjacent to areas of flood risk, can be mitigated via application of national policies and existing and/or emerging local planning policies. Additionally, the exclusion of areas of flood risk from the developable area is also likely to reduce any detrimental impact associated with this objective (E3). This applies to KGB1: Bank Lane Kirkby, KGB17: Edenhurst Avenue and KGB20: Land East of Halewood (north).
  - The development of locations which include outdoor sporting assets may have the ability to mitigate the potential negative impact by retaining the assets or via the delivery of alternative provision elsewhere. For example KGB7: Knowsley Lane and KGB8: Land Bound by A58 and KGB14: South Whiston (east).
  - A limited number of locations are wholly within a sporting use. In these cases, if development were to proceed, mitigation may only be possible via delivery of alternative replacement provision elsewhere. If this does not occur, the development of these locations would have a detrimental impact on the performance of these locations on one or more of the related SA objectives. This applies to KGB9: Two Butt Lane Whiston and KGB 19: Land at Cronton Village.
  - The development of locations which contain Local Wildlife Sites is likely to have a detrimental impact on performance against environmental SA objectives. In a number of cases it is assumed that ecological assets will be protected and maintained as part of a development. This situation applies to KGB1 Bank Lane Kirkby, KGB15 Bowring Park, KGB14 South Whiston (east), KGB16 South Whiston (west) and KGB18: Cronton Colliery.
  - A limited number of locations are wholly designated as a Local Wildlife Site and/or Priority Habitat. The development of these locations is likely to have an adverse impact on environmental SA objectives. The scope for mitigating this impact and the degree to which this loss may be offset with positive social or economic aspects on the site will be investigated in a latter section of this report. This situation applies to KGB15 Bowring Park.
  - A range of locations either partially contain or are wholly covered by urban greenspace and/or POS designations. Where a location is partially

covered, mitigation and/or retention of the asset may be possible. This situation applies to KGB7 Land at Knowsley Lane and KGB17 Edenhurst Avenue.

- Additionally, a number of locations are wholly covered by urban greenspace/or POS designations. These locations will need to demonstrate other attributes, which outweigh the potentially negative implications of the loss of greenspace. This situation applies to KGB12 Stadt Moers Park (north east), KGB13 Stadt Moers Park (southern tip), KGB15 Bowring Park and KGB17 Edenhurst Avenue.
- The development of a number of locations will result in the loss of agricultural land which cannot be mitigated, other than by making efficient use of alternative development sites to ensure that the need for further agricultural land is minimised. This is a particular issue for KGB3: Boundary Lane, Kirkby which is identified as being within an area designated as Grade 1 agricultural land.
- All of the locations, excluding those which are currently in a poor condition or are derelict, are likely to have a negative impact on SA objective E1 which relates to the protection of local character, landscape and the countryside. In some instances, this negative impact may be mitigated by effective implementation of Core Strategy policies requiring master planning and high quality urban design. Additionally, the use of existing physical barriers may minimise the negative impact on the remaining Green Belt by physically and visually containing new development.
- Additionally, the SA recognises that some of the locations may have a negative impact on objective E1 as they are located within an Essential Gap (as identified by the Green Belt Study). This situation applies to Alternative locations A, B C and D. A latter section of this report will identify whether this negative attribute of the locations be effectively offset by other aspects of the location.

4.24 At this stage of the planning process (i.e. prior to the land allocation and planning application stage) there are difficulties identifying the scale of the “positive” impact each mitigation measure may have on the performance of a particular location. This is because there is likely be more than one factor influencing a site’s performance against an SA objective. Therefore, when viewed cumulatively with other sustainability factors each mitigation measure is likely to have a varied impact on the performance of each location. Therefore, it is not feasible to determine the effect of the mitigation measures within the scope of this report. As a result, the analysis within the SA matrix does not seek to amend the scoring outlined by the Sustainability Appraisal.

4.25 A further SA report<sup>54</sup> has been undertaken to support the Core Strategy Proposed Submission version, this stage of the SA process outlines further information relating to the sustainability performance of the Core Strategy and its constituent polices.

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<sup>54</sup> Knowsley Local Plan: Core Strategy Proposed Submission Document Sustainability Appraisal Report (Urban Vision, 2012)

## **Stage A Conclusion: Sustainability Appraisal of Green Belt Locations and Mitigation Measures**

- 4.26 At this stage of the assessment, it is apparent that the overall sustainability performance of each location varies due to a range of economic, social and environmental factors. Additionally, this report has identified a number of mitigation measures which have the potential to improve the sustainability performance of each location appraised by this report.
- 4.27 It is also apparent that some locations, in sustainability terms, perform more poorly when compared to others. Although in some cases there is a clear disparity between the locations, it would not be beneficial to exclude poorly performing locations at this stage of the report without taking into account the potential benefits some of the locations may bring to the delivery of the Core Strategy Strategic Objectives. In some cases, these benefits may outweigh the potential harm the development of some locations may cause.
- 4.28 A matrix summarising this stage of the assessment for each Green Belt location can be found at Appendix 4.

## **Stage B: Assessment of Green Belt Locations against the Strategic Objectives set out in Knowsley's Core Strategy Publication Version**

### **Introduction**

- 4.29 At this stage of the assessment, each of the Green Belt locations within the scope of this report are assessed in relation to the "Strategic Objectives" (SOs) of the Core Strategy Submission Version. The Strategic Objectives support delivery of the Core Strategy's spatial vision for the Borough in 2028. They also guide new development and regeneration, while identifying the key priorities that relate to the use of land, including promoting regeneration, protecting Knowsley's natural and historic environments and meeting the needs of the Borough's vulnerable communities. The objectives will be delivered by policies within the Core Strategy, other elements of the Local Plan and other local planning policy documents.
- 4.30 This stage of the assessment identifies any links and associated positive or negative impacts between the development of each Green Belt location and delivery of the 9 Strategic Objectives of the Core Strategy.
- 4.31 In assessing the ability of each Green Belt location to contribute to the delivery of the Strategic Objectives, the appraisal focuses on any key attributes a location may demonstrate which could affect the delivery of an objective. The attributes have been identified through a GIS mapping assessment, review of other evidence base documents (specifically the Green Belt Study) and evidence gathered at Stage A.
- 4.32 The attributes are listed in relation to each of the 9 Strategic Objectives below:

### **1. Sustainable Economic and Employment Growth**

- Areas capable of delivering employment land which is attractive to the market and well located in relation to existing infrastructure, which is complementary to that within the Borough and the wider City Region.
- 2. Well- Balanced Housing Market**
    - a. Areas capable of re-balancing the local housing market, via delivery of appropriate housing types, including affordable and market housing where appropriate.
  - 3. Regenerate and Transform**
    - a. Areas capable of increasing the attractiveness of the Borough and support delivery of the Borough's identified "Principal Regeneration Areas".
    - b. Areas that may deliver new homes or employment opportunities, particularly within the most deprived areas of the Borough.
  - 4. Distinctive, Viable and Sustainable Town Centres**
    - a. Areas capable of supporting the viability and vitality of existing town, district and local centres (as appropriate).
  - 5. Quality of Place**
    - a. Areas capable of increasing the attractiveness of the Borough, via the re-development of derelict sites.
    - b. Areas that may contribute to the delivery of a "Principal Regeneration Area".
    - c. Areas within prominent "gateway" locations capable of improving the image of the local area and/or Borough.
    - d. The ability of areas to protect and enhance of the Borough's historic and recreational assets (This will be considered using the results of the Stage 2 and Stage 3b assessments of the Green Belt Study).
  - 6. Sustainable Transport**
    - a. Areas that are contiguous with the existing urban area of Knowsley's townships.
    - b. Areas that may promote the provision of walking and cycling.
    - c. Areas that are accessible to existing amenities, services and other criteria assessed at Stage 3b of the Green Belt Study.
  - 7. Managing Environmental Resources**
    - a. Areas that would minimise the loss of "best and most versatile" agricultural land, with particular regard given to the protection of land which is Grade 1 "excellent".
    - b. Areas that utilise Previously Developed Land (PDL) where possible.
    - c. The ability of areas to contribute to the delivery of an identified "Priority Zone" for renewable and low carbon energy.
    - d. The ability of areas to protect and enhance natural assets, including Local Wildlife Sites and Local Geological Sites.
  - 8. Green Infrastructure and Rural Areas**

- a. Areas capable of protecting and enhancing the existing Green Infrastructure network, including Priority Habitats, Local Wildlife and Geological Sites, and “strategic green links” identified within Policy CS8.
- b. Areas that maintain, and where possible enhance the character of rural settlements.

#### **9. Promoting Health and Wellbeing in Knowsley**

- a. Areas within 1km of a health centre or GP facility.
- b. Areas with potential noise issues from un-neighbourly uses (e.g. road/rail infrastructure).
- c. Areas adjacent to factories or heavy industries.
- d. Areas within 800m of a publically accessible green space.
- e. Areas within 2.4km of outdoor sports provision.
- f. Areas within 800m of a leisure centre.
- g. Areas within 800m or containing a cycle route or public right of way.
- h. Areas which if developed would cause the lost of a sporting / recreation asset.

- 4.31 A full list of the nine Strategic Objectives within the Core Strategy along with a short description can be found at Appendix 5.
- 4.32 The assessment firstly consists of a commentary stating how development within each Green Belt location a may impact on the delivery of each CS Strategic Objective in the context of the key characteristics listed at paragraph 4.30. The commentary for each objective is then summarised with an overall “score”.
- 4.33 The overall score for the performance of each location against each of the 9 Strategic Objectives adheres to the levels shown in Table 4.1.

**Table 4.1 Appraisal Against Core Strategy Strategic Objectives - Scoring System**

<b>Score</b>	<b>Explanation</b>
<b>Major Positive</b>	Release of this area could lead to an important opportunity, or series of opportunities to benefit delivery of the SO
<b>Minor Positive</b>	Release of this area could lead to a small-scale opportunity to benefit delivery of the SO
<b>Neutral</b>	Release of this area is unlikely to have a significant positive or negative effect on delivery of the SO
<b>Minor Negative</b>	Release of this area could lead to small-scale negative effect on the delivery of the SO
<b>Major Negative</b>	Release of this area could lead to a major negative, or series of small-scale negative effects on the delivery of the SO

Source: Knowsley MBC, 2012

- 4.44 This stage of the assessment also includes an overall conclusion which provides an overview of the balance, or mixture of impacts for each objective. The conclusion in relation to each location is listed below in Table 4.2.



**Table 4.2 Findings of Assessment at Stage B: Assessment Against Core Strategy Strategic Objectives**

<b>Location</b>	<b>Conclusion for Stage B: Assessment Against Core Strategy Strategic Objectives</b>
KGBS 1: Bank Lane, Kirkby	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives, particularly in relation to supporting nearby regeneration at Tower Hill, Kirkby. Other positives are in relation to the delivery of new residential development and improving the quality of place due to the re-use of previously developed land. There are minor negatives in relation to environment resources and the management of Green Infrastructure.
KGBS 2: Land at Eastfield Walk, Kirkby	Likely to have a “neutral” impact on the delivery of the majority of the Strategic Objectives, as the location is unlikely to make a significant contribution toward housing, employment or regeneration priorities. There are also negatives in relation environment resources and Green Infrastructure.
KGBS 3: Land at Boundary Lane, to the east of Knowsley Industrial Estate	Likely to have a “negative” impact on the delivery of the majority of the Strategic Objectives, particularly in relation to sustainable economic development and assisting nearby regeneration at Knowsley Industrial and Business Parks. There are minor negatives in relation to managing environmental resources and Green Infrastructure, supporting town centres and improving the quality of place.
KGBS 4: East of Knowsley Industrial and Business Parks	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives, particularly in relation to delivering new economic development and aiding nearby regeneration at Knowsley Industrial Park. The location is unlikely to have a significant effect on the objectives associated with the delivery of new housing, sustainable transport and Green Infrastructure.
KGBS 5: Land at Pinfold Lane, Knowsley Village	Likely to have a mixed impact on the delivery of the Strategic Objectives. Small-scale positive contributions may be made by supporting housing delivery and supporting sustainable local centres. However, there are significant “negative” impacts in relation

	to delivery of Green Infrastructure and improving the quality of urban environment in Knowsley Village.
KGBS 6: Land at Knowsley Village	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives, including in relation to supporting sustainable local centres, housing delivery, regeneration and sustainable transport and delivering new economic development. However, there are minor negatives in relation to improving the quality of place, management of environmental resources and delivery of Green Infrastructure.
KGBS 7: Knowsley Lane, Huyton	Likely to have a significant “positive” impact on the delivery of the majority of the Strategic Objectives, particularly in relation to delivering new economic development, balancing the housing market, supporting sustainable town centres and aiding nearby regeneration at North Huyton and Stockbridge Village. Additionally, there are minor positives in relation to improving the quality of place and delivering sustainable transport. However, there is also potential for a likely small-scale negative impact in relation to the loss of agricultural land.
KGBS 8: Land bounded by A58, Prescott	Likely to a “positive” or “neutral” impact on delivery of the majority of the Strategic Objectives. The positive impacts are associated with delivering new residential development and assisting urban regeneration. However, there is potential negative impact in relation to the loss of agricultural land.
KGBS 9: Recreation Ground, Two Butt Lane, Whiston	Likely to have a “neutral” impact on delivery of the majority of the Strategic Objectives, largely due to the small capacity of the area and location on the periphery of the Borough which impact the sustainability of the location due to the lack of access to existing facilities and service provision. Development would almost certainly result in the loss of a recreation asset; therefore it is likely to have a significant detrimental impact on the quality of place within Whiston and health and wellbeing.
KGBS 10: Carr Lane, Prescott	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives, largely due to the delivery of new economic development and aiding nearby regeneration at South Prescott Principal Regeneration Area (PRA). However, there are

	potential small-scale negative impacts in relation to the Green Infrastructure network, specifically the “Whiston to Cronton Corridor”, and the management of environmental resources.
KGBS 11: Land to the south of Kings Business Park and bounded by Huyton Lane, Huyton	Likely to have a “neutral” impact on the delivery of the majority of the Strategic Objectives, which is largely due to the small capacity of the area and location which has poor links with surrounding development. The area may assist in the delivery of sustainable transport and contribute towards health and wellbeing objectives. The area does not assist in the delivery of any other objectives.
KGBS 12: Stadt Moers Park (north east), Prescott	Likely to have a mixed impact on the delivery of the majority of the Strategic Objectives, including a positive impact on the delivery of new housing and supporting Town and District Centres. However, the development of this location would almost certainly result in the partial loss of a recreation asset (Stadt Moers Park) and have a negative impact on the Green Infrastructure network. Additionally, there is likely to be a significant negative impact on health and wellbeing objectives due to the loss of the recreation asset.
KGBS 13: Stadt Moers Park (southern tip), Prescott	Likely to have a “neutral” or “negative” impact on the delivery of the majority of the Strategic Objectives. This is largely due to the small capacity of the area and its location within a Borough Park which is also highlighted as a strategic green link within the Green Infrastructure network. Additionally, there is likely to be a significant negative impact on health and wellbeing objectives due to the loss of the recreation asset.
KGBS 14: South of Whiston	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives, largely due to the positive impact the area has in delivering new residential development. However, there is also the potential for negative impacts in relation to environmental resources, primarily the loss of agricultural land and potential impacts on nearby ecological sites.
KGBS 15: Bowring Park, Huyton	Likely to have a “neutral” impact on the delivery of the majority of the Strategic Objectives, largely due to limited capacity of the area. However, there is likely to be a

	significant negative impact on promoting quality of place, due to the proximity of the area to a recreation asset (Golf Course), the likely adverse impact on the character of Roby Conservation and impact on health / wellbeing objectives.
KGBS 16: Edenhurst Avenue, Huyton	Likely to have a “positive” or “neutral” impact on the delivery of the majority of the Strategic Objectives. The neutral impacts are largely associated with the area’s relatively small capacity, with positive impacts in relation to the re-use of previously developed land and resultant positive impact on the quality of the local environment.
KGBS 17: Cronton Colliery (and land south of M62)	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives. The positive impacts are largely associated with sustainable economic growth, regeneration and improvements to the quality of place due to the potential re-use of previously development land. Potential negative impacts have also been highlighted in relation to environmental resources, primarily the loss of agricultural land, the potential impacts on nearby ecological sites and the Green Infrastructure network (Whiston to Cronton Corridor).
KGBS 18: Land to the north of Cronton Village	Likely to have a “negative” impact on the delivery of the majority of the Strategic Objectives, largely due to the small capacity of the area and its location adjacent to a rural settlement and Conservation Area which is likely to have an adverse impact on the quality of the local environment.
KGBS 19: East of Halewood (north)	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives. The positive impacts are largely associated with housing delivery, regeneration and supporting the viability of service provision in Ravenscourt District Centre. Potential negative impacts have also been highlighted in relation to environmental resources, primarily due to the loss of agricultural land and potential impacts on nearby ecological sites.
KGBS 20: East of Halewood (south)	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives. The positive impacts are largely associated with housing delivery, balancing Halewood’s housing market and supporting the viability of service provision

	in Ravenscourt District Centre. Potential negative impacts have also been highlighted in relation to environmental resources, primarily the loss of agricultural land and the potential impacts on nearby ecological sites.
Alternative A: Shrog's Farm, East Lancs Road	Likely to have a "neutral" impact on the delivery of the majority of the Strategic Objectives. This is largely due to the limited development capacity of the location and its isolated location which is not contiguous with the existing urban area or employment areas. There are also likely to be minor negative impacts associated with Green Infrastructure and the management of environmental resources. This is due to the location falling within one of the "strategic green links" and being adjacent to ecological sites.
Alternative B: Axis Business Park	Likely to have a "neutral" impact on the delivery of the majority of the Strategic Objectives. This is largely due to the location's isolated position which is not contiguous with the existing urban area or employment areas
Alternative C: Epicentre, Land adjacent to M57	Likely to have a mixed impact on the delivery of the Strategic Objectives. Small-scale positive contributions may be made by supporting economic development and supporting sustainable town centres. However, there is likely to be a significant negative impact on the delivery of Green Infrastructure due to the location's position within a "strategic green link".
Alternative D: Land at Lydiate Lane	Likely to have a mixed impact on the delivery of the Strategic Objectives. There is likely to be a significant positive impact associated with the delivery of new housing, with smaller scale positives associated with regeneration and the delivery of sustainable transport. However, the location is likely to have a "neutral" impact on a number of objectives including, sustainable economic growth, enhancing the quality of place, supporting Green Infrastructure and promoting health and wellbeing. There is likely to be a small scale negative impact associated with supporting town centres due to the location's distance from existing retail provision within Halewood. Additionally, there may be a negative impact on environmental objectives due to the loss of agricultural land and the potential impact on nearby ecological assets.

## **Stage B: Conclusion: Assessment against Core Strategy Strategic Objectives**

- 4.45 Although it is clear that each of the locations have the potential to perform differently when compared to each of the Strategic Objectives within the Core Strategy, it is not beneficial to exclude any of the Green Belt locations solely due to this part of the assessment. This is because some of the negative impacts highlighted by the assessment at Stage B may be outweighed by the potential sustainability benefits of the location discussed at Stage A and vice versa.
- 4.46 Additionally, there is a need to consider the findings of the Green Belt Study, specifically in relation to how the release of each location may affect the role and function of the Green Belt and the robustness of any future Green Belt boundary. This is critically important for the 4 “alternative” Green Belt locations put forward for consideration by developers/landowners as these locations were previously discounted by the Green Belt Study due to the adverse impact their release would have on the integrity of the Green Belt.
- 4.47 Therefore, the next stage of this technical report will assess which of the locations, on balance, taking account of both stages of the assessment and the findings of the Green Belt Study are the most appropriate and sustainable locations for inclusion in the Core Strategy.

## **Assessments at Stage A and B – Overall Conclusion**

- 4.48 In order to identify which locations should be included in the Core Strategy, this report now looks at the overall balance between the earlier assessments. This overall conclusion takes into account the performance of each location against the SA objectives and the potential mitigation measures which could improve the performance of each location (Stage A). Additionally, this section looks at the contribution each of the locations could make towards the delivery of the Core Strategy’s Strategic Objectives (Stage B).
- 4.49 In drawing an overall conclusion for each location attention has been paid to any significant negative sustainability impacts which are unlikely to be mitigated against and/or outweighed by any positive attributes of a location. Additionally, weight is attributed to negative sustainability impacts, which based on existing available evidence, cannot be militated against. For example, this includes where the development of a location would result in the loss of a recreation asset in the absence of any alternative replacement provision being available.
- 4.50 Finally, the conclusion draws upon the findings of the Green Belt Study in relation to two areas:
- The strength and degree of permanence of a potential new Green Belt boundary; and
  - The degree to which each location is compatible with the principles of national Green Belt policy.

4.51 The overall conclusion in relation to each Green Belt location is listed in Table 4.3 below:

**Table 4.3 Overall Conclusions for each Green Belt Location**

Location	Overall Conclusion for each Green Belt Location
KGBS 1: Bank Lane, Kirkby	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned along Simonswood Brook which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a wide range of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. It is also apparent from the assessment that there are no significant negative impacts associated with the potential release of this location. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
KGBS 2: Land at Eastfield Walk, Kirkby	<p>The Green Belt Study concluded that the release of this location would not undermine the principles of national Green Belt policy. Although the location is within an essential gap, its small size and physically contained nature would allow development to take place within the location without undermining the remainder of the gap. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure (M57) which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a number of the SA objectives, however none of these were deemed to be significant in scale. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 8 of the SA objectives. It is also apparent from the SA that there are no significant negative impacts associated with the potential release of this location. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>



<p>KGBS 3: Land at Boundary Lane, to the east of Knowsley Industrial Estate</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with some of the principles of national Green Belt policy. However, the Study was not able to identify a new Green Belt boundary which would be robust and defensible. This is due to a lack of physical features or barriers within the location. The Sustainability Appraisal (SA) concluded that the development of this location would have a negative impact on a range of the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 14 of the SA objectives. However, there are significant negative impacts associated with landscape quality, Green Infrastructure, agricultural land and climate change which cannot be mitigated against if this location was developed. The assessment of this location against the Strategic Objectives concludes that there will be a negative impact on a range of the objectives. This is primarily due to the likely adverse impact the development of this location would have on nearby regeneration priorities and the negative environmental implications of developing this location. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>KGBS 4: East of Knowsley Industrial and Business Parks</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a wide range of the SA objectives, specifically those associated with regeneration and economic development. This is due to the potential for the location to make a significant contribution towards the regeneration of Knowsley Industrial and Business Parks and delivery of decentralised energy within the Parks. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 14 of the SA objectives. It is also apparent from the assessment that there are no significant negative impacts associated with the potential release of this location. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>

<p>KGBS 5: Land at Pinfold Lane, Knowsley Village</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study was able to identify a new Green Belt boundary which would be aligned to the extent of Knowsley Village Conservation Area which would physically contain any development with existing development and woodland area. This would result in a robust and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a mixed impact on the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. However, there is likely to be a significant negative impact associated with the protection of historic assets which cannot be mitigated against if this location was developed. The assessment of this location against the Strategic Objectives concludes that there will be a negative impact on a range of the objectives. This is primarily due to the likely adverse impact the development of this existing area of open space would have on the historic assets, rural character and setting of Knowsley Village Conservation Area (CA) which are highlighted by the CA appraisal as key attributes of the village. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>KGBS 6: Land at Knowsley Village</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the extent of Knowsley Hall Estate (which is designated as a Historic Park and Garden and LWS). The policy protection and the boundary wall for the estate would limit further encroachment into the Green Belt and form a robust physical barrier which is clear and defensible. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a number of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 12 of the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in relation to local character, ecological assets (Priority Habitat), Green Infrastructure, air quality and sustainable transport. Whilst, there is an additional negative impact associated with the loss of agricultural land, which is due in part to the location's significant size, this is counterbalanced by the significant positive social and economic benefits associated with this location. Many of the locations identified by the Green Belt Study are identified as agricultural land therefore</p>

	<p>there is likely to be a negative impact in this context for many locations. However, this negative needs to be considered on balance with the significant social and economic benefits in releasing this location. In relation to this location, it is considered these benefits outweigh the loss of agricultural land and potential harm to ecological assets (Priority Habitat). Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release. However, due to the constrained nature of this location (i.e. it has relatively poor accessibility to some key services and amenities, contains a Priority Habitat (woodland), and it is partly identified as Grade 2 agricultural land) it is deemed appropriate to "safeguard" this location for development beyond the Core Strategy plan period (i.e. post 2028).</p>
<p>KGBS 7: Knowsley Lane, Huyton</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure (M57) which is a robust physical barrier. This would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a wide range of SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 15 of the SA objectives. Whilst there is a significant negative impact associated with the loss of agricultural land, which is due in part to the location's significant size, this is counterbalanced by the significant positive social and economic benefits associated with this location. Many of the locations identified by the Green Belt Study are identified as agricultural land therefore there is likely to be a negative impact in this context for many locations. However, this negative impact needs to be considered on balance with the significant social and economic benefits in releasing this location. In relation to this location, it is considered these benefits outweigh the loss of agricultural land. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
<p>KGBS 8: Land bounded by A58, Prescot</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the A58 "Prescot by-pass" which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a range of the SA objectives, particularly those associated with meeting housing needs and providing</p>

	<p>good quality housing. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. It is also apparent from the assessment that there are no significant negative impacts associated with the potential release of this location. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
<p>KGBS 9: Recreation Ground, Two Butt Lane, Whiston</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to "round off" the existing built up area, which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, however none of these were deemed to be significant in scale. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 8 of the SA objectives. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with a significant negative impact in relation to quality of place and health and wellbeing. This negative impact is associated with the loss of a recreation asset which would be unavoidable if this location was developed. Furthermore, the loss of a recreation asset (playing field) will have a negative impact, although it may be possible to mitigate this loss there is no evidence to suggest this is currently possible. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>KGBS 10: Carr Lane, Prescot</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the M57 and a woodland/ water body (LWS) which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a wide range of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 12 of the SA objectives. It is also apparent from the assessment</p>

	<p>that there are no significant negative impacts associated with the potential release of this location. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
<p>KGBS 11: Land to the south of Kings Business Park and bounded by Huyton Lane, Huyton</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the extent of Kings Business Park, which is marked by a tree line / landscaping. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, however none of these were deemed to be significant in scale. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 7 of the SA objectives. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>KGBS 12: Stadt Moers Park (north east), Prescot</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the majority of the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to "round off" the existing urban area without encroaching or undermining an "essential gap". However, a new robust Green Belt boundary could not be identified due to a lack of physical features or barriers within the location. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. The report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in a number of areas. However, there are significant negative impacts associated with landscape quality and Green Infrastructure which cannot be mitigated against. These are associated with the loss of a significant proportion of recreation asset (Stadt Moers Park) which is identified as a Borough Park. The assessment of this location against the Strategic Objectives concludes that there will be a mixed impact. However, the potential loss of part of the Borough Park will have a significant negative impact in relation to the quality of</p>

	<p>place, health and wellbeing and Green Infrastructure objectives. Again, these negative impacts will be unavoidable if this location was developed. Furthermore, the loss of a recreation asset (Borough Park) will have a negative impact which cannot be mitigated. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>KGBS 13: Stadt Moers Park (southern tip), Prescot</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the extent of a LWS (woodland and water body) without encroaching or undermining an "essential gap". The new Green Belt boundary would be robust due to the level of policy protection afforded to the ecological asset and it would physically contain the urban area. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. The report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in a number of areas. However, there are significant negative impacts associated with landscape quality and Green Infrastructure which cannot be mitigated against. These are associated with the loss of a significant proportion of a recreation asset (Stadt Moers Park) which is identified as a Borough Park. The assessment of this location against the Strategic Objectives concludes that there will be a mixed impact. However, the potential loss of part of the Borough Park will have a significant negative impact in relation to the quality of place, health and wellbeing, and Green Infrastructure objectives. These negative impacts will be unavoidable if this location was developed. Furthermore, the loss of part of the Borough Park will have a negative impact which cannot be mitigated. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>KGBS 14: South of</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned</p>

Whiston	<p>to follow existing highway infrastructure (Fox's Bank Lane and M62) which are robust physical barriers. Subject to the inclusion of land at Cronton Colliery, the Green Belt boundary could be re-aligned further south to encompass KGBS 17. Either scenario would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on significant number of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 10 of the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in relation to flood risk and ecological assets. However, there is an additional negative impact associated with the loss of agricultural land, which is due in part to the location's significant size. However, this is counterbalanced by the significant positive social and economic benefits associated with this location. Many of the locations identified by the Green Belt Study are identified as agricultural land therefore there is likely to be a negative impact in this context for many locations. However, this negative impact needs to be considered on balance with the significant social and economic benefits in releasing this location. Many of these benefits are given further weight due to the findings of the Council's Economic Viability Assessment (EVA), which identified a significant development surplus for locations of this nature (i.e. large scale [circa 2,000 dwelling capacity], greenfield, Green Belt urban extensions within attractive development locations). Therefore, there is a high degree of certainty that "policy asks" such as affordable housing, good quality urban design and sustainable building design could be delivered in this location. Furthermore, there may be additional cumulative benefits if land to the south (KGBS 17: Cronton Colliery and adjacent land) is also released. In relation to this location, it is considered these benefits outweigh the loss of agricultural land. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
KGBS 15: Bowring Park, Huyton	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to "round off" the existing urban area without encroaching or undermining an "essential gap". However, a new robust Green Belt boundary could not be identified due to a lack of physical features or barriers within the location. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, however none of these were deemed to be significant in scale. This Technical Report notes that mitigation measures associated with the application of local planning</p>

	<p>policies through the development process could have a further positive impact in relation to 9 of the SA objectives. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with a significant negative impact in relation to quality of place and health and wellbeing. This negative impact is associated with the loss of part of a recreation asset which would be unavoidable if this location was developed. Furthermore, the loss of part of a recreation asset (golf course) will have a negative impact which cannot be mitigated. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>KGBS 16: Edenhurst Avenue, Huyton</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the existing building line of development at Bowring Park estate to the north of the location and the extent of the former recreation facility which is delineated by an existing tree line. This would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative impacts in relation to flood risk and ecological assets. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
<p>KGBS 17: Cronton Colliery (and land south of M62)</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure (Fox's Bank Lane and A5080) which are robust physical barriers. This would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a number of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 14 of</p>



	<p>the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in relation to flood risk, ecological assets and sustainable transport. There are also significant positive social and economic benefits associated with this location. Furthermore, there may be additional cumulative benefits if land to the north (KGBS 14: South of Whiston) is also released. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
KGBS 18: Land to the north of Cronton Village	<p>The Green Belt Study concluded that the release of this location would be compatible with some of the principles of national Green Belt policy. The Study was unable to identify a new Green Belt boundary which would be clear and defensible; this is due to a lack of physical features which would physically contain any development within the location. The Sustainability Appraisal (SA) concluded that the development of this location would have a mixed impact on the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 11 of the SA objectives. However, there is likely to be a significant negative impact associated with the protection of historic assets which cannot be mitigated against if this location was developed. The assessment of this location against the Strategic Objectives concludes that there will be a negative impact on a range of the objectives. This is primarily due to the likely adverse impact the development of this location would have on the character and setting of Town End Conservation Area within Cronton Village. The assessment also identified a negative impact associated with the loss of a recreation asset (playing field) which would be unavoidable and could not be mitigated if this location was developed. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
KGBS 19: East of Halewood (north)	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow Ditton Brook which is a clear physical barrier. Additionally, the brook is subject to flood risk therefore there is likely to be a significant area of land between the extent of the future built up area and the brook which will be undevelopable and be used to incorporate landscaping / SuDS. This is likely to further reinforce the permanence of the Green Belt boundary in this location. The Sustainability Appraisal (SA)</p>

	<p>concluded that the development of this location would have a relatively mixed impact on the SA objectives. However, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in relation to flood risk. This report also notes that there may be additional cumulative benefits if land to the south (KGBS 120: East of Halewood (south)) is also released. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
<p>KGBS 20: East of Halewood (south)</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure (Lower Road, Finch Lane and Higher Road) which are robust physical barriers. This would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 11 of the SA objectives. Many of the benefits associated with this location are given further weight due to the findings of the Council's Economic Viability Assessment (EVA), which identified a significant development surplus for locations of this nature (i.e. large scale [circa 1,000 dwellings when viewed cumulatively with land to the north], greenfield, Green Belt urban extensions within attractive development locations). Therefore, there is a high degree of certainty that "policy asks" such as affordable housing, good quality urban design and sustainable building design could be delivered in this location. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in relation to landscape character and air quality. However, there is a significant negative impact associated with the loss of agricultural land, which is due in part to the location's significant size. This is counterbalanced by the significant positive social and economic benefits associated with this location. Furthermore, there may be additional cumulative benefits if land to the north (KGBS 19: East of Halewood (north)) is also released. Many of the locations identified by the Green Belt Study are identified as agricultural land therefore there is likely to be a negative impact in this context for many locations. However, this negative impact needs to be considered on balance with the significant social and economic benefits in releasing this location. In relation to this location, it is considered these benefits</p>

	<p>outweigh the loss of agricultural land. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
<p>Alternative A: Shrog's Farm, East Lancs Road</p>	<p>The Green Belt Study concluded that the release of this location would not be compatible with the principles of national Green Belt policy due to the detrimental impact development within this location would have on an "essential gap" between two settlements. If development were permitted in this location, it would result in an isolated pocket of development which would not be contiguous with the existing urban area. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, however there is likely to be a significant negative impact in relation to managing flood risk. This is due to the vast majority of the location falling within Flood Zone 2. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have an additional positive impact in relation to 10 of the SA objectives. However, there is still likely to be negative impact associated with the development of this location due to the severity of the flood risk issue. Therefore for development to proceed in this location application of the Sequential Test would be required. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with negative impacts in relation to Green Infrastructure and the management of environmental resources. These negative impacts are associated with the flood risk issue and due to the location falling within a "strategic green link" within the Borough's Green Infrastructure network. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Additionally, the Council's Transport Feasibility Study notes that the site has significant limitations in terms of highway access, which may result in significant highway improvements being required prior to the site being brought forward. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>Alternative B: Axis Business Park</p>	<p>The Green Belt Study concluded that the release of this location would not be compatible with the principles of national Green Belt policy due to the detrimental impact development within this location would have on an "essential gap" between two settlements. If development were permitted in this location, it would adjoin existing development within Liverpool City Council's administrative area and would not be contiguous with Knowsley's existing township areas. Although a new Green Belt boundary would provide physical</p>

	<p>containment for any development, it would create a precedent that could result in the remainder of the Green Belt "M57 Corridor" being vulnerable to further development in the future. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, with positive impacts associated to economic objectives and a number of negative impacts generally related to environmental objectives. The positive impacts are associated with the potential for the location to deliver additional employment land, however this is counterbalanced by the potential negative impact this location may have on nearby regeneration priorities and existing employment areas (i.e. Knowsley Industrial and Business Parks) due to its location which is unrelated to existing employment areas within Knowsley. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have an additional positive impact in relation to 9 of the SA objectives. However, there is still likely to be negative impact associated with potential development due its location within a "strategic green link". The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with significant negative impacts in relation to Green Infrastructure and managing environmental resources. These negative impacts are associated with flood risk which affects a significant part of the site, ecological issues and due to the location falling within a "strategic green link" within the Borough's Green Infrastructure network. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability which outweigh the negative impacts. Furthermore, the location does not contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>Alternative C: Epicentre, Land adjacent to M57</p>	<p>The Green Belt Study concluded that the release of this location would not be compatible with the principles of national Green Belt policy due to the detrimental impact development within this location (the north-eastern corner of a wider parcel of land as promoted by the developer) would have on an "essential gap" between the settlements of Kirkby and Knowsley Village. The Green Belt boundary around the location is likely to be irregular when compared to the existing extent of the urban area in the local area. Furthermore, development in this location would essentially merge three settlements and result in an inconsistent Green Belt boundary as the resultant boundary would be poorly defined and will not provide physical containment. Therefore land within the adjacent Green Belt "M57 Corridor" could be vulnerable to further development in the future. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, with positive impacts associated to economic objectives and a</p>

	<p>number of negative impacts generally related to environmental objectives. Additionally, there is likely to be a significant negative impact associated with the protection of historic assets. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have an additional positive impact in relation to 10 of the SA objectives. However, there is still likely to be negative impact associated with potential development due its location within a "strategic green link" and proximity to Knowsley Village Conservation Area. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with significant negative impacts in relation to Green Infrastructure and managing environmental resources. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability which outweigh the negative impacts associated with the historic environment. Furthermore, the location does not contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
Alternative D: Land at Lydiate Lane	<p>The Green Belt Study concluded that the release of this location would not be compatible with the principles of national Green Belt policy due to the detrimental impact development within this location would have on an "essential gap" between two settlements (Halewood and Netherley/Liverpool). the Green Belt boundary around the location is likely to be irregular when compared to the existing extent of the urban area in the local area. Furthermore, any encroachment into the Green Belt within this location is unlikely to be fully contained. While the existing WWTW will provide physical containment adjacent boundaries to the north-west and south-west of the WWTW are poorly defined and will not provide physical containment. Therefore land within the adjacent Green Belt could be vulnerable to further development. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, with positive impacts associated to economic and social objectives and a number of negative impacts generally related to environmental objectives. Additionally, there is likely to be a significant negative impact associated with the loss of agricultural land. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have an additional positive impact in relation to 10 of the SA objectives. The assessment of this location against the Strategic Objectives concludes that there will be a mixed impact, with negative impacts in relation to the protection of existing retail centres (due to the location being outside the identified catchment areas for existing centres within Halewood) and environmental objectives, and positive impacts associated with housing delivery and reducing deprivation. Therefore, when viewed cumulatively the location does not</p>

	<p>present any significant benefits in terms of sustainability other than those associated with housing delivery which are mostly associated to the scale of the location rather than any spatial advantage the location has over alternative Green Belt locations. Although there are benefits to housing growth and reducing deprivation these are not considered to be sufficient to outweigh the potential harm development within this location would have on the integrity of the Green Belt boundary and the maintenance of a gap between two settlements. Therefore it is concluded that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
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4.52 As a result of the assessment within this technical report it is concluded that the following Green Belt locations should be included in the Core Strategy as “broad locations” to meet longer term development requirements:

- Bank Lane, Kirkby - KGBS 1
- East of Knowsley Industrial and Business Parks, Kirkby - KGBS 4
- Land at Knowsley Village - KGBS 6<sup>55</sup>
- Knowsley Lane, Huyton - KGBS 7
- Land bounded by A58, Prescot - KGBS 8
- Carr Lane, Prescot - KGBS 10
- South of Whiston - KGBS 14
- Edenhurst Avenue, Huyton - KGBS 16
- Cronton Colliery (and land south of M62) – KGBS 17
- East of Halewood (north) – KGBS 19
- East of Halewood (south) – KGBS 20

4.53 Additionally, it is recommended that the following locations are not included in the Core Strategy as “broad locations” and are retained within the Green Belt:

- Land at Eastfield Walk, Kirkby - KGBS 2
- Land at Boundary Lane, to the east of KIP - KGBS 3
- Land at Pinfold Lane, Knowsley Village - KGBS 5
- Recreation Ground, Two Butt Lane, Whiston - KGBS 9
- Stadt Moers Park (north east), Prescot - KGBS 12
- Stadt Moers Park (southern tip), Prescot - KGBS 13
- Bowring Park, Huyton - KGBS 15
- Land to the north of Cronton Village – KGBS 18
- Shrog’s Farm, East Lancashire Road – Alternative A
- Axis Business Park – Alternative B
- Epicentre, Land adjacent to M57 – Alternative C
- Land at Lydiate Lane, Halewood – Alternative D

4.54 The final section of this report will identify the development capacity, development trajectory and deliverability of each location recommended for potential release from the Green Belt in the Core Strategy.

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<sup>55</sup> This location is identified as a “safeguarded” Green Belt location, for development after the Core Strategy plan period (i.e. post 2028).

## **5. Potential development capacity and deliverability of locations identified for potential release from the Green Belt to meet future needs**

### **Introduction**

- 5.1 Following the identification of the most appropriate locations, this section of the report identifies the potential development capacity of each location. This section of the report also considers the deliverability of the chosen Green Belt locations.
- 5.2 This is undertaken by considering and reviewing the development capacity assumptions with the Green Belt Study, while also taking into account the range of physical and planning constraints affecting each location and engagement with landowners / developers which has resulted in some areas of land being unlikely to be available for development.
- 5.3 The Green Belt locations appraised at this stage of the assessment are:
- Bank Lane, Kirkby - KGBS 1
  - East of Knowsley Industrial and Business Parks, Kirkby - KGBS 4
  - Land at Knowsley Village - KGBS 6
  - Knowsley Lane, Huyton - KGBS 7
  - Land bounded by A58, Prescott - KGBS 8
  - Carr Lane, Prescott - KGBS 10
  - South of Whiston - KGBS 14
  - Edenhurst Avenue, Huyton - KGBS 16
  - Cronton Colliery (and land south of M62) – KGBS 17
  - East of Halewood (north) – KGBS 19
  - East of Halewood (south) – KGBS 20

### **Land Use and Distribution of Development**

- 5.4 The Green Belt Study identified a preferred use for each Green Belt area remaining in the Study at Stage 4c. This was determined following a broad assessment of the locality, looking specifically at potential un-neighbourly uses and surrounding land uses both within the Borough and within neighbouring authority areas.
- 5.5 This Technical Report supplemented this assessment by taking account of additional information gathered during public consultation in 2011 and engagement with the development industry. Furthermore, this Report has taken cross boundary investment and regeneration into account where this could impact on the suitability of land uses within Knowsley. Additionally, consideration has been given to the assessment of each location against the Core Strategy Strategic Objectives (SOs), specifically SO 1, 2 and 3 which relate to sustainable economic growth, balancing the housing market and regeneration respectively.



- 5.6 In the context of employment land, consideration was given to ongoing regeneration priorities such as Knowsley Industrial and Business Parks and the impact the release of nearby Green Belt land for employment uses would have on these aspirations. When considering the amount of employment land within Halewood the Council has been mindful of nearby existing employment areas and regeneration priorities. In relation to land at Halewood this included Speke within Liverpool, 3MG within Halton and future regeneration priorities such as the South Liverpool International Gateway Strategy Framework<sup>56</sup>.
- 5.7 It is also considered that the chosen range of locations and associated land uses, are consistent with the principles of the NPPF, in reflecting a sufficiently flexible longer-term supply, which will enable the Local Plan to respond to changing socio-economic factors in the future.
- 5.8 Further information regarding the Council's rationale for the distribution of employment and residential land can be found in the Planning for Housing Growth and Planning for Employment Growth Technical Reports.

### **Development Capacity**

- 5.9 The Green Belt Study adopts a series of assumptions relating to the net developable area for various sizes of site and a "benchmark" density of 30 dwellings per hectare. For locations suitable for economic development, the process is similar although employment land requirements are expressed as a gross site size rather than floor space delivered. Therefore, the capacity of employment sites is generally the gross area, minus any undevelopable sections of the location. The assumptions within the Green Belt Study allow an indicative capacity for each of the above locations to be identified. The rationale for the assumptions is contained within Stage 4c of the Green Belt Study. The resultant development capacity for each location recommended for consideration in the Local Plan process is listed in Table 16 of the Green Belt Study.
- 5.10 This Technical Report does not seek to revisit these assumptions. The assumptions are derived from national guidance and work undertaken on the Council's joint Strategic Housing Land Availability Assessment (SHLAA). Additionally, the SHLAA has been prepared with involvement from the Joint Housing Market Partnership (HMP) which was set up to oversee the development of SHLAAs within Knowsley, Sefton and West Lancashire. The HMP includes a range of stakeholders, including representatives from Registered Providers, private sector developers and public sector partners. Therefore, the Council considers the assumptions within the SHLAA and Green Belt Study to be robust and able to provide a realistic estimate of potential development capacity within each Green Belt location.
- 5.11 Additionally, the Council received information during public consultation in 2011, which related to a number of the Green Belt locations included in the

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<sup>56</sup> South Liverpool International Gateway Strategic Framework (Liverpool Vision and Liverpool City, 2011)

Strategy. In these examples, the development capacity put forward by developers / landowners broadly supported the Council's assumptions, critically the Council's estimates could be viewed as "conservative" as they were generally lower than those put forward by developers / landowners.

- 5.12 To supplement this evidence, further work undertaken by the Council in relation to flood risk and transport feasibility has reaffirmed the Council's original assumptions within the Green Belt Study.

### **Key Constraints Influencing Development Capacity**

- 5.13 The Green Belt Study applied a grading system to assess physical and planning constraints. The grading system includes 3 categories which are "prohibitive", "severely restrictive" and "restrictive". Further information regarding this process and the rationale for the grading system is outlined at Stage 3a of the Green Belt Study.
- 5.14 The Green Belt Study noted that it was not its role to determine the relative importance, or weight to be attributed to each constraint as this exercise would need to take other evidence base documents and sustainability factors into account. Therefore, it was determined that it would be more appropriate to undertake this task as part of the Local Plan process.
- 5.15 This assessment is therefore undertaken by this Technical Report, the assumptions in relation the key constraints affecting the remaining locations recommended for inclusion in the Core Strategy are outlined below.

### *Agricultural Land*

- 5.16 Agricultural Land Classification (ALC) is based on a national dataset provided by Natural England. The information is produced at a national scale, and aims to illustrate the broad extent of each ALC Grade. Although the dataset clearly has limitations, it is currently the best available information to inform this Technical Report. Additionally, the dataset does not differentiate between ALC Grade 3a (which is "best and most versatile") and 3b. Therefore this report takes a precautionary approach and assumes all land within Grade 3 is potentially "best and most versatile".
- 5.17 The Green Belt Study noted the presence of "best and most versatile" agricultural land<sup>57</sup>, as defined by the Agricultural Land Classification (ALC) system, and identified such land as a "severely restricted". This recognised the importance of preserving the most productive agricultural land which is outlined in national policy (paragraph 122, NPPF). The Green Belt Study also noted that the vast majority of Knowsley's Green Belt land is identified as "best

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<sup>57</sup> The national Agricultural Land Classification (ALC) dataset does not currently identify ALC Grades 3a and 3b. Therefore, the Council cannot currently Data, which would allow the Council to identify Grade 3a which falls within the "best and most versatile" category. As a result, this Report and Knowsley's Report of the Joint Green Belt Study have adopted a precautionary approach and assumed all land within Grade 3 may be "best and most versatile".

and most versatile”. This also applies to many of the locations being considered for development at this stage of the report.

- 5.18 If areas within “best and most versatile” were discounted at this stage, the Council would not be able to meet its strategic requirements for housing and employment land in the longer term. For example, all of the Green Belt land surrounding Halewood is ALC Grade 3 or above. Therefore, if this option were pursued Halewood would not be have any options for future growth. In light of this, it is concluded that the negative sustainability impacts (on a township and Borough-wide scale) of protecting all “best and most versatile” agricultural land are so severe they would clearly outweigh the implications of releasing areas of agricultural land for development.

#### *Ecological Assets (Local Wildlife / Geological Sites and Priority Habitats)*

- 5.19 The Green Belt Study noted the presence of ecological assets (which includes Local Wildlife / Geological Sites and Priority Habitats), and identified such land as “severely restricted”. This recognised the importance of protecting and enhancing important wildlife and associated habitats which is outlined in national and local policy. Taking account of this policy protection, the Green Belt Study took a precautionary approach and excluded areas designated as a LWS / LGS from the assumed developable area of each location. This approach has been continued within this report.
- 5.20 It should be noted that since the publication of the Green Belt Study in 2012, Merseyside Environmental Advisory Service (MEAS) confirmed in 2013 that the boundary for LWS 40: Knowsley Park should be revised based on updated ecological evidence. Although the impacts of this change could not be applied to the Green Belt Study retrospectively, this Report has evaluated this new evidence and adjusted its findings where appropriate. A copy of the revised boundary for LWS: 40 can be found at Appendix 9.
- 5.21 In comparison to LWSs, Priority Habitats are much more extensive, both in terms of their distribution across the Borough and the area of land they cover. As a result, if all Priority Habitats within the remaining Green Belt locations were protected a number of locations would become undeliverable. This includes, KGBS 17: Cronton Colliery (and land south of M62) and KGBS 16: Edenhurst Avenue, Huyton. For example, Cronton Colliery is the largest potential employment allocation within the Local Plan. As a result, the delivery of this location is likely to have a significant positive impact on sustainability objectives and Core Strategy Strategic Objectives relating to economic growth and employment. Therefore, these positive impacts outweigh the negative implications of protecting Priority Habitats and not developing KGBS 17.
- 5.22 Table 5.1 notes where development of a Green Belt location would result in the potential loss of a Local Wildlife Site and/or Priority Habitat.

*Public Open Space (POS) and Outdoor Sporting (OS) Provision*

5.23 The Green Belt Study noted the presence of POS and OS and identified such land as “restricted”. This recognised the importance of protecting these assets in line with local policy and evidence. This approach has been maintained within the methodology for this Technical Report. Therefore POS and OS assets within the following locations have been excluded from the assumed developable area:

- Land at Knowsley Lane, Huyton (KGBS 7);
- Land Bound by A58, Prescott (KGBS 8);
- South of Whiston (KGBS 14); and
- East Halewood (north) (KGBS 20).

**Consultation with Landowners and Development Scenarios**

5.24 During consultation on the Draft Green Belt Study and Core Strategy in 2011, the Council received a number of responses from landowners / developers promoting land within their ownership or control for development. Therefore, there is clearer developer interest in the “broad locations” recommended for inclusion in the Local Plan.

5.25 During the above consultation and during subsequent engagement with the development industry it became clear that some elements of the “broad location” may not come forward as anticipated. This was primarily due to either an existing owner being unable to commit to the development of their site in the future, or where the owner had alternative aspirations for the land within their ownership. Where this was the case, a cautious approach has been adopted resulting in the area of land in question being excluded from the assumed developable area. This relates to the following locations:

- East of Knowsley Industrial and Business Parks, Kirkby (KGBS 4); and
- Cronton Colliery (and land south of M62) (KGBS 17).

5.26 If the intentions of the owners of the above locations change in the future, any additional development capacity will be considered and if suitable taken into account at site allocations or planning application stage. Additional capacity will also provide additional flexibility for the Local Plan, should other locations not come forward as anticipated by this report. The potential flexibility for each location is illustrated by Scenario B or C and Scenario D below.

5.27 A number of the Green Belt locations contain ecological assets (i.e. Priority Habitats and Local Wildlife Sites). Although local and national planning policies afford these assets protection earlier sections of this report 5.13 – 5.22 have demonstrated that a balance needs to be struck in order to meet the Borough’s development requirements.

5.28 While the capacity assumptions adopted for the Local Plan assume the majority of the ecological assets will be safeguarded it is beneficial to illustrate

the potential minimum and maximum development capacity. These are illustrated as Scenario D and A respectively.

- 5.29 Additionally, Scenarios B and C illustrate the differing development capacity depending on the delivery of KGBS 10: Carr Lane, Prescott. This location has the potential to come forward for either residential or employment development, subject to the regeneration and development of South Prescott Principal Regeneration Area in the future.
- 5.30 Taking the above considerations into account, this Report has identified the potential impact of safeguarding all ecological assets (i.e. Local Wildlife Sites and Priority Habitats) and the potential for additional land to come forward should the intentions of landowners change within KGBS 4 and 17. This is presented in 4 development scenarios which are listed below:
- **Scenario A “Full Protection of Ecological Assets”** – assumes all ecological assets (Priority Habitats and Local Wildlife Sites) are protected from development;
  - **Scenario B “Mid Range – Residential Max”** – Protects Local Wildlife Sites (with the exception of KGBS 6: Land at Knowsley Village) and assumes KGBS 10: Carr Lane, Prescott comes forward for residential development;
  - **Scenario C “Mid Range – Employment Max”** – Protects Local Wildlife Sites (with the exception of KGBS 6: Land at Knowsley Village) and assumes KGBS 10: Carr Lane, Prescott comes forward for residential development; and
  - **Scenario D “Full Development”** – Assumes there is no ecological protection or alternative uses and that all potential land is developed for employment or residential uses.
- 5.31 The implications of each approach are presented for each Green Belt location within Appendix 7.

### **Delivery Trajectory for Green Belt Locations**

- 5.32 To assess the likely delivery trajectory for each residential or mixed use Green Belt location a range of different data sources were considered. These are summarised below:
- Evidence of housing completions up to 2012/13;
  - Review of proposed major infrastructure projects and constraints;
  - Developer / landowner contact;
  - Evidence presented within the Council’s Economic Viability Assessment (EVA);

- Review of housing land supply presented in the Housing Position Statement<sup>58</sup>; and
  - Review of the housing trajectory presented in the Housing Technical Report<sup>59</sup>.
- 5.33 The methodology was similar to that adopted by the SHLAA process. However, the rate of delivery for each Green Belt location is 'hypothetical' at this stage and the actual date each location comes forward will be dependant on urban land supply, the 'trigger' mechanisms outlined in Core Strategy Policy CS5: Green Belt and the condition of the housing market at that window in time.
- 5.34 In summary, the process for identifying the delivery trajectory for the Green Belt locations followed the methodological stages outlined below:
- Categorising each location according to the EVA scheme size typologies numbered as 1-11 (EVA Table 5.4)
  - Breaking down larger locations (i.e. locations with in excess of a 500 dwelling capacity) into "sub-sites" to account for the likely subdivision of such sites between individual developers (for example Halewood East into 2 parts and South Whiston into 3 parts)
  - Utilising the EVA residential development programme (EVA Table 5.4) to work out how many dwellings could be delivered per month and subsequently per annum.
- 5.35 As a result of this process a delivery profile for each Green Belt location was identified. To identify when the Green Belt locations are projected to come forward the Borough's housing land supply and the housing trajectory presented in the Housing Position Statement and section 10 of the Housing Technical Report respectively.
- 5.36 Following the review of likely urban housing delivery it was ascertained that the Council may no longer be able to identify an adequate 5 year land supply (plus applicable 5% buffer<sup>60</sup>) in 2018/19. This means that within 2018/19 the 'trigger' mechanism relating to the maintenance of housing land supply within Policy CS5: Green Belt would be met and the Council would be likely to be minded in principle to approve applications within the Green Belt locations. This is subject to consideration of the details in each application and to the land supply which exists at the time. It is therefore considered likely that the Green Belt locations could start to deliver completions from 2020 onwards.
- 5.37 The delivery trajectory for each residential or mixed use Green Belt location can be found at Appendix 8.

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<sup>58</sup> Housing Position Statement (Knowsley MBC, 2013)

<sup>59</sup> Technical Report: Planning for Housing Growth (Knowsley MBC, 2013)

<sup>60</sup> It is anticipated that for the year commencing 1<sup>st</sup> April 2018, 1575 dwellings will have been completed the previous two years. This would not represent persistent under delivery against the housing target, so a buffer of 5% would apply. For further information see the Housing Technical Report.

- 5.38 A detailed delivery trajectory was not undertaken for Green Belt locations only suitable for employment uses. This is because the ‘trigger’ mechanism (part 3(d) of Policy CS5) for employment Green Belt location is more complex. For employment land policy CS5 states that the maintenance of a supply of deliverable employment land and maintenance of an adequate range and choice of sites are the considerations in this context. As a result modelling an accurate trajectory is problematic as it is largely dependant on the type of proposal submitted and the prevailing land supply position at any given point in time. Further information regarding these assumptions can be found in the Employment Technical Report<sup>61</sup>

### **Conclusions and Recommendations - Capacity of Green Belt Locations**

- 5.39 This Technical Report recommends that Scenario B and C form the basis for the development capacity assumptions within the Core Strategy. This approach takes into account the potential for employment or residential uses at KGBS 10: Carr Lane, Prescott, subject to the master planning and subsequent development of the wider South Prescott Principal Regeneration Area. This approach allows the Core Strategy to identify enough land to accommodate future development requirements, while also protecting ecological assets (where feasible) and having regard to other sustainability considerations such as flood risk and the protection of agricultural land.
- 5.40 As a result of the above considerations, the report now identifies an indicative development capacity for each of the Green Belt locations. This confirms the locations have a suitable cumulative capacity to meet the residential and employment land requirements of the Knowsley Local Plan: Core Strategy up to 2028, while also allowing sufficient “headroom” or flexibility in the strategy should one or more locations not come forward as anticipated.
- 5.41 This information is presented in Table 5.1.

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<sup>61</sup> Technical Report: Planning for Employment Growth (Knowsley MBC, 2013)

**Table 5.1 Potential Land Use and Development Capacity of Green Belt Areas**

Area Ref.	Location	Preferred use(s)	Density <sup>62</sup>	Notional Capacity <sup>63</sup>	Explanation of Developable Area Assumptions
KGBS 1	Bank Lane, Kirkby	Residential	30	131 dw	<p>Majority of the area is assumed to be developable.</p> <p>The northern fringe of this area is subject to Flood Zone 3 and it also designated as a Local Wildlife Site (LWS). These sections have been excluded from the developable area.</p> <p>The sections of the location within Flood Zone (FZ) 3 should only be considered for development as part of the sequential approach. A similar area is also designated as a LWS.</p> <p>The development of this location may result in the loss of Priority Habitats (grassland).</p>
KGBS 4	East of Knowsley Industrial and Business Parks	Employment	N/A	7.2 ha	The existing electricity substation (K007) will be retained within the site. Additionally, land potentially required for future expansion and/or operation needs of the substation has been excluded following contact with the land owner / option holder (National Grid).
KGBS 6	Land at Knowsley Village	Residential	25	1093 dw	<p>All of this location is deemed suitable for development.</p> <p>Development of this location may result in the loss of an area</p>

<sup>62</sup> Applicable to locations suitable for residential development.

<sup>63</sup> dw = dwellings and ha = hectares.



Area Ref.	Location	Preferred use(s)	Density <sup>62</sup>	Notional Capacity <sup>63</sup>	Explanation of Developable Area Assumptions
					designated as a Priority Habitat (woodland).
KGBS 7 <sup>64</sup>	Knowsley Lane, Huyton	Mixed <sup>65</sup>	30	252 dw and 11.2 ha	Existing outdoor sports provision and areas of woodland (within K027) have been excluded from the developable area and will be retained in line with the recommendations of the evidence base.
KGBS 8	Land bound by A58, Prescot	Residential	30	133 dw	Existing development within K031 and outdoor sporting provision to the north of K029 has been excluded from the developable area.
KGBS 10	Carr Lane, Prescot	Employment	N/A	0-74 dw or 0-3.31 ha	All of the location is developable.
KGBS 14	South of Whiston	Residential	30	1837 dw	LWSs (K049), existing development (K051), playing fields (K045) and cemetery including associated expansion (K044 & part of K048) have all been excluded from the developable area.
KGBS 16	Edenhurst Avenue, Huyton	Residential	30	86 dw	The north eastern corner of K056 has been included in the developable area; the remainder of the location is within Flood Zone 3. This section should only be considered for development as part of the sequential approach.  The development of this location may result in the loss of Priority Habitats (grassland).

<sup>64</sup> Safeguarded Green Belt location for development after the Local Plan: Core Strategy plan period (i.e. post 2028).

Area Ref.	Location	Preferred use(s)	Density <sup>62</sup>	Notional Capacity <sup>63</sup>	Explanation of Developable Area Assumptions
KGBS 17	Cronton Colliery (and land south of M62)	Employment	N/A	26.5 ha	<p>LWSs to the west of the area have been excluded from the developable area.</p> <p>Flood Zone 3 affects a limited area to the south; this section should only be considered for development as part of the sequential approach.</p> <p>Additionally, land within the ownership of the Land Trust has been excluded from the developable area due proposals for a Country Park within this area.</p> <p>The development of this location may result in the loss of Priority Habitats (grassland and non coniferous trees)</p>
KGBS 19	East of Halewood (north)	Residential	30	236 dw	Existing development (K085) and areas of FZ 3 (K085 and K086) have been excluded from the developable area. This section should only be considered for development as part of the sequential approach.
KGBS 20	East of Halewood (south)	Residential	30	888 dw	<p>Partial – existing development to the south of K089 has been excluded from the developable area.</p> <p>Additionally, a school (and associated woodland / playing field) has been excluded from the developable area.</p>

5.42 Taking the findings presented in Table 5.1 into account, this report can now illustrate the cumulative capacity of the “reserved” and “safeguarded” Green Belt locations. This information is listed in Table 5.2.

**Table 5.2 Summary of Land Supply Shortfalls and Potential Capacity from Locations Proposed for Release from the Green Belt**

	<b>Existing Urban Capacity</b>	<b>Plan Period Target</b>	<b>Potential Shortfall to find in the Green Belt</b>	<b>Potential “reserved” Green Belt Supply (up to 2028)<sup>66</sup></b>	<b>Potential “safeguarded” Green Belt Supply (post 2028)</b>
<b>Housing (dwellings)</b>	6288 <sup>67</sup>	8100	1812	3258	1093
<b>Employment (hectares)</b>	170.2	183.5	Zero-23.5 <sup>68</sup>	42.39 <sup>69</sup>	

#### **Approach to Safeguarded Land (Post 2028)**

5.43 Table 5.2 highlights that Green Belt land with a capacity of 1,093 dwellings (equating to just above a 2-year housing land supply) can be “safeguarded” for development beyond the Core Strategy plan period (i.e. beyond 2028).

5.44 Whilst this approach takes account of the requirements of the NPPF (paragraph 83) consideration has needed to be given to whether this constitutes a sufficient degree of “permanence” under the terms of that guidance. However there are difficulties in identifying further safeguarded land (of a scale sufficient to meet needs over for example a 15 year period beyond 2028) particularly in advance of a potential future sub-regional review of housing and employment targets and of Green Belts within the City Region.

5.45 In order to robustly assess the amount of land required beyond the Plan period, the Council would need to take account of a variety of social and economic factors which cannot be accurately assessed at the current time. Additionally, the implications of emerging Local Plans within neighbouring districts would need to be carefully considered as the dynamics of the housing and employment markets may change within the next 15-20 years.

<sup>66</sup> Specified as a minimum excluding additional residential or employment land at Carr Lane, Prescot, potential employment land at East of Knowsley Industrial and Business Parks, Kirkby and subject to master planning / delivery of mixed use development at Knowsley Lane, Huyton.

<sup>67</sup> Inclusive of residential delivery from 1<sup>st</sup> April 2010

<sup>68</sup> Specified as a range to accommodate the maximum upper and lower influences of policies Principal Regeneration Area – Knowsley Industrial and Business Parks & Principal Regeneration Area – South Prescot, which comprise values that remain indicative and subject to master planning / delivery

<sup>69</sup> Specified as a range to accommodate flexibility for residential or employment uses at Carr Lane, Prescot

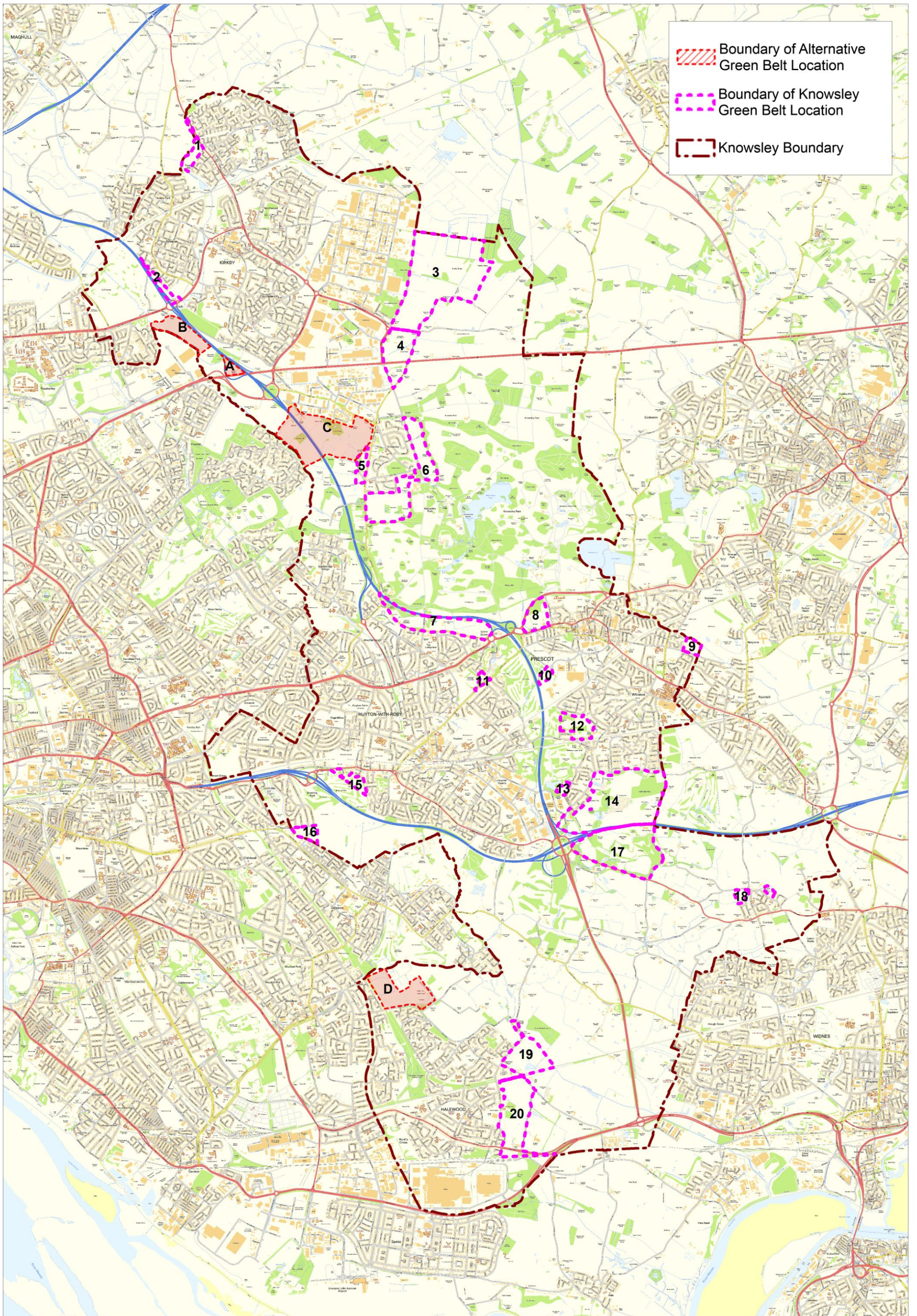
- 5.46 If it were to be assumed that the Plan period annual target of 450 net dwelling completions per annum were carried forward for example for a 15 year period beyond 2028 land would need to be safeguarded in the currently emerging Local Plan for 6750 dwellings. Some neighbouring districts face a similar situation. Similar considerations also apply to employment land.
- 5.47 Due to the significant uncertainties in projecting development requirements beyond 2028 and the scale of development that would be required it is considered appropriate to await a potential sub regional study before considering whether to identify any more Green Belt land to be safeguarded. If a case were to be established for identifying further safeguarded land through a sub-regional review, the identification of such land is also likely to involve locations which this report and the Green Belt Study have identified as less sustainable and/or less appropriate than those recommended for release prior to 2028. For example, this could potentially include the development of land in the following categories:
- Grade 1 agricultural land;
  - Historic Parks and Gardens;
  - land adjacent to neighbouring towns which is unlikely to contribute towards Knowsley's needs (e.g. Widnes); and
  - land beyond existing clear and defensible boundaries (i.e. south of the M62 at Huyton).
- 5.48 Therefore, the Council is unable to conclude whether there will be any merit, given potential negative sustainability and planning implications, in identifying additional Green Belt land within Knowsley at this stage.
- 5.49 The Green Belt Study (and earlier sections of this report) make it clear that this review is a "localised Green Belt review" primarily focused on identifying suitable locations to meet Knowsley's needs within the Core Strategy Plan period. Further consideration may need to be given to the need for a more strategic review to be undertaken across the broader Merseyside Green Belt to meet longer term needs.
- 5.50 The need for a review of Green Belt boundaries in parts of the Liverpool City Region (specifically Knowsley, Sefton and West Lancashire) was identified in 2009. Discussions at that time (as documented by the Green Belt Study) sought views from all authorities on whether a sub-regional Green Belt review across the whole City Region could be undertaken. However, not all the districts in the City Region were in a position to support such a strategic review.
- 5.51 Those districts which have identified a shortage of land supply to meet their Plan period needs (i.e. Knowsley, Sefton and West Lancashire) decided to proceed with local reviews to ensure their respective Local Plans could accommodate sufficient levels of development.

- 5.52 Subsequently, two further districts (Halton and St Helens) also identified a need for a localised review of Green Belt boundaries. Knowsley Council proposes to co-operate with both authorities by sharing the methodology in its joint Green Belt Study.
- 5.53 The consideration of this approach at the sub-regional level is supported by previous engagement and consultation which is included in the Council's Duty to Cooperate Statement<sup>70</sup>.

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<sup>70</sup> Duty to Cooperate Statement (Knowsley MBC, 2013)

## **Appendix 1: Borough-wide Plan of Green Belt Locations within Scope of the Report**



## **Appendix 2: Sustainability Appraisal Objectives and Sub-objectives**



## **SOCIAL**

- S1 To reduce poverty and social deprivation and secure economic inclusion.**
- Improve the overall Index of Multiple Deprivation rating of the Borough.
  - Reduce the proportion of children living in poverty.
  - Reduce the percentage of lower level Super Output Areas that are in the top 10% most deprived in England.
  - Improve health and reduce long-term limiting illness.
  - Improve rates of economic activity.
- S2 To improve local accessibility of goods, services and amenities and reduce community severance.**
- Improve community facilities.
- S3 To improve safety and reduce crime, disorder and fear of crime.**
- Improve road safety.
  - To reduce crime and fear of crime.
- S4 To support voluntary and community networks, assist social exclusion and ensure community involvement in decision making.**
- S5 To improve health and reduce health inequalities.**
- Increase life expectancy.
  - Reduce mortality rates.
  - Reduce levels of obesity.
- S6 To provide good quality, affordable and resource efficient housing.**
- Provide a wider choice of accommodation to create a greater tenure mix.
  - Increase the quality of housing by improving housing amenities.
  - Minimise resource and energy use when developing housing and the energy efficiency of housing.
- S7 To improve educational attainment, training and opportunities for lifelong learning and employability.**
- Increase educational achievement.
- S8 To preserve, enhance and manage Knowsley's rich diversity of cultural, historic and archaeological buildings, areas, sites and features.**

## **ENVIRONMENTAL**

- E1 To protect, enhance and manage the local character and accessibility of the landscape and countryside across Knowsley.**
- Provide the required amount of open space.
  - Provide open space in accessible locations.
  - Improve the quality of open space.
  - Improve the cleanliness of open areas.
  - Increase number of parks with green flag award.
- E2 To protect, enhance and manage biodiversity, the viability of protected and endangered species, habitats, geodiversity and sites of geological importance.**

- To conserve and enhance the natural environment, including species and habitat diversity.
- E3 To adapt to climate change including flood risk.**
  - Reduce flood risk
- E4 To mitigate climate change including using energy prudently and efficiently and increasing energy generated from renewable sources.**
  - Reduce CO2 emissions.
- E5 To provide, conserve, maintain and enhance green infrastructure.**
  - To improve the size and quality of the green infrastructure network.
  - To improve the size and quality of the Ecological Framework.
- E6 To protect, manage and restore land and soil quality.**
  - Reduce the amount of derelict land.
  - Direct new housing to previously developed land.
  - Reduce the amount of contaminated land.
- E7 To protect, improve and where necessary, restore the quality of inland, and estuarine waters.**
  - Increase the length of rivers in 'Good' or 'Fair' biological condition.
  - Increase the length of rivers in 'Good' or 'Fair' chemical condition.
- E8 To protect, and where necessary, improve local air quality.**
- E9 To use water and mineral resources prudently and efficiently.**
- E10 To reduce the need to travel and improve choice and use of more sustainable transport modes.**
  - Encourage sustainable transport use.
- E11 To minimise the production of waste and increase reuse, recycling and recovery rates.**

## **ECONOMIC**

- EC1 To improve the competitiveness and productivity of business, exploit the growth potential of business sectors and increase the number of new businesses.**
  - Increase number of local and new businesses.
  - Increase industrial / commercial floorspace.
- EC2 To enhance the vitality and viability of town and local centres.**
  - Increase the vitality of shopping areas.
  - Improve community facilities.
- EC3 Maintain high and stable levels of employment and reduce long-term unemployment.**
  - Reduce unemployment

## **Appendix 3: Sustainability Appraisal Suggested Mitigation Measures**

**Table A3.1: Sustainability Appraisal Suggested Mitigation Measures**

<b>SA Mitigation Measure Ref No.</b>	<b>Explanation of SA Mitigation Measure</b>	<b>Mitigation Measures Applied by the Planning Process</b>
<b>1</b>	Undertaking appropriate ecological surveys, protecting priority habitat and/or Local Wildlife Sites and incorporating on-site habitats in order to reduce the impact of the potential development of certain locations on biodiversity	<b>M1a:</b> Implementation of CS 8 Green Infrastructure which requires new development to protect, maintain and enhance biodiversity within and around new development. <b>M1b:</b> Effective master planning / site design which ensures ecological assets are protected where possible
<b>2</b>	Undertaking more detailed flood risk assessments and applying appropriate measures to mitigate flood risk such as the use of Sustainable Drainage Systems to reduce the impact of certain locations on the objective of adapting to climate change. Undertaking a Strategic Flood Risk Assessment (Level 2) will also be required to support the application of the Sequential and Exception Tests where required	<b>M2a:</b> Implementation of CS 24 Managing Flood Risk, which requires site-specific FRAs where appropriate and appropriate mitigation and water management measures including SuDS. <b>M2b:</b> Use of appropriate evidence (including the SFRA Level 2) to inform the plan making and development management processes. <b>M2c:</b> Implementation of the proposed Surface Water SPD.
<b>3</b>	Ensuring development is built to an appropriate density to minimise the need to release further greenfield sites	<b>M3a:</b> Implementation of CS3 Housing Supply, Delivery and Distribution, CS 4 Economy and Employment and CS 17 Housing Sizes and Design Standards which have residential density requirements and seeks to ensure that new economic and residential development are appropriately designed.
<b>4</b>	Securing improvements to the public transport network and ensuring that the development is accessible by a choice of means of transport in order to mitigate some impact on the objectives relating to air quality; mitigating climate change; and the uses of sustainable modes of transport	<b>M4a:</b> Implementation of CS 7 Transport Networks which requires developments to be served by a variety of transport options (including sustainable methods such as walking and cycling). <b>M4b:</b> Implementation of the Ensuring a Choice of Travel SPD.
<b>5</b>	Protecting the setting of the remnants of the former Halsnead Estate to reduce any negative impact from the potential development of the Land South of Whiston on the objective of protecting local landscape character	<b>M5a:</b> Implementation of CS 20 Managing the Borough's Historic Environment, which provides protection to historic assets (including local listings). <b>M5b:</b> Implementation of the proposed Design Quality in New Development SPD.

6	Providing consideration to the prior extraction of clay from part of the Cronton Colliery site to prevent development at this location from sterilising this resource	<b>M6a:</b> Implementation of CS 25 Management of Mineral Resources which outlines that viable mineral deposits considered to be of economic importance will be identified the Local Plan (site allocations) process.
7	Ensuring that any potential development at the Land to the East of Knowsley Industrial Park incorporates linkages to the existing Industrial Park to ensure it does not have an adverse impact on efforts to secure its regeneration	<p><b>M7a:</b> Implementation of CS 1 Spatial Strategy for Knowsley which identifies the existing urban area and areas in need of regeneration as the focus for development.</p> <p><b>M7b:</b> Implementation of CS 5 Green Belt that states that Green Belt release will only be permitted where there was insufficient “deliverable” land within the urban area and where it would not undermine regeneration objectives.</p> <p><b>M7c:</b> Implementation of CS 11 Knowsley Industrial and Business Parks which identifies the urban location as an area with the opportunity and need for regeneration.</p> <p><b>M7d:</b> Implementation of the proposed Knowsley Industrial and Business Parks SPD.</p>
8	Ensuring that any potential development at the Land at Knowsley Lane and Land at Carr Lane locations incorporates effective linkages to neighbouring Principal Regeneration Areas to maximise the contribution of development in these locations to the regeneration of the wider area	<p><b>M8a:</b> Implementation of CS 1 Spatial Strategy for Knowsley which identifies the existing urban area and areas in need of regeneration as the focus for development.</p> <p><b>M8b:</b> Implementation of CS 5 Green Belt that states that Green Belt release will only be permitted where there was insufficient “deliverable” land within the urban area and where it would not undermine regeneration objectives.</p> <p><b>M8c:</b> Implementation of CS 9 North Huyton and Stockbridge Village that identifies the urban location as an area with the opportunity and need for regeneration.</p> <p><b>M8d:</b> Implementation of the proposed North Huyton and Stockbridge Village SPD(s).</p>
9	Ensuring that any potential development at Land at Bank Lane is effectively integrated to the Tower Hill area in order to support investment in, and the regeneration of, this Principal Regeneration Area.	<p><b>M9a:</b> Implementation of CS 1 Spatial Strategy for Knowsley which identifies the existing urban area and areas in need of regeneration as the focus for development.</p> <p><b>M9b:</b> Implementation of CS 5 Green Belt that states that Green Belt release will only be permitted where there was insufficient “deliverable” land within the urban area and where it would not undermine regeneration objectives.</p> <p><b>M8c:</b> Implementation of CS 12 Tower Hill Kirkby, which identifies the urban location as an area with the opportunity and need for regeneration.</p>

		<b>M8d:</b> Implementation of the Tower Hill, Kirkby SPD.
<b>10</b>	Retain sports pitches or secure alternative provision of sports pitches	<b>M10a:</b> Implementation of CS 21 Greenspace and Trees, which protects outdoor sporting facilities which are required to local requirements <b>M10b:</b> Effective master planning / site design which ensures sporting facilities are protected where required.
<b>11</b>	Ensure policies in the Core Strategy deliver new dwellings that are built to a high standard of design and resource efficiency.	<b>M11a:</b> Implementation of CS 19 Design Quality and Accessibility of New Development and CS22 Sustainable and Low Carbon Development, which ensures new development achieves high standards of design and resource efficiency. <b>M11b:</b> Implementation of the proposed Design Quality in New Development and Sustainability in Design and Construction SPDs.
<b>12</b>	Undertake an assessment of the proposals on these heritage assets and, if appropriate, incorporate measures to protect their setting	<b>M12a:</b> Implementation of CS 20 Managing the Borough's Historic Environment, which requires new development proposals to preserve and enhance the Borough's historic assets.
<b>13</b>	Secure the provision of appropriate on-site open space (including green corridors through the site, where appropriate)	<b>M13a:</b> Implementation of CS 21 Greenspaces and Trees which maintains quantitative, qualitative and accessibility standards for urban greenspace. <b>M13b:</b> Implementation of CS 8 Green Infrastructure which requires new development to protect and enhance strategically important greenspaces.
<b>14</b>	Ensure potential Green Belt release incorporates effective linkages to the South Prescot Principal Regeneration Area to maximise the contribution of development in this location to the regeneration of this area.	<b>M14a:</b> Implementation of CS 13: Principal Regeneration Area – South Prescot which supports the comprehensive regeneration of the South Prescot.
<b>15</b>	Ensure that proposals for B1 office uses are subject to sequential testing and also ensure that any on-site facilities provided are ancillary.	<b>M15a:</b> Implementation of CS 5 Town Centres and Retail Strategy which seeks to enhance the vitality and viability of Knowsley's centres.
<b>16</b>	Seek to secure the extraction of clay prior to proposals for development coming forward.	<b>M16a:</b> Implementation of CS25 Management of Mineral Resources which seeks to achieve a steady and adequate supply of minerals and safeguards viable mineral deposits.

## **Appendix 4: Matrix of SA Objectives and Core Strategy Mitigation Measures**

Location (SA Site Reference Numbers)	Objective																						
	S1	S2	S3	S4	S5	S6	S7	S8	E1	E2	Tier One Locations			E5	E6	E7	E8	E9	E10	E11	EC1	EC2	EC3
												E3	E4	E5	E6	E7	E8	E9	E10	E11	EC1	EC2	EC3
KGB 1: Bank Lane Kirkby	+	+	0	0	0	+	0	0	+	-	-	?	+	+	?	0	0	+	0	0	+	+	
KGB1: Mitigation	M9a/b/c					M11/a/b			M1/a/b, M13a	M1/a/b	M2a/b/c	M1/a/b	M3a					M4a/b			M9a/b/c		
KGB 17: Edenhurst Avenue, Huyton	+	+	0	0	0	+	0	0	-	-	-	?	-	-	?	0	0	+	0	0	+	0	
KGB17: Mitigation						M11/a/b			M1/a/b, M13a	M1/a/b	M2a/b/c	M1/a/b	M3a					M4a/b					
KGB 20: Land East of Halewood (north)	+	+	0	0	0	+	0	0	-	-	-	?	-	-	?	0	0	+	0	0	+	+	
KGB20: Mitigation						M11/a/b			M1/a/b, M13a	M1/a/b	M2a/b/c	M4a/b, M11a/b	M1/a/b	M3a				M4a/b					
KGB 8: Land Bound by A58	+	+	0	0	-	+	0	?	-	-	-	-	-	-	0	0	0	+	0	0	+	+	
KGB8: Mitigation		M10a/b			M10a/b	M11/a/b			M12a	M1/a/b, M13a	M1/a/b		M11a/b	M1/a/b	M3a								
KGB 16: South Whiston (west)	+	+	0	0	+	+	+		M12a	b, M5a/b, M12a, M1	M1/a/b	M2a/b/c	M11a/b	Ma1/b, M13a/b	M3a	?	M1a/b, M4a/b, M13a	?	M4a/b	?	+	+	
KGB 14: South Whiston (east)	+	+	0	0	+	+	+		M12a	b, M5a/b, M12a, M1	M1/a/b	M2a/b/c	M11a/b	Ma1/b, M13a/b	M3a	?	M1a/b, M4a/b, M13a	?	M4a/b	?	+	+	
KGB14: Mitigation						M11/a/b			M12a	b, M5a/b, M12a, M1	M1/a/b	M2a/b/c	M11a/b	Ma1/b, M13a/b	M3a								
KGB 7: Knowsley Lane, Huyton	+	+	0	0	-	+	+		M12a	b, M5a/b, M12a, M1	M1/a/b	M2a/b/c	M11a/b	Ma1/b, M13a/b	M3a	0	M1a/b, M4a/b, M13a	0	M4a/b	0	+	+	
KGB7: Mitigation	M8a/b/c/d	M10a/b			M10a/b, M13a	M11/a/b			M12a	M1/a/b	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a	M3a		M1a/b, M4a/b		M4a/b		M8a/b/c/d	M8a/b/c/d	
KGB 21: Land east of Halewood (south)	+	+	0	0	0	+	+		-	-	-	-	-	-	0	-	-	0	?	0	+	+	
KGB21: Mitigation					M13a	M11/a/b			M12a	M1/a/b, M13a	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a	M3a		M1a/b, M4a/b		M4a/b				
KGB 10: Carr Lane, Prescot	+	0	0	0	0	+	+		0	0	-	?	0	+	?	0	0	+	0	0	+	+	
KGB10: Mitigation	M14a								M1/b, M13a	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a	M1a/b	M4a/b		M4a/b		M14a	0	M14a	
KGB 4: East of KIP / KBP	+	0	0	0	0	0	+		0	0	-	-	-	-	?	-	0	+	0	0	+	+	
KGB4: Mitigation	M7a/c/d								M12a	M1/a/b, M13a/b	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a	M1a/b	M4a/b		M4a/b		M7a/b/c	M7a/b/c	
KGB 18: Cronton Colliery (and land south of M62)	+	+	0	0	0	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
KGB18: Mitigation	M4a/b						M4a/b		M12a	M1/a/b, M12a, M13a	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a	0	M1a/b, M4a/b, M13a	M16a	M4a/b	0	M15a	M4a/b	
KGB 6: Land at Knowsley Village	+	+	0	0	?	+	+	+	M12a	M1/a/b, M13a/b	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a	0	M4a/b, M13a	0	M4a/b	0	+	+	
KGB6: Mitigation					M10a/b, M13a	M11/a/b			M12a	M1/a/b, M13a/b	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a							M15a	
KGB 2: East Field Walk, Kirkby	0	+	0	0	?	?	0	0	0	0	-	-	-	-	0	0	0	+	0	0	0	0	
KGB2: Mitigation					M10a/b, M13a	M11/a/b			M12a	M1/a/b, M13a/b	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a								
KGB3: Boundary Lane, Kirkby	-	0	0	0	0	0	+		-	-	-	-	-	-	0	-	-	?	-	0	+	0	+
KGB3: Mitigation	M7a/c/d								M12a	M13a/b	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a		M4a/b, M13a	M16a	M4a/b	0	M7a/c/d	M7a/c/d	
KGB 5: Pinfold Lane, Knowsley Village	0	+	0	0	?	+	0		-	-	-	-	-	-	0	0	0	+	0	0	0	0	
KGB5: Mitigation						M11/a/b			M12a	M1/a/b, M13a/b	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a		M13a						
KGB9: Two Butt Lane, Whiston	0	+	0	0	-	+	0		0	0	-	-	-	-	0	0	0	+	0	0	+	0	
KGB9: Mitigation		M10a/b			M10a/b	M11/a/b			M12a	M1/a/b, M13a/b	M1/a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a								
KGB 11: South of Kings Business Park	0	+	0	0	0	+	0	0	0	0	-	-	-	-	0	0	0	+	0	0	0	0	
KGB11: Mitigation						M11/a/b			M1/a/b, M13a/b	M1/a/b, M13a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a									
KGB12: Stadt Moers Park (north east), Prescot	+	-	0	0	-	+	0	0	-	-	-	-	-	-	0	0	0	+	0	0	+	+	
KGB12: Mitigation		M13a/b			M13a/b	M11/a/b			M1/a/b, M13a/b	M1/a/b, M13a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a									
KGB 13: Stadt Moers Park (southern tip), Prescot	0	-	0	0	0	+	0	0	0	0	-	-	-	-	0	0	0	+	0	0	+	0	
KGB13: Mitigation						M11/a/b			M1/a/b, M13a/b	M1/a/b, M13a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a									
KGB15: Bowling Park (north), Huyton	0	+	0	0	-	+	0	?	M12a	M1/a/b, M13a/b	M1/a/b, M13a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a	0	0	0	+	0	+	+	
KGB 15: Mitigation					M13a/b	M11/a/b			M12a	M1/a/b, M13a/b	M1/a/b, M13a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a								
KGB 19: Land at Cronton Village	0	-	0	0	+	+	0		-	-	-	-	-	-	0	0	0	+	0	0	?	0	
KGB19: Mitigation		M4a/b			M10a/b	M11/a/b			M12a	M1/a/b, M13a/b	0	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a						M15a		
Alternative A: Shrogs Farm, East Lancs. Road	+	0	0	0	0	0	+		-	-	-	-	-	-	0	0	0	+	0	0	+	+	
Alt A: Mitigation									M12a	M1/a/b, M13a/b	M1/a/b, M13a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a		M4a/b		M4a/b		M15a		
Alternative B: Axis Business Park	+	0	0	0	0	0	+		0	0	-	-	-	-	?	?	0	+	0	0	+	+	
Alt B: Mitigation									M1/a/b, M13a/b	M1/a/b, M13a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a		M4a/b		M4a/b		M15a			
Alternative C: Epicentre, Land adjacent to M57	+	+	0	0	+	+	+		-	-	-	-	-	-	0	?	0	+	0	0	+	+	
Alt C: Mitigation					M11/a/b				M12a	M1/a/b, M13a/b	M1/a/b, M13a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a		M4a/b		M4a/b				
Alternative D: Lydiate Lane, Halewood	+	+	0	0	0	+	+		-	-	-	-	-	-	0	-	0	+	0	0	+	+	
Alt D: Mitigation						M11/a/b			M12a	M1/a/b, M13a/b	M1/a/b, M13a/b	M2a/b/c	M11a/b	M1/a/b, M13a/b	M3a		M4a/b		M4a/b				

**Explanatory Notes:**  
1. Sites KGB 14 and 16 are appraised as two separate locations, this is inline with the Green Belt SA. The locations are referred to as one location within the Green Belt Technical Report (KGBS 14: South of Whiston).



## **Appendix 5: Strategic Objectives (Core Strategy Publication Version)**

### **Strategic Objective 1 (SO1): Sustainable Economic and Employment Growth**

To encourage and maintain **sustainable economic** and **employment growth** in Knowsley, complementary to that within the wider Liverpool City Region, by accommodating employment related development, improving skills within the workforce, and promoting enterprise, entrepreneurship and innovation.

*This objective seeks to build upon recent successes in sustainable economic and employment growth in Knowsley, and raise the currently low levels of skills and attainment. The aim is to ensure that Knowsley plays an important role in the economy of the Liverpool City Region, and that the economy grows sufficiently and in the correct areas to provide a range of employment and new business opportunities for local people.*

### **Strategic Objective 2 (SO2) : Well-Balanced Housing Market**

To promote a **well-balanced housing market** throughout Knowsley by providing a sufficient quantity and mix of high quality sustainable housing in appropriate locations to meet needs and demand (including for market, affordable and supported housing).

*This objective supports housing growth in Knowsley, which is needed to redress the imbalances in Knowsley's housing market, such as shortages of affordable housing, accommodation for older people and larger executive homes, whilst promoting sustainability of new development. The focus will be on meeting the housing needs of those living in Knowsley, including newly emerging households, and attracting new households to settle in Knowsley, hence boosting community sustainability and vitality, and supporting local service provision.*

### **Strategic Objective 3 (SO3): Regenerate and Transform**

To **regenerate** and **transform** areas of social and economic deprivation so they become more sustainable, safer, healthier and more cohesive communities, hence narrowing the gap between the richest and poorest communities in Knowsley.

*North Huyton, Stockbridge Village and Kirkby are currently the areas most affected by social and economic deprivation. These areas will therefore be a primary focus for action to ensure that people will choose to live there, within vibrant, safe, healthy and cohesive communities. We will aim to narrow the gap in deprivation levels between these areas and other parts of Knowsley in terms of both income and social capital (i.e. community cohesion and health). Smaller pockets of deprivation such as those which exist in Knowsley's other towns will also be tackled, and responses made to any changes to the pattern of deprivation across the Borough which may occur during the plan period.*

### **Strategic Objective 4 (SO4): Distinctive, Viable and Sustainable Town Centres**

To promote **distinctive, viable** and **sustainable town centres** in Huyton, Kirkby and Prescot, by improving choice, variety and quality in their range of retail, leisure and other town centre uses, with renewed and thriving district centres for Halewood and Stockbridge Village and a more sustainable pattern of local centres.

*This objective focuses on ensuring that the town and district centres in Knowsley develop in a manner which supports local communities, addresses gaps in existing provision relative to demand and improves the retail, leisure, and also potentially residential offer associated with each of the centres.*

*This will include enhancing the distinctiveness of the centres and ensuring that they are lively, well designed, well used and well maintained.*

#### **Strategic Objective 5 (SO5): Quality of Place**

To promote the **quality of place** within Knowsley by protecting historically important features and enhancing the character, quality and diversity of Knowsley's built environment, including town centres, key employment areas, residential neighbourhoods, conservation areas, rural areas and villages, key gateways and transport routes.

*This objective seeks to protect what is locally distinctive about Knowsley, including the local historic environment such as designated listed buildings and conservation areas. The aim is to ensure that the sense of place provided by these unique aspects of the built environment are not lost, and remain appropriately integrated into the design of new places and spaces within Knowsley. The aim is to prioritise the importance of design quality and sustainable principles in new development.*

#### **Strategic Objective 6 (SO6): Sustainable Transport**

To ensure new development in Knowsley encourages a reduction in the overall need to travel, and prioritises **sustainable transport** such as walking, cycling and public transport. This will help to ensure accessibility and linkage between housing areas and employment locations, shopping, leisure, culture, health care, education, community and sporting facilities, green spaces and other services.

*This objective seeks to maintain and improve connectivity both within Knowsley and linking to key destinations in the Liverpool City Region and beyond. The aim is to ensure that new development is appropriately located (including possible co-location with existing development) to reduce the need to travel, and also to maintain and improve access to a choice of travel networks, including those involving walking, cycling and public transport. This includes ensuring that transport is accessible to all living and working within Knowsley through careful design and consideration of the diverse needs of the population, including vulnerable residents, elderly people, and disabled people.*

#### **Strategic Objective 7 (SO7): Manage Environmental Resources**

To **manage environmental resources** in Knowsley prudently by focusing on sustainable development, recycling and renewable technologies, reducing carbon emissions and responding to the impacts of climate change.

*This objective aims to ensure that resources such as energy, waste and minerals in Knowsley are used and managed in a sustainable manner which reduces generation of waste and carbon emissions. This includes the potential use of renewable technologies in resource management and energy production. The aim is to significantly reduce the carbon emissions of Knowsley's residents, employees and businesses and ensure that future impacts of climate change on the Borough and the wider Liverpool City Region (for example through changes to weather patterns or flooding) are mitigated.*

#### **Strategic Objective 8 (SO8): Green Infrastructure and Rural Areas**

To support and strengthen the role of Knowsley's **Green Infrastructure** (in rural and urban areas), promote biodiversity, and maintain the character of rural settlements including Cronton, Tarbock and Knowsley Village.

*This objective focuses on the role of Knowsley's green and open spaces, in both rural and urban areas. The objective seeks to maintain and enhance the most valuable aspects of these areas, including recognising their value to local flora, fauna and geology, and their positive effect on health and wellbeing through leisure and recreational use. The objective also supports the role of Green Belt areas in maintaining gaps between Knowsley's townships and the unique settings of Cronton, Tarbock and Knowsley Village, all of which sit within the Green Belt. There is however a requirement to review Green Belt boundaries to ensure delivery of Knowsley's development needs, whilst establishing new robust boundaries which ensure remaining Green Belt areas are provided long term protection.*

**Strategic Objective 9 (SO9): Promoting Health and Wellbeing in Knowsley**

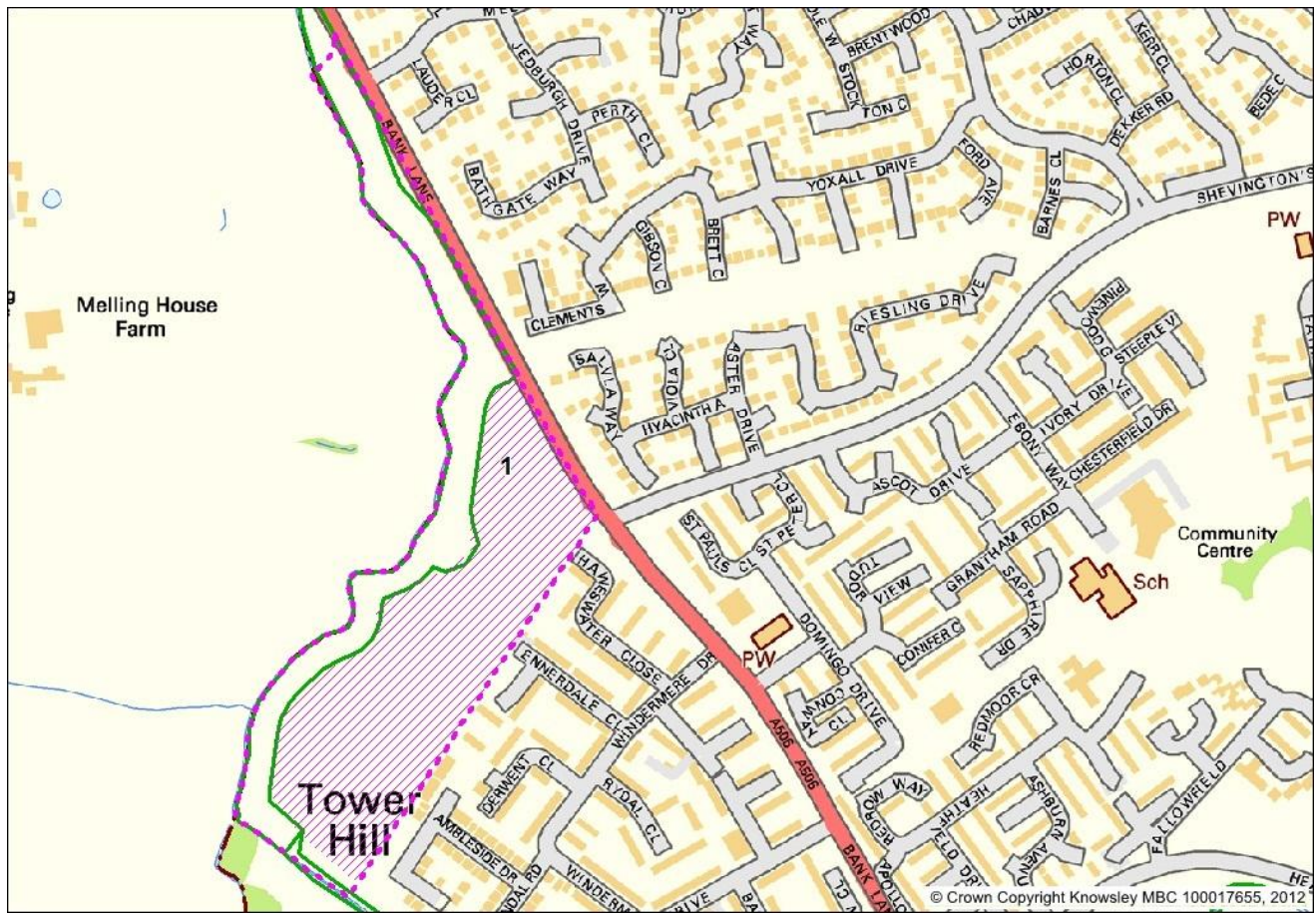
To address existing health inequalities and encourage enhancements to the health and wellbeing of Knowsley's residents by ensuring a health promoting environment and provision of healthy lifestyle options for those living and working in the Borough.

*The final objective focuses on the priorities of tackling health problems and inequalities in Knowsley. The objective will encourage new development to have a positive impact on the health and wellbeing of both individuals and population groups, by providing a healthy environment and opportunities for healthy lifestyle options for those living and working in the Borough. This is a cross cutting theme to which all of the previous objectives will contribute, through improved access to high quality, sustainable and well designed housing, employment opportunities, open space, services and facilities, and prioritising sustainable transport modes like walking and cycling. In addition, maintaining existing and creating new opportunities for physical activity associated with sport and recreation, and supporting community involvement, cohesion, cultural activities and self-improvement will all help to improve health and wellbeing within Knowsley.*

## **Appendix 6: Green Belt Location Appraisal Sheets**

Green Belt Location Ref:	KGBS 1	Gross Location Size (ha)	8.52
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Location	Bank Lane, Kirkby
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Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K001
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	Grouping and assessment of boundary strength were not required as there are no adjacent parcels / areas remaining in the assessment.
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Preferred Use(s)	Residential	Residential Density (dpha)	30
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Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	131
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Suitability for Development	Partial – The northern fringe of this area is subject to Flood Zone 3. This section of the location should only be considered for development as part of the sequential approach. A broadly similar area of the location falls within a Local Wildlife Site (LWS).
Assessment Against Core Strategy Strategic Objectives	
SO1 Score	0 neutral
SO1 Commentary	Deemed un suitable for employment uses and unlikely to yield longer term jobs beyond short term positions associated with the construction phase.
SO2 Score	+ minor positive
SO2 Commentary	Limited capacity therefore would make a limited impact on efforts in Kirkby to re-balance the housing market. The area's limited capacity may also have a negative influence the financial viability of affordable housing. Due the area's proximity to Tower Hill (Kirkby) it has potential to contribute towards the housing-led regeneration of this Principal Regeneration Area.
SO3 Score	++ major positive
SO3 Commentary	Located within a gateway location directly adjacent to an identified Principal Regeneration Area, Tower Hill (Kirkby). The wider area, North Kirkby is generally one of the more deprived areas of the Borough. Therefore development is likely to have a positive impact by delivering additional dwellings and regenerating a derelict site.
SO4 Score	+ minor positive
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision. However, when viewed cumulatively with Tower Hill Principal Regeneration Area, development may raise the profile of the area potentially encouraging further investment and growth in expenditure within Kirkby Town Centre.
SO5 Score	++ major positive
SO5 Commentary	Re-development of a currently derelict site would make a contribution of the quality of the built environment in North Kirkby, particularly given the gateway location of KGBS 1 to the north of Kirkby. The area is located away from historic features and recreational assets, therefore unlikely to impact on these assets.
SO6 Score	+ minor positive
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.
SO7 Score	- minor negative
SO7 Commentary	Shown to be partially "best and most versatile" agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. However, some of the area has been previously developed and is unlikely to be suitable for agriculture. Not adjacent to an identified "Priority Zone" for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. Potential for development adjacent to an LWS:61 to have an adverse impact on this asset.
SO8 Score	- minor negative
SO8 Commentary	The location is adjacent to a "strategic green link" identified within Policy CS8. Development in this location may impact on the northern section of the "Valley Corridor", however this is likely to be limited as the much of the ecological asset is protected as a LWS (LWS: 39) and subject to flood risk. Therefore these sections of the location have been excluded from the developable area and are likely to be protected inline with Local Plan policies.

	There are no rural settlements within close proximity to the location, therefore unlikely to have an impact.
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public open space (800m buffer), health and GP facilities (1km buffer), public right of way (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. However, the location falls outside preferred accessibility for cycle routes (800m buffer) and leisure centres (800m buffer). The location is surrounded by residential areas, open space and Green Belt therefore there are unlikely to be any unneighbourly uses which could have a detrimental impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a "positive" impact on the delivery of the majority of the Strategic Objectives, particularly in relation to supporting nearby regeneration at Tower Hill, Kirkby. Other positives are in relation to the delivery of new residential development and improving the quality of place due to the re-use of previously developed land. There are minor negatives in relation to environment resources and the management of Green Infrastructure.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned along Simonswood Brook which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a wide range of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. It is also apparent from the assessment that there are no significant negative impacts associated with the potential release of this location. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.
Recommendation	Retain as "broad location"



Green Belt Location Ref:	KGBS 2	Gross Location Size (ha)	2.24
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Location Land at Eastfield Walk, Kirkby



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

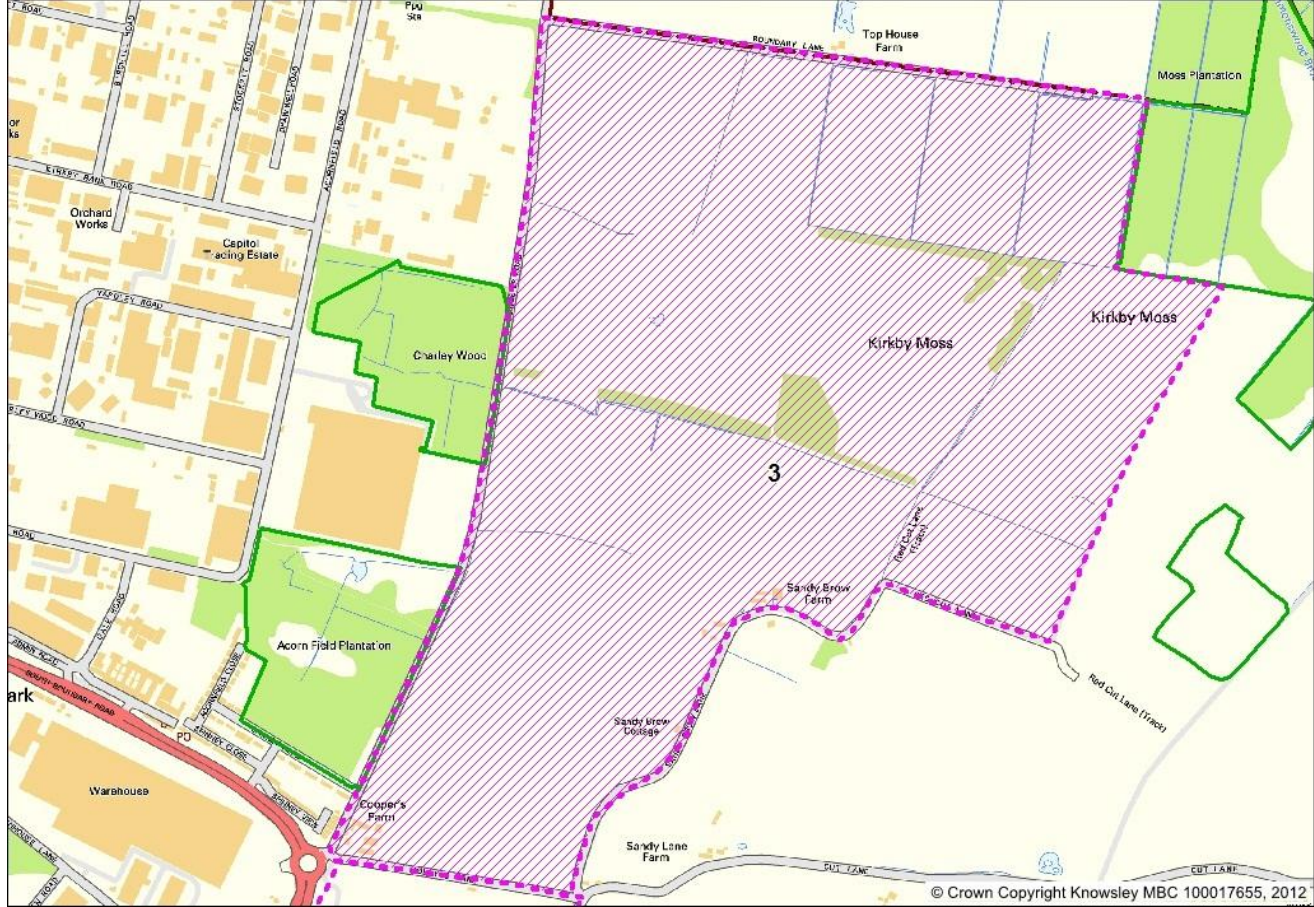
Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)		K003	
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)		Grouping and assessment of boundary strength were not required as there are no adjacent parcels / areas remaining in the assessment.	
Preferred Use(s)	Residential	Residential Density (dpha)	30
Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	30

Suitability for Development	Partial – limited area adjacent to M57 is not suitable for development due to motorway steep embankment. Additionally, there may be a need for noise screening from the adjacent M57.
Assessment Against Core Strategy Strategic Objectives	
SO1 Score	0 neutral
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs beyond short term positions associated with the construction phase.
SO2 Score	0 neutral
SO2 Commentary	Limited capacity therefore would make a limited impact on efforts in Kirkby to re-balance the housing market. The area's limited capacity may also have a negative influence on the financial viability of affordable housing.
SO3 Score	0 neutral
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area or relatively large in size. It is therefore unlikely to have an impact on delivery of these regeneration priorities or on reducing deprivation.
SO4 Score	0 neutral
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.
SO5 Score	0 neutral
SO5 Commentary	Not located near or within a Principal Regeneration Area or currently derelict land. Therefore, unlikely to have a measurable impact on the image of the Borough and quality of place. Area is located away from historic features and recreational assets, therefore unlikely to impact on these assets.
SO6 Score	+ minor positive
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.
SO7 Score	- minor negative
SO7 Commentary	Shown to be wholly "best and most versatile" agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. The location is not adjacent to an identified "Priority Zone" for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no significant ecological assets within or near the area, unlikely to have any impact.
SO8 Score	- minor negative
SO8 Commentary	The location is within a "strategic green link" identified by Policy CS8 (M57 Green Belt Corridor). Development within this location is likely to have small-scale negative impact on integrity of the green link due as the location is on the relatively small scale and located on the fringe of the link. Furthermore, development would be physically contained by the M57 which is likely to contain some of the negative impacts associated with development. There are no rural settlements or biological assets within or near the location, therefore there is unlikely to be a negative impact in this regard.
SO9 Score	0 neutral
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public right of way (800m buffer), public open space (800m buffer), health and GP facilities (1km buffer) and cycle routes (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is not within the accessibility buffer for leisure centres (800m buffer), which may have a detrimental impact on this strategic objective. The location

	is surrounded by residential areas and the M57. The motorway represents an unneighbourly use which is likely to have a detrimental impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a "neutral" impact on the delivery of the majority of the Strategic Objectives, as the location is unlikely to make a significant contribution toward housing, employment or regeneration priorities. There are also negatives in relation environment resources and Green Infrastructure.
Overall Conclusion	The Green Belt Study concluded that the release of this location would not undermine the principles of national Green Belt policy. Although the location is within an essential gap, its small size and physically contained nature would allow development to take place within the location without undermining the remainder of the gap. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure (M57) which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a number of the SA objectives, however none of these were deemed to be significant in scale. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 8 of the SA objectives. It is also apparent from the SA that there are no significant negative impacts associated with the potential release of this location. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.
Recommendation	Retain in Green Belt

Green Belt Location Ref:	KGBS 3	Gross Location Size (ha)	137
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Location Land at Boundary Lane, to the east of KIP



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K004
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	Grouping of Parcel K004 was not appropriate as the adjacent parcels to the south have clear boundaries which would be undermined by grouping with this parcel which has weak boundaries on its eastern side.
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Preferred Use(s)	Employment	Residential Density (dpha)	N/A
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Notional Capacity (employment – ha)	137	Notional Capacity (residential - dwellings)	N/A
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Suitability for Development	All
Assessment Against Core Strategy Strategic Objectives	
SO1 Score	- - major negative
SO1 Commentary	Likely to be suitable employment development, therefore contributing towards economic growth and job creation. However this large area is adjacent to an existing employment location and Principal Regeneration Area (Knowsley Industrial and Business Parks). Development of this scale directly adjacent to the PRA may have a detrimental effect on efforts to regenerate the existing extent of Knowsley Industrial and Business Parks.
SO2 Score	0 neutral
SO2 Commentary	Deemed unsuitable for residential uses; therefore unlikely to have an impact on this strategic objective.
SO3 Score	- minor negative
SO3 Commentary	Additional employment uses may provide additional local employment opportunities. However, there is already a substantial amount of employment land within the immediate area at Knowsley Industrial and Business Parks. An urban extension of this scale is likely to have a detrimental effect on efforts to remodel and regenerate existing sites within the Parks.
SO4 Score	+ minor positive
SO4 Commentary	Development of this scale within a prominent location may raise the profile of the immediate area and the Borough as a whole; potentially encouraging further investment and growth in expenditure within the Borough. However, there is also a risk that releasing an area of this scale, adjacent to Knowsley Industrial and Business Parks may have a detrimental effect on the profile of the Parks and the associated regeneration of the area.
SO5 Score	- - major negative
SO5 Commentary	Located directly adjacent to a Principal Regeneration Area, Knowsley Industrial and Business Parks, which primarily focuses on the re-modelling and regeneration of existing employment land; therefore further development of this scale is likely to have a detrimental effect on regeneration. Therefore, potentially likely to have a detrimental impact on efforts to improve the quality of Knowsley Industrial and Business Park. The location is situated away from historic features and recreational assets, therefore unlikely to impact on these assets.
SO6 Score	- minor negative
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area did not meet the majority of the identified measures. Normally, employment uses may provide additional local employment opportunities for nearby residents. Reducing the need to travel further afield for employment opportunities. However, there is already a substantial amount of employment land within the immediate area at Knowsley Industrial Park and further development of this scale is likely to have a detrimental effect on the regeneration of Knowsley Industrial Park
SO7 Score	- - major negative
SO7 Commentary	Shown to be wholly Grade 1 “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Potential for development adjacent to LWS 2, 38 and 57 to have an adverse impact on these assets. Directly adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). However, the Local Plan evidence base (KIP Strategic Framework, DTZ, 2010) does not highlight this location as having potential to contribute to potential energy networks within the Parks.

SO8 Score	- minor negative
SO8 Commentary	The location is adjacent to LWSs 2, 38 and 57. Therefore the development of this location may have an adverse impact on these ecological assets. There are no rural settlements or "strategic green links" within close proximity to the area, therefore there is unlikely to be an impact in this regard.
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public right of way (800m buffer), public open space (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is not within the accessibility buffer for leisure centres (800m buffer), cycle routes (800m buffer), health and GP facilities (1km buffer) which may have a detrimental impact on this strategic objective. The location is surrounded by existing employment areas, which could potentially contain some unneighbourly uses to be mitigated against. However access to employment is also a strong positive indicator for health which supports this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a "negative" impact on the delivery of the majority of the Strategic Objectives, particularly in relation to sustainable economic development and assisting nearby regeneration at Knowsley Industrial and Business Parks. There are minor negatives in relation to managing environmental resources and Green Infrastructure, supporting town centres and improving the quality of place.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with some of the principles of national Green Belt policy. However, the Study was not able to identify a new Green Belt boundary which would be robust and defensible. This is due to a lack of physical features or barriers within the location. The Sustainability Appraisal (SA) concluded that the development of this location would have a negative impact on a range of the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 14 of the SA objectives. However, there are significant negative impacts associated with landscape quality, Green Infrastructure agricultural land and climate which cannot be mitigated against if this location was developed. The assessment of this location against the Strategic Objectives concludes that there will be a negative impact on a range of the objectives. This is primarily due to the likely adverse impact the development of this location would have on nearby regeneration priorities and the negative environmental implications of developing this location. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.
Recommendation	Retain in Green Belt

Green Belt Location Ref:	KGBS 4	Gross Location Size (ha)	31.34
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Location East of Knowsley Industrial and Business Parks



-  Boundary of Alternative Green Belt Location
-  Potential Developable Area (where applicable)
-  Boundary of Knowsley Green Belt Study Location
-  Listed Buildings
-  Local Wildlife Sites
-  Conservation Areas
-  Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K010, K012, (K007)
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing GB boundary to the west of the parcel is consistent and clearly defined by the extent of KIP and the highway network. The potential boundary, following Knowsley Lane, Hewitts Lane and Mollys Lane is considered to be sufficient to contain development and prevent further encroachment into the Green Belt. To release either parcel in isolation would undermine the consistency of the Green Belt boundary in this area and containment of build development. Grouping the parcels would result in a consistent Green Belt boundary in this area.
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Preferred Use(s)	Employment	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	7.2		Notional Capacity (residential - dwellings)	N/A
Suitability for Development	Partial – Existing MDS (electricity substation – K007) may need to be retained along with operational land within National Grid's ownership.			
Assessment Against Core Strategy Strategic Objectives				
SO1 Score	++ major positive			
SO1 Commentary	Likely to be suitable employment development, therefore contributing towards economic growth and job creation. Adjacent to a key employment location and Principal Regeneration Areas. Subject to appropriate phasing mechanisms being in place, the Local Plan evidence base (KIP Strategic Framework (DTZ, Taylor Young & Arup, 2010) recognises that development in this gateway location may raise the profile of the area and assist in regeneration initiatives at Knowsley Industrial and Business Parks.			
SO2 Score	0 neutral			
SO2 Commentary	Deemed unsuitable for residential uses; therefore unlikely to have an impact on this objective.			
SO3 Score	+ minor positive			
SO3 Commentary	Employment uses in this area may assist in the delivery, and raise the profile of, regeneration at Knowsley Industrial and Business Parks. Therefore providing additional local employment opportunities for nearby residents and deprived communities.			
SO4 Score	++ major positive			
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision. However, viewed cumulatively with the Principal Regeneration Area at Knowsley Industrial and Business Parks, and in light of the area's "gateway" location, development may raise the profile of the wider area, potentially encouraging further investment and growth in expenditure within Kirkby Town Centre and Knowsley Industrial and Business Parks.			
SO5 Score	+ minor positive			
SO5 Commentary	Development of this location would make a positive contribution of the quality of the built environment in Kirkby and Knowsley Industrial Park, particularly given the gateway location to the east of the Park. Area is located away from recreational provision and is therefore unlikely to impact on these assets.. The southern boundary of the area is approximately 500m from Knowsley Village Conservation Area and also Knowsley Hall Estate (Historic Park and Gardens). However, development would be screened by existing highway infrastructure and tree belts.			
SO6 Score	0 neutral			
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures. Normally, employment uses may provide additional local employment opportunities for nearby residents. Reducing the need to travel further afield for employment opportunities. However, there is already a substantial amount of employment land within the immediate area at Knowsley Industrial Park.			
SO7 Score	+ minor positive			



SO7 Commentary	Shown to be partially Grade 1 “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. However, some of the area has been previously developed or is currently in use as an electricity sub station and is unlikely to be suitable for agriculture. Directly adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). The Local Plan evidence base (KIP Strategic Framework) highlights the potential of this location to assist in the deliver of a decentralised energy network. There are no locally designated ecological assets within close proximity to the area, therefore unlikely to have an impact.
SO8 Score	0 neutral
SO8 Commentary	The location is in close proximity to a rural settlement (Knowsley Village). However, potential development within the southern parcel of this location would be screened by Knowsley Lane and associated tree line. Development within the northern parcel (north of the A580 East Lancs Road) will be additionally screened by the A580. Therefore it is unlikely to have an impact on the rural settlement. There are no "strategic green links" or biological assets within close proximity to the location, therefore development within this location is unlikely to have an impact in these regards.
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), cycle routes (800m buffer), public right of way (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is also partially within the preferred distance from public open space (800m buffer) and cycle routes (800m buffer). The location is not within the accessibility buffer for leisure centres (800m buffer) and health and GP facilities (1km buffer) which may have a detrimental impact on this strategic objective. The location is surrounded by existing employment areas, which could potentially contain some unneighbourly uses to be mitigated against. However access to employment is also a strong positive indicator for health which supports this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives, particularly in relation to delivering new economic development and aiding nearby regeneration at Knowsley Industrial Park. The location is unlikely to have a significant effect on the objectives associated with the delivery of new housing, sustainable transport and Green Infrastructure.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a wide range of the SA objectives, specifically those associated with regeneration and economic development. This is due to the potential for the location to make a significant contribution towards the regeneration of Knowsley Industrial and Business Parks and delivery of decentralised energy within the Parks. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 14 of the SA objectives. It is also apparent from the assessment that there are no significant negative impacts associated with the potential release of this location. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are

	"exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.
Recommendation	Retain as "broad location"

Green Belt Location Ref:	KGBS 5	Gross Location Size (ha)	7.22
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Location Land at Pinfold Lane, Knowsley Village



Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K020
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	Grouping and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Green Belt Study
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Preferred Use(s)	Residential	Residential Density (dpha)	25
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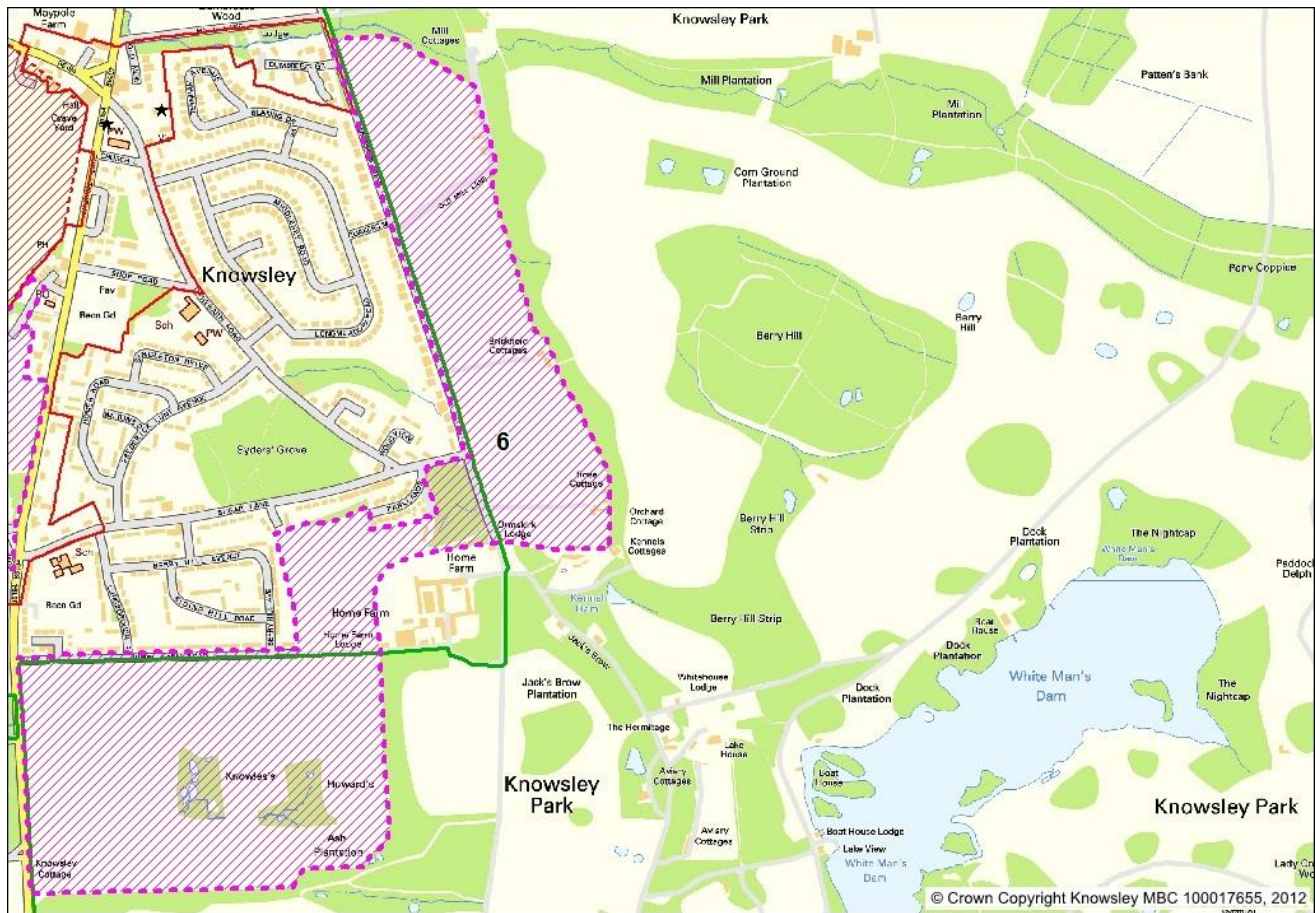
Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	60
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Suitability for Development	Partial – exiting residential properties will need to be retained. Existing trees may also need to be retained.
Assessment Against Core Strategy Strategic Objectives	
SO1 Score	0 neutral
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs, beyond short term positions associated with the construction phase.
SO2 Score	+ minor positive
SO2 Commentary	Limited capacity therefore would make a limited impact on efforts in Kirkby to re-balance the housing market. The area's limited capacity may also have a negative influence on the financial viability of affordable housing.
SO3 Score	0 neutral
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area or relatively large in size. It is therefore unlikely to have an impact on delivery of these regeneration priorities or on reducing deprivation.
SO4 Score	+ minor positive
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision. Additionally, the isolated nature of Knowsley village has the potential to reduce potential detrimental impacts on retail provision within neighbouring Stockbridge village and Kirkby.
SO5 Score	- - major negative
SO5 Commentary	Not located near a Principal Regeneration Area or currently derelict land. Therefore, unlikely to have a measurable impact on the image of the Borough and quality of place. The location is situated within the Knowsley Village Conservation Area; therefore development within an existing area of open space within the centre of the Conservation Area is likely to have an adverse impact on the historic assets, rural character and openness of the Village which are highlighted as important attributes of Knowsley Village Conservation Area.
SO6 Score	0 neutral
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures. Additionally, the Council's Transport Feasibility Study notes that there is no railway station within the village and that it is not located on the primary road network.
SO7 Score	- minor negative
SO7 Commentary	Shown to be wholly "best and most versatile" agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified "Priority Zone" for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no locally designated ecological assets within close proximity to the area, therefore unlikely to have an impact.
SO8 Score	- - major negative
SO8 Commentary	The location is adjacent to a "strategic green link" identified within the Policy CS8 (M57 Green Belt corridor). Development within this is likely to have small-scale negative impact on integrity of the green link, as any potential development would be on the fringe of the asset and physically contained from the remainder of the Green Line by tree lines and development. The area is wholly within Knowsley Village Conservation Area therefore development is likely to have a significant adverse impact on the character, setting and openness of the Village. There are no ecological assets within

	close proximity to the area therefore unlikely to have an impact in this regard.
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public right of way (800m buffer), public open space (800m buffer), cycle routes (800m buffer), health and GP facilities (1km buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is not within the accessibility buffer for leisure centres (800m buffer), which may have a detrimental impact on this strategic objective. The location is surrounded by residential areas and Green Belt which are unlikely to have a detrimental impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a mixed impact on the delivery of the Strategic Objectives. Small-scale positive contributions may be made by supporting housing delivery and supporting sustainable local centres. However, there are significant "negative" impacts in relation to delivery of Green Infrastructure and improving the quality of urban environment in Knowsley Village.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study was able to identify a new Green Belt boundary which would be aligned to the extent of Knowsley Village Conservation Area which would physically contain any development with existing development and woodland area. This would result in a robust and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a mixed impact on the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. However, there is likely to be a significant negative impact associated with the protection of historic assets which cannot be mitigated against if this location was developed. The assessment of this location against the Strategic Objectives concludes that there will be a negative impact on a range of the objectives. This is primarily due to the likely adverse impact the development of this existing area of open space would have on the historic assets, rural character and setting of Knowsley Village Conservation Area (CA) which are highlighted by the CA appraisal as key attributes of the village. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.
Recommendation	Retain in Green Belt

Green Belt Location Ref:	KGBS 6	Gross Location Size (ha)	58.29
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Location	Land at Knowsley Village
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K019, K021, K023
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is clearly defined by residential development and highway network. The potential boundary following the tree line and boundary wall of Knowsley Hall Estate would also clearly define the extent of the Green Belt and provide physical containment. To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.
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Preferred Use(s)	Residential	Residential Density (dpha)	25
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings) 1093
Suitability for Development	All		
Assessment Against Core Strategy Strategic Objectives			
SO1 Score	0 neutral		
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs beyond short term positions associated with the construction phase.		
SO2 Score	+ minor positive		
SO2 Commentary	substantial capacity therefore could make a positive contribution to efforts in Huyton and Stockbridge Village to re-balance the housing market. Large capacity may also have a positive influence the financial viability of affordable housing.		
SO3 Score	+ minor positive		
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area and is therefore unlikely to have an impact on delivery of these priorities. Due to the size of the area the delivery of additional dwellings may have a positive impact on reducing deprivation.		
SO4 Score	+ minor positive		
SO4 Commentary	Significant residential capacity, therefore there is likely to be a sizable positive impact on the viability of the nearest town / district centres due to increases on available expenditure within the catchment areas of nearby retail provision. However, the location falls outside the proportionate catchment area for the existing retail provision within Knowsley village (200-400m). Therefore, any development in this location may require new retail provision. Additionally, the isolated nature of Knowsley village has the potential to reduce potential detrimental impacts on retail provision within neighbouring Stockbridge village and Kirkby.		
SO5 Score	- minor negative		
SO5 Commentary	Not located near a Principal Regeneration Area or currently derelict land. Therefore, unlikely to have a measurable impact in this regard. The location is situated in close proximity to Knowsley Village Conservation Area and Knowsley Hall Estate (Historic Park and Gardens). However, development is unlikely to have an adverse impact on the historic assets, rural character and openness of the Village which are highlighted as important attributes of Knowsley Village Conservation Area due to screening provided by existing development, highway infrastructure and tree belts. Furthermore, any impact on the setting of Knowsley Estate is limited by the physical and visual containment provided by the Estate wall to the east of the location.		
SO6 Score	0 neutral		
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures. Additionally, the Council's Transport Feasibility Study notes that there is no railway station within the village and that it is not located on the primary road network.		
SO7 Score	- minor negative		
SO7 Commentary	Shown to be partially “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into		

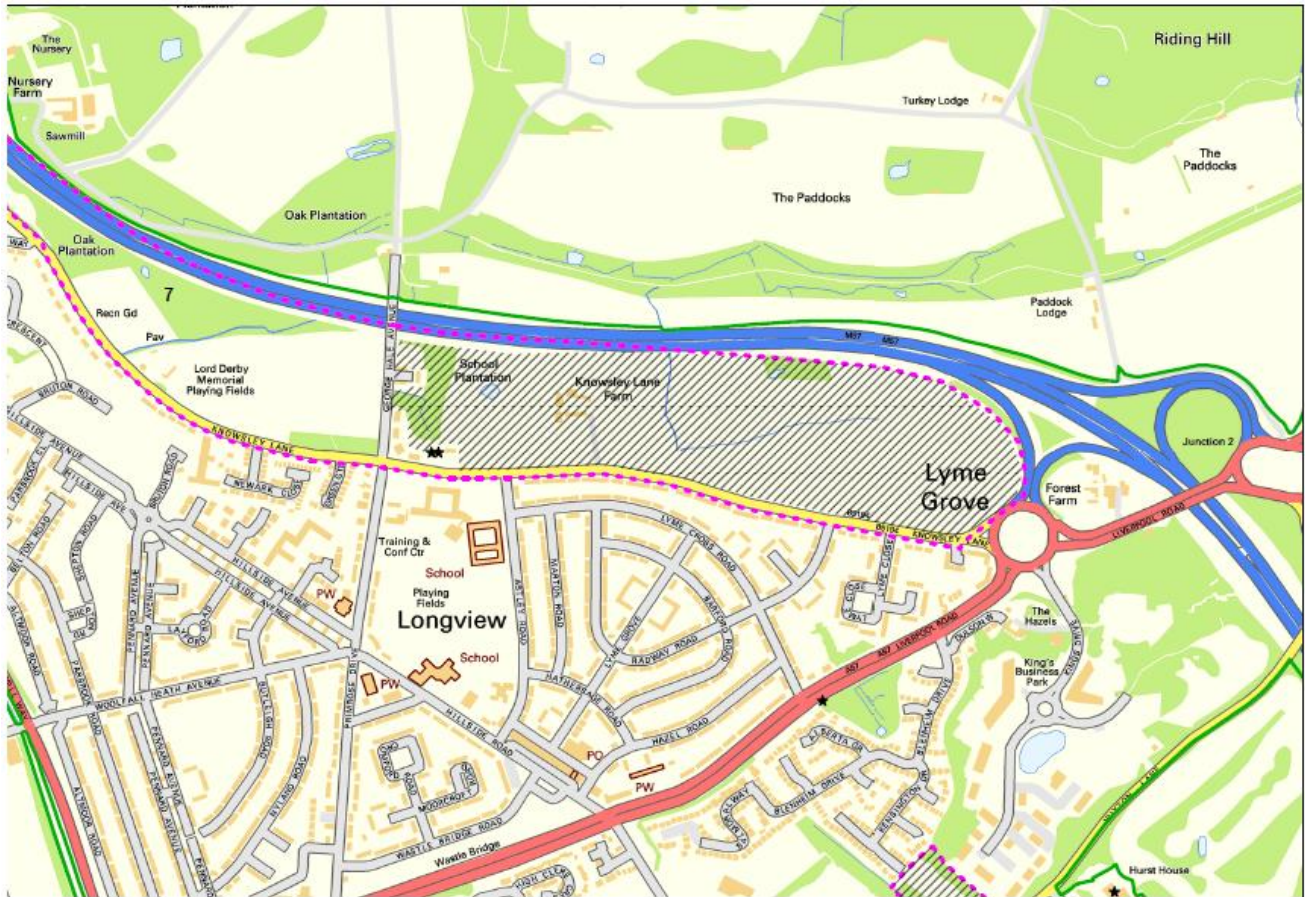
	agricultural use in the future. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies.
SO8 Score	- minor negative
SO8 Commentary	The area is adjacent to a rural settlement (Knowsley Village). Potential development within this location would be largely screened from the rural and historic core of Knowsley Village, which is located along Knowsley Lane and the northern end of the village, by existing residential development. Therefore there may have a small-scale adverse impact on the character and openness of the Village. The location is on the fringe of the LWS and physically contained from the remainder of the asset by the Knowsley Park estate wall and associated landscaping. The location is adjacent to the Knowsley Hall Estate which is identified as a “strategic green link”; although the location is screened by the estate’s boundary wall and associated tree line. Potential development on the fringe of this asset is unlikely to have a significant impact on policy aspirations to maintain and enhance this strategically import green link.
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public right of way (800m buffer), public open space (800m buffer), health and GP facilities (1km buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is also partially within the preferred distance for cycle routes (800m buffer). The location is not within the accessibility buffer for leisure centres (800m buffer), which may have a detrimental impact on this strategic objective. The location is surrounded by residential areas and Green Belt which are unlikely to have a detrimental impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives, including in relation to supporting sustainable local centres, housing delivery, regeneration and delivering new economic development. However, there are minor negatives in relation to improving the quality of place, management of environmental resources and delivery of Green Infrastructure.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the extent of Knowsley Hall Estate (which is designated as a Historic Park and Garden and LWS). The policy protection and the boundary wall for the estate would limit further encroachment into the Green Belt and form a robust physical barrier which is clear and defensible. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a number of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 12 of the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in relation to local character, ecological assets (Priority Habitat), Green Infrastructure, air quality and sustainable transport. Whilst, there is an additional negative impact associated with the loss of agricultural land, which is due in part to the location's significant size, this is counterbalanced by the significant positive social and economic benefits associated with this location. Many of the locations identified by the Green Belt Study are identified as agricultural land






	<p>therefore there is likely to be a negative impact in this context for many locations. However, this negative needs to be considered on balance with the significant social and economic benefits in releasing this location. In relation to this location, it is considered these benefits outweigh the loss of agricultural land and potential harm to ecological assets (Priority Habitat) Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release. However, due to the constrained nature of this location (i.e. it has relatively poor accessibility to some key services and amenities, contains a Priority Habitat (woodland), and it is partly identified as Grade 2 agricultural land) it is deemed appropriate to "safeguard" this location for development beyond the Core Strategy plan period (i.e. post 2028).</p>
<p>Recommendation</p>	<p>Retain as "broad location"</p>

Green Belt Location Ref:	KGBS 7	Gross Location Size (ha)	40.04
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Location	Knowsley Lane, Huyton
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-  Boundary of Alternative Green Belt Location
-  Potential Developable Area (where applicable)
-  Boundary of Knowsley Green Belt Study Location
-  Listed Buildings
-  Local Wildlife Sites
-  Conservation Areas
-  Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K027, K030
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is clearly defined by residential development and Knowsley Lane to the south. The potential boundary following the M57 to the north of the parcels would also clearly define the extent of the Green Belt and provide physical containment. Due to the weak and poorly defined boundary between the parcels, to release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.
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Preferred Use(s)	Mixed use (residential and employment)	Residential Density (dpha)	30	
Notional Capacity (employment – ha)	10.68		Notional Capacity (residential - dwellings)	252
Suitability for Development	Partial - Outdoor Sporting (OS) provision (on the western side of the location) will need to be retained to meet requirements within the Huyton Community Area. Existing trees adjacent to the OS			
<b>Assessment Against Core Strategy Strategic Objectives</b>				
SO1 Score	++ major positive			
SO1 Commentary	Suitable for mixed use (employment and residential) development. The site therefore could contribute towards economic growth and job creation. The site is adjacent to a Principal Regeneration Area; development in this gateway location may raise the profile of the area and assist in housing-led regeneration initiatives at North Huyton and Stockbridge Village.			
SO2 Score	++ major positive			
SO2 Commentary	substantial capacity therefore could make a positive contribution to efforts in Huyton and Stockbridge Village to re-balance the housing market. Large capacity may also have a positive influence on the financial viability of affordable housing. Due the area's proximity to North Huyton and Stockbridge Village it has potential to contribute towards the housing-led regeneration in this Principal Regeneration Area.			
SO3 Score	++ major positive			
SO3 Commentary	Located within a gateway location directly adjacent to an identified Principal Regeneration Area, North Huyton and Stockbridge Village, which are two of the more deprived areas of the Borough. Therefore development is likely to have a positive impact by raising the profile of the area, delivering additional dwellings and local job opportunities.			
SO4 Score	++ major positive			
SO4 Commentary	Significant capacity, therefore there is likely to be a sizable positive impact on the viability of the nearest town / district centres due to increases on available expenditure within the catchment areas of nearby retail provision. Furthermore, viewed cumulatively with regeneration at North Huyton and Stockbridge Village, and in light of the area's "gateway" location, development may raise the profile of the area, potentially encouraging further investment and growth in expenditure within Huyton Town Centre.			
SO5 Score	+ minor positive			
SO5 Commentary	Development of this area would make a positive contribution of the quality of the built environment in Huyton and potentially compliment development within the Principal Regeneration Area (PRA) at North Huyton and Stockbridge Village. There may also be an additional benefit associated with the area's gateway location in relation to the PRA. The location is in close proximity to Knowsley Hall Estate (Historic Park and Gardens). However, the M57 represents a significant barrier to the historic area and its setting which is likely to significantly limit any adverse impacts from development south of the M57.			
SO6 Score	+ minor positive			
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified			

	measures. Mixed or employment uses may provide additional local employment opportunities for nearby residents. Reducing the need to travel further a field for employment opportunities.
SO7 Score	- minor negative
SO7 Commentary	Shown to be partially “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. The parcel is in close proximity to the Knowsley Hall Estate (LWS:40). However, the M57 represents a significant barrier between the historic and locally designated ecological assets which will minimise any potential negative impact on these assets.
SO8 Score	0 Neutral
SO8 Commentary	The location is in close proximity to the Knowsley Hall Estate which is also designated as LWS:40 and “strategic green link” by policy CS8. However, the M57 represents a significant physical barrier between the historic and ecological assets which will minimise any potential negative impact. There are no rural settlements within close proximity to the area therefore there is unlikely to be an negative impact in this regard.
SO9 Score	0 Neutral
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public open space (800m buffer), health and GP facilities (1km buffer), which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is also partially within the accessibility buffer for public right of way (800m buffer), cycle routes (800m buffer) and leisure centres (800m buffer). The location is surrounded by residential areas, open space, the M57 and A58. The A58 and motorway represent an unneighbourly use which could have a detrimental impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a significant “positive” impact on the delivery of the majority of the Strategic Objectives, particularly in relation to delivering new economic development, balancing the housing market, supporting sustainable town centres and aiding nearby regeneration at North Huyton and Stockbridge Village. Additionally, there are minor positives in relation to improving the quality of place and delivering sustainable transport. However, there is also potential for a likely small-scale negative impact in relation to the loss of agricultural land.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure (M57) which is a robust physical barrier. This would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a wide range of SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 15 of the SA objectives. Whilst there is a significant negative impact associated with the loss of agricultural land, which is due in part to the location's significant size, this is counterbalanced by the significant positive social and economic benefits associated with this location. Many of the locations identified by the Green Belt Study are identified as agricultural land therefore there is likely to be a negative impact in this context for many locations. However, this negative impact needs to be considered on

	balance with the significant social and economic benefits in releasing this location. In relation to this location, it is considered these benefits outweigh the loss of agricultural land. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.
Recommendation	Retain as "broad location"

Green Belt Location Ref:	KGBS 8	Gross Location Size (ha)	14.39
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Location Land bounded by A58, Prescott



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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K029 (K031)
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is clearly defined by residential development and Liverpool Road to the south. However, some detailed boundary changes on the eastern side of the location would improve the consistency of the boundary. These are identified by the Detailed Boundary Review. The potential boundary following the A58 to the north and west of the parcels would also clearly define the extent of the Green Belt and provide containment. To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.
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Preferred Use(s)	Residential	Residential Density (dpha)	30
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings) 133
Suitability for Development	Partial – existing development within K031 has been excluded from the capacity calculations. Outdoor Sporting (OS) provision to the north of the location has also been excluded from the developable area as it is required to meet the OS standards for Prescott / Whiston Community Area.		
<b>Assessment Against Core Strategy Strategic Objectives</b>			
SO1 Score	0 neutral		
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs beyond short term positions associated with the construction phase.		
SO2 Score	+ minor positive		
SO2 Commentary	substantial capacity therefore could make a positive contribution to efforts in Prescott and Whiston to re-balance the housing market. Large capacity may also have a positive influence on the financial viability of affordable housing.		
SO3 Score	0 neutral		
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area or particularly large in scale. It is therefore unlikely to have an impact on delivery of these priorities.		
SO4 Score	+ minor positive		
SO4 Commentary	Limited residential capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.		
SO5 Score	+ minor positive		
SO5 Commentary	Not located near a Principal Regeneration Area or currently derelict land. The area is in a gateway location in relation to the Prescott / Whiston township. Therefore, development of this area may have a measurable positive impact on the image and quality of the area. The location is in close proximity to Knowsley Hall Estate (Historic Park and Gardens). However, the A58 represents a significant barrier to the historic area and its setting which will significantly limit any adverse impacts from development east of the A58. The south western corner of the area falls within Prescott Town Centre Conservation Area. The land within, and immediately surrounding the Conservation Area is currently developed and unlikely to re-developed. Therefore there is unlikely to be a major impact on the setting of the Conservation Area. The north of the area contains recreation provision (school playing fields) which have been excluded from the assumed developable area and will be retained inline with the Local Plan evidence base. Therefore there is unlikely to be a negative impact in this context.		
SO6 Score	+ minor positive		
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.		
SO7 Score	- minor negative		
SO7 Commentary	Shown to be partially “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore,		

	development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. The parcel is in close proximity to the Knowsley Hall Estate (LWS:40). However, the A58 represents a significant barrier between the historic and locally designated ecological assets which will minimise any potential negative impact on these assets.
SO8 Score	0 neutral
SO8 Commentary	The location is in close proximity to the Knowsley Hall Estate which is also designated as LWS:40 and "strategic green link" by policy CS8. The A58 "Prescot by-pass" represents a significant physical barrier between the historic and ecological assets which will minimise any potential negative impact. There are no rural settlements within close proximity to the area therefore there is unlikely to be a negative impact in this regard.
SO9 Score	0 Neutral
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public right of way (800m buffer), cycle routes (800m buffer), public open space (800m buffer) and health and GP facilities (1km buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is not within the accessibility buffer for leisure centres (800m buffer). The location is surrounded by residential areas, open space and the M57. The motorway represents an unneighbourly use which could have a detrimental impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to a "positive" or "neutral" impact on delivery of the majority of the Strategic Objectives. The positive impacts are associated with delivering new residential development and assisting urban regeneration. However, there is potential negative impact in relation to the loss of agricultural land.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the A58 "Prescot by-pass" which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a range of the SA objectives, particularly those associated with meeting housing needs and providing good quality housing. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. It is also apparent from the assessment that there are no significant negative impacts associated with the potential release of this location. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.
Recommendation	Retain as "broad location"



Green Belt Location Ref:	KGBS 9	Gross Location Size (ha)	5.03
Location	Recreation Ground, Two Butt Lane, Whiston		

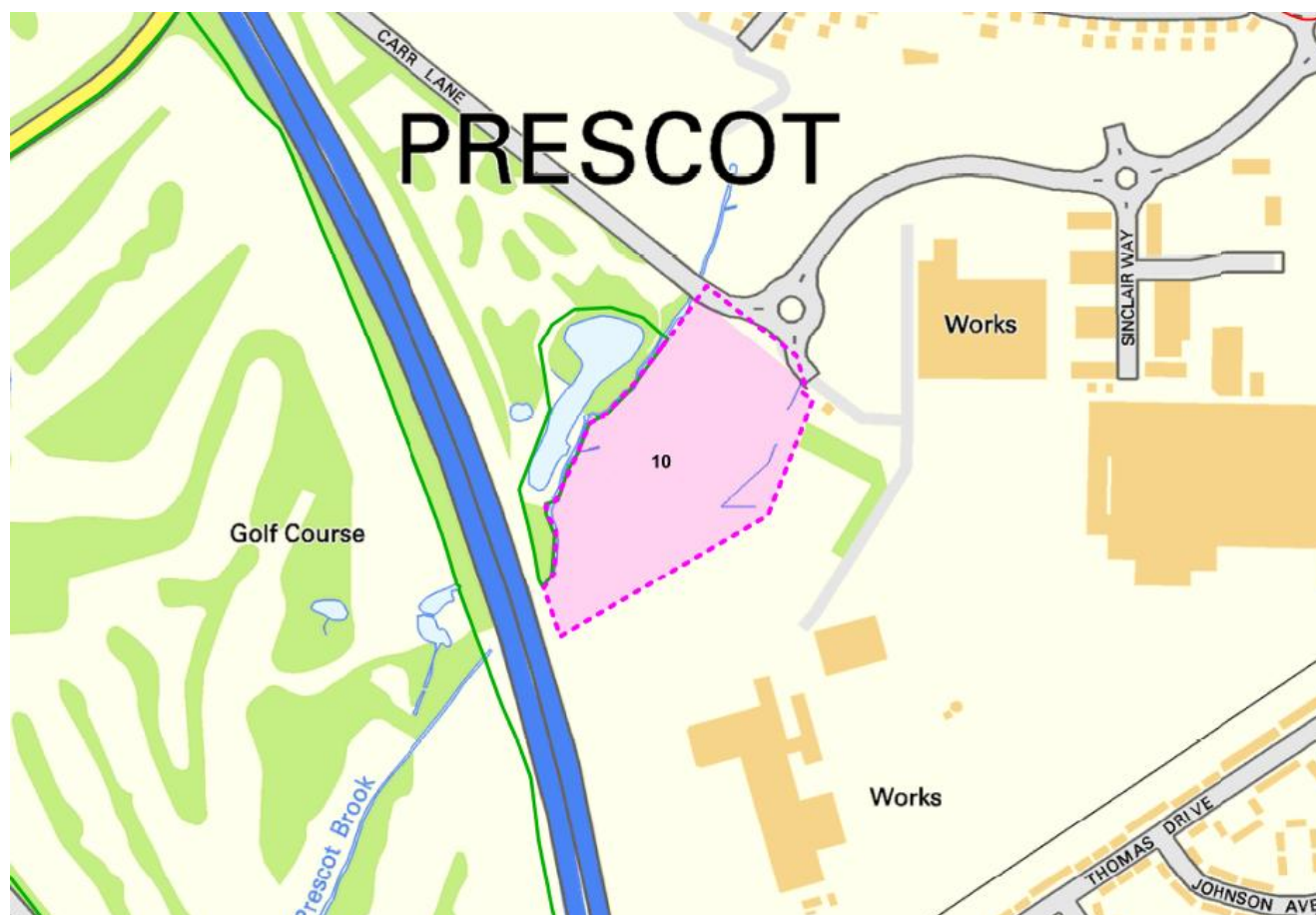








Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)		K033	
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)		Grouping and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Green Belt Study	
Preferred Use(s)	Residential	Residential Density (dpha)	30
Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	110

Suitability for Development	None - Outdoor Sporting (OS) provision covered the whole of the location. The OS is required to meet standards for the Prescot/Whiston Community Area.
Assessment Against Core Strategy Strategic Objectives	
SO1 Score	0 neutral
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs beyond short term positions associated with the construction phase.
SO2 Score	0 neutral
SO2 Commentary	Limited capacity therefore would make a limited impact on efforts in Prescot / Whiston to re-balance the housing market. The area's limited capacity may also have a negative influence on the financial viability of affordable housing.
SO3 Score	0 neutral
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area or relatively large in size. It is therefore unlikely to have an impact on delivery of these regeneration priorities or on reducing deprivation.
SO4 Score	+ minor positive
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.
SO5 Score	- - major negative
SO5 Commentary	Not located near a Principal Regeneration Area or currently derelict land. Therefore, unlikely to have a measurable impact on the image of the Borough and quality of place. The location is currently in use as recreation provision (playing fields) which will need to be retained inline with the Local Plan evidence base. If these were to be developed appropriate replacement provision would need to be sought elsewhere. Therefore there is likely to be a significant negative impact in this context.
SO6 Score	+ minor positive
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.
SO7 Score	- minor negative
SO7 Commentary	Shown to be wholly "best and most versatile" agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified "Priority Zone" for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no locally designated ecological assets within close proximity to the area, therefore unlikely to have an impact
SO8 Score	0 neutral
SO8 Commentary	There are no rural settlements, ecological assets or "strategic green links" within close proximity to the location therefore there is unlikely to be a significant impact on this objective.
SO9 Score	- - major negative
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public open space (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. However, the location is not within the accessibility buffer for public right of way (800m buffer), cycle routes (800m buffer) and leisure centres (800m buffer), health and GP facilities (1km buffer). The location is surrounded by residential areas, open space and the Green Belt therefore are unlikely to be any unneighbourly uses

	<p>surrounding the location. The development of this location would lead to the loss of a recreation asset. This is likely to have a significant negative impact on this objective.</p>
<p>Conclusion - Strategic Objectives Assessment</p>	<p>Likely to have a "neutral" impact on delivery of the majority of the Strategic Objectives, largely due to the small capacity of the area and location on the periphery of the Borough which impact the sustainability of the location due to the lack of access to existing facilities and service provision. Development would almost certainly result in the loss of a recreation asset; therefore it is likely to have a significant detrimental impact on the quality of place within Whiston and health and wellbeing.</p>
<p>Overall Conclusion</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to "round off" the existing built up area, which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, however none of these were deemed to be significant in scale. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 8 of the SA objectives. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with a significant negative impact in relation to quality of place and health and wellbeing. This negative impact is associated with the loss of a recreation asset which would be unavoidable if this location was developed. Furthermore, the loss of a recreation asset (playing field) will have a negative impact, although it may be possible to mitigate this loss there is no evidence to suggest this is currently possible. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>Recommendation</p>	<p>Retain in Green Belt</p>

Green Belt Location Ref:	KGBS 10	Gross Location Size (ha)	3.31
Location	Carr Lane, Prescott		



-  Boundary of Alternative Green Belt Location
-  Potential Developable Area (where applicable)
-  Boundary of Knowsley Green Belt Study Location
- ★ Listed Buildings
-  Local Wildlife Sites
-  Conservation Areas
-  Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)		K036	
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)		Grouping and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Green Belt Study	
Preferred Use(s)	Residential or employment	Residential Density (dpha)	30
Notional Capacity (employment – ha)	0-3.18	Notional Capacity (residential - dwellings)	0-74

Suitability for Development	All
Assessment Against Core Strategy Strategic Objectives	
SO1 Score	++ major positive
SO1 Commentary	Likely to be suitable employment (or residential) development, therefore contributing towards economic growth and job creation. The location is adjacent to a key mixed use Principal Regeneration Area (South Prescot). Development in this gateway location may raise the profile of the area and assist in regeneration initiatives at South Prescot
SO2 Score	+ minor positive
SO2 Commentary	The location has been identified as having potential for residential and/or employment uses. For residential purposes, the limited capacity of the location is unlikely to make a significant impact on efforts in Prescot to re-balance the housing market. The area's limited capacity may also have a negative influence on the financial viability of affordable housing. The limited capacity (for employment purposes) is also unlikely to make a significant contribution to new employment opportunities.
SO3 Score	+ minor positive
SO3 Commentary	Residential and/or employment uses in this area may assist in the delivery, and raise the profile of, regeneration at South Prescot Principal Regeneration Area via providing additional local employment opportunities for nearby residents and/or additional job opportunities.
SO4 Score	++ major positive
SO4 Commentary	Limited capacity, therefore there is likely to be little impact viability on the nearest town / district centres to due increases in available expenditure within the catchment areas of nearby retail provision. Viewed cumulatively with the Principal Regeneration Area at South Prescot and in light of the area's "gateway" location, development may raise the profile of the area and potentially encourage further investment and growth in expenditure within Prescot Town Centre.
SO5 Score	++ major positive
SO5 Commentary	Development of this area would make a positive contribution of the quality of the built environment in Prescot and development of the Principal Regeneration Area (PRA) at South Prescot, particularly given the gateway location to the west of the PRA. The location currently contains hardstanding associated with the former use. The location is abandoned and in an unkept condition. Therefore the re-development of the area is likely to have a positive impact on the image of the local area and quality of place. The Green Belt location is located away from historic features and recreational assets, therefore unlikely to impact on these assets.
SO6 Score	+ minor positive
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. Employment uses may provide additional local employment opportunities for nearby residents. Reducing the need to travel further afield for employment opportunities. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.
SO7 Score	- minor negative
SO7 Commentary	Not adjacent to an identified "Priority Zone" for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. Not shown to be "best and most versatile" agricultural land. The area is in close proximity to the LWS:11. However, the M57 represents a significant barrier between the locally designated ecological assets and potential

	development would be small area of land; likely to have a minimal negative impact on these assets.
SO8 Score	- minor negative
SO8 Commentary	The location is in close proximity to the Stadt Moers Park (borough park) which is designated as a LWS (LWS:11) and part of the Whiston to Cronton Corridor “strategic green link”. However, the M57 represents a significant barrier between the biological assets and the potential development would be small area of land. Therefore there is likely to be a minimal negative impact on these assets. There are no rural settlements within close proximity to the location therefore there is unlikely to be an impact on this element of the strategic objective.
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), health and GP facilities (1km buffer) and public open space (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is partially within the accessibility buffer for public right of way (800m buffer), cycle routes (800m buffer) and leisure centres (800m buffer), . The location is surrounded by residential areas, open space, the Green Belt and the M57. The motorway is likely to be an unneighbourly use, although the sensitivity of any development within the location will depend on the end use as the site may come forward for residential or employment development (subject to master planning / development on neighbouring sites).
Conclusion - Strategic Objectives Assessment	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives, largely due to the delivery of new economic development and aiding nearby regeneration at South Prescott Principal Regeneration Area (PRA). However, there are potential small-scale negative impacts in relation to the Green Infrastructure network, specifically the “Whiston to Cronton Corridor”, and the management of environmental resources.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the M57 and a woodland/ water body (LWS) which would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a wide range of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 12 of the SA objectives. It is also apparent from the assessment that there are no significant negative impacts associated with the potential release of this location. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.
Recommendation	Retain as "broad location"

Green Belt Location Ref:	KGBS 11	Gross Location Size (ha)	2.7
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Location Kings Business Park, Huyton



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- ★ Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

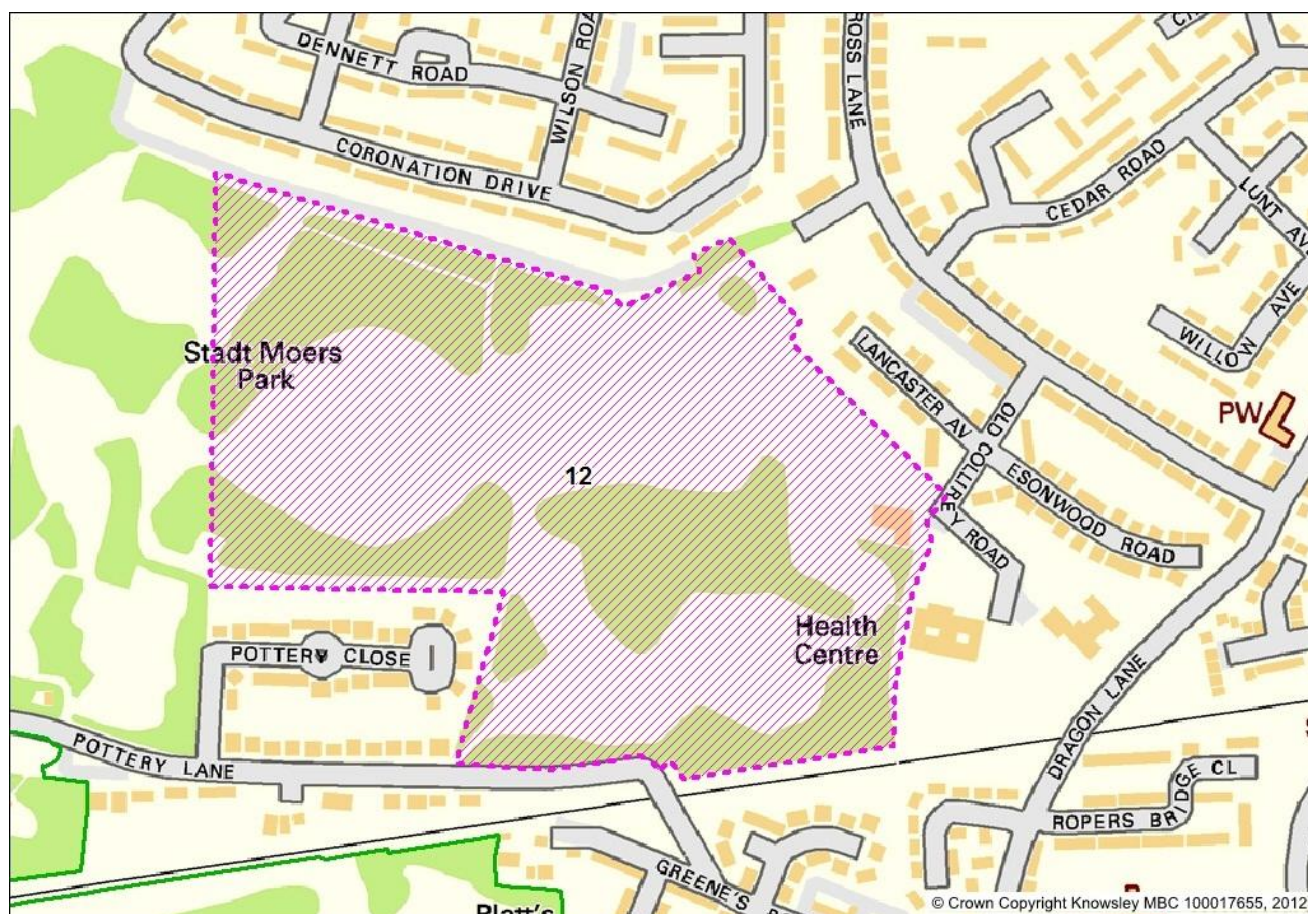
Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)		K037	
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)		Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study	
Preferred Use(s)	Residential	Residential Density (dpha)	30
Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	60








Suitability for Development	All
Assessment Against Core Strategy Strategic Objectives	
SO1 Score	0 neutral
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs beyond short term positions associated with the construction phase.
SO2 Score	0 neutral
SO2 Commentary	Limited capacity therefore would make a limited impact on efforts in Huyton to re-balance the housing market. The area's limited capacity may also have a negative influence on the financial viability of affordable housing.
SO3 Score	0 neutral
SO3 Commentary	Directly adjacent to an identified Principal Regeneration Area, North Huyton and Stockbridge Village, which are two of the more deprived areas of the Borough. However, the area has a relatively small capacity and is unlikely to have a measurable impact on reducing deprivation.
SO4 Score	0 neutral
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.
SO5 Score	0 neutral
SO5 Commentary	Not located near a Principal Regeneration Area or currently derelict land. Therefore, unlikely to have a measurable impact on the image of the Borough and quality of place. Area is located away from historic features and recreational assets, therefore unlikely to impact on these assets.
SO6 Score	+ minor positive
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.
SO7 Score	0 neutral
SO7 Commentary	Not shown to be "best and most versatile" agricultural land. Not adjacent to an identified "Priority Zone" for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no locally designated ecological assets within close proximity to the area, therefore unlikely to have an impact
SO8 Score	0 neutral
SO8 Commentary	There are no rural settlements, strategic green links or ecological assets within close proximity to the location. Therefore there is unlikely to be a significant impact on this strategic objective.
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), leisure centres (800m buffer), health and GP facilities (1km buffer) and public open space (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is partially within the accessibility buffer for public right of way (800m buffer) and cycle routes (800m buffer). The location is surrounded by residential areas, open space and the Green Belt. Therefore there are no unneighbourly uses which could have a detrimental impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a "neutral" impact on the delivery of the majority of the Strategic Objectives, which is largely due to the small capacity of the area and location which has poor links with surrounding development. The area may assist in the delivery of sustainable transport and contribute towards



	health and wellbeing objectives. The area does not assist in the delivery of any other objectives.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the extend of Kings Business Park which is marked by a tree line / landscaping. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, however none of these were deemed to be significant in scale. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 7 of the SA objectives. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.
Recommendation	Retain in Green Belt

Green Belt Location Ref:	KGBS 12	Gross Location Size (ha)	15.1
Location	Stadt Moers Park (north east), Prescott		



-  Boundary of Alternative Green Belt Location
-  Potential Developable Area (where applicable)
-  Boundary of Knowsley Green Belt Study Location
-  Listed Buildings
-  Local Wildlife Sites
-  Conservation Areas
-  Knowsley Boundary





Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K039		
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	This parcel (K039) was split due to the presence of an "Essential Gap". The developable area does not have a physical boundary on the western side. Therefore, development in this parcel could lack physical containment which would make the remainder of the Green Belt in this location vulnerable to further development.		
Preferred Use(s)	Residential	Residential Density (dpha)	30

Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	340
Suitability for Development	Partial – the western portion of the location, which lies beyond existing development at Pottery Close is within an “Essential Gap”. This area has been excluded from the developable area. Additionally, the whole site falls within a Borough Park which must be retained to meet Boroughwide recreation requirements.			
Assessment Against Core Strategy Strategic Objectives				
SO1 Score	0 neutral			
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs, beyond short term positions associated with the construction phase.			
SO2 Score	+ minor positive			
SO2 Commentary	Substantial capacity therefore could make a positive contribution to efforts in Huyton and Stockbridge Village to re-balance the housing market. Large capacity may also have a positive influence on the financial viability of affordable housing. However, there may be additional costs associated with the remediation of any pre-existing contamination prior to development.			
SO3 Score	+ minor positive			
SO3 Commentary	The location is not physically connected to an identified Principal Regeneration Area or areas suffering from the highest levels of deprivation. It is therefore unlikely to have an impact on delivery of these priorities. However, prior to development taking place in this location, site remediation is likely to be required, this is unlikely to support the delivery of additional affordable dwellings despite the location's scale. It is therefore, unlikely to have a significant impact on reducing deprivation.			
SO4 Score	+ minor positive			
SO4 Commentary	Significant residential capacity, therefore there is likely to be a positive impact viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.			
SO5 Score	- - major negative			
SO5 Commentary	The location contains recreation provision (Borough Park) which will need to be retained inline with the Local Plan evidence base. If these were to be developed appropriate replacement provision would need to be sought elsewhere, however this is unlikely to be an option given the size of the park and the associated cost of relocation. There is likely to be a significant negative impact in this context.			
SO6 Score	+ minor positive			
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.			
SO7 Score	0 neutral			
SO7 Commentary	The area is not shown to be “best and most versatile” agricultural land. The area is not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no locally designated ecological assets within close proximity to the area, therefore unlikely to have an impact.			
SO8 Score	- - major negative			
SO8 Commentary	The area is within a “strategic green link” Whiston to Cronton Corridor. Development in this location is likely to significantly undermine the quality of this asset given the size of potential Green Belt release and lack of physical			

	barriers between the potential development areas and the remainder of the green link. There are no rural settlements or ecological assets within close proximity to the area therefore there is unlikely to be any impact on this element of the strategic objective.
SO9 Score	- - major negative
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public right of way (800m buffer), health and GP facilities (1km buffer) and public open space (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is not within the accessibility buffer for cycle routes (800m buffer) and leisure centres (800m buffer). The location is surrounded by residential areas, open space and the Green Belt therefore are unlikely to be any unneighbourly uses surrounding the location. The development of this location is likely to have a significant detrimental impact on a Borough Park due to the size of the location. The loss of a Borough Park is likely to have a significant negative impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a mixed impact on the delivery of the majority of the Strategic Objectives, including a positive impact on the delivery of new housing and supporting Town and District Centres. However, the development of this location would almost certainly result in the partial loss of a recreation asset (Stadt Moers Park) and have a negative impact on the Green Infrastructure network. Additionally, there is likely to be a significant negative impact on health and wellbeing objectives due to the loss of the recreation asset.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the majority of the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to "round off" the existing urban area without encroaching or undermining an "essential gap". However, a new robust Green Belt boundary could not be identified due to a lack of physical features or barriers within the location. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. The report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in a number of areas. However, there are significant negative impacts associated with landscape quality and Green Infrastructure which cannot be mitigated against. These are associated with the loss of a significant proportion of recreation asset (Stadt Moers Park) which is identified as a Borough Park. The assessment of this location against the Strategic Objectives concludes that there will be a mixed impact. However, the potential loss of part of the Borough Park will have a significant negative impact in relation to the quality of place, health and wellbeing and Green Infrastructure objectives. Again, these negative impacts will be unavoidable if this location was developed. Furthermore, the loss of a recreation asset (Borough Park) will have a negative impact which cannot be mitigated. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.
Recommendation	Retain in Green Belt

Green Belt Location Ref:	KGBS 13	Gross Location Size (ha)	2.43
Location	Stadt Moers Park (southern tip), Prescott		



-  Boundary of Alternative Green Belt Location
-  Potential Developable Area (where applicable)
-  Boundary of Knowsley Green Belt Study Location
-  Listed Buildings
-  Local Wildlife Sites
-  Conservation Areas
-  Knowsley Boundary

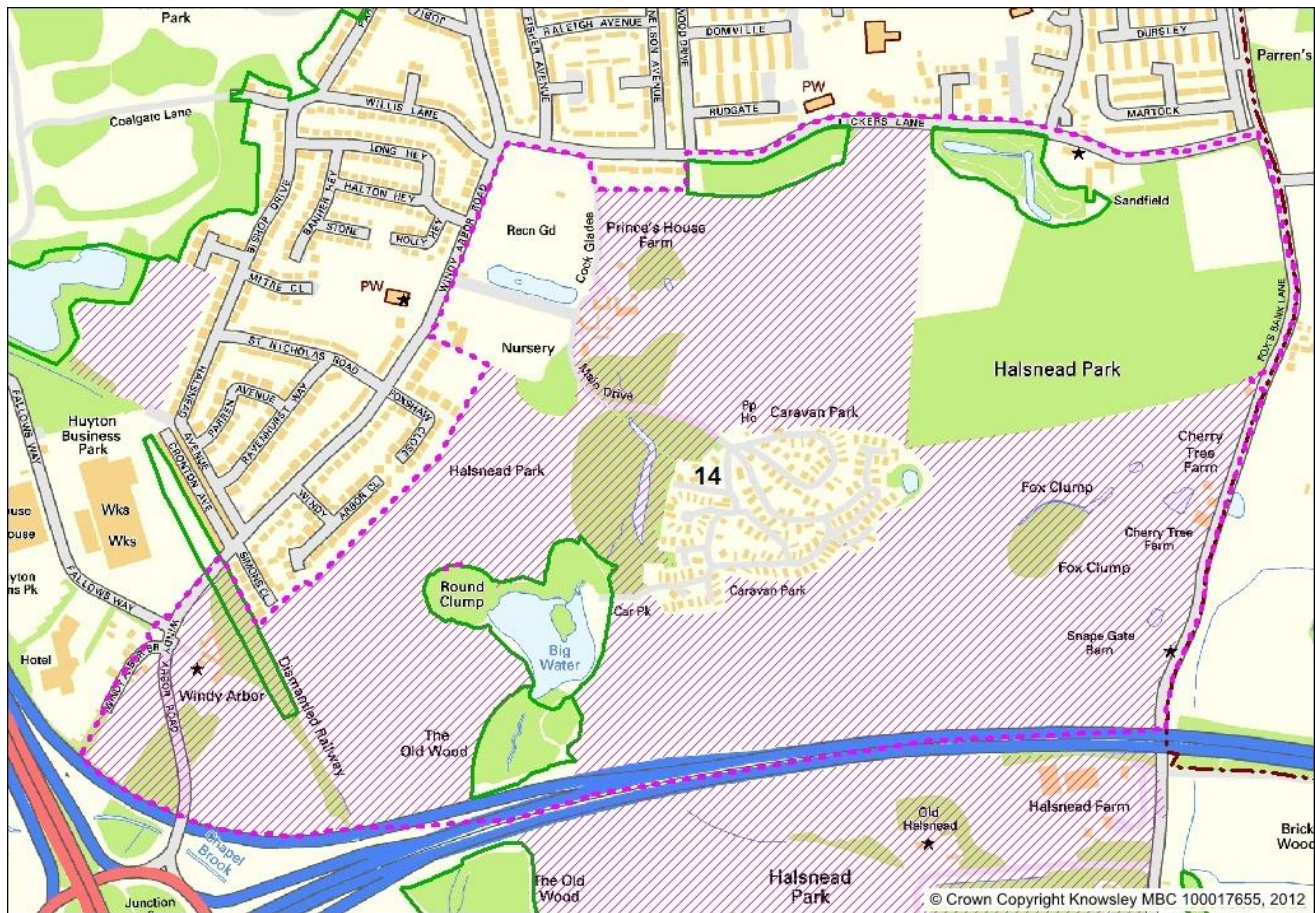
Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K041		
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	This parcel was split due the presence of an “Essential Gap”. The developable area has a clear boundary on the north and western sides. Development in this parcel could therefore be physically contained which would prevent further encroachment into the Green Belt.		
Preferred Use(s)	Residential	Residential Density (dpha)	30

Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	50
Suitability for Development	Partial – A small area, at the southern tip of K041 falls outside the adjacent LWS and is physically contained by a water body. This element of the location could be developable without harming the “Essential Gap” within the remainder of the Green Belt.			
<b>Assessment Against Core Strategy Strategic Objectives</b>				
SO1 Score	0 neutral			
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs, beyond short term positions associated with the construction phase.			
SO2 Score	0 neutral			
SO2 Commentary	Limited capacity therefore would make a limited impact on efforts in Kirkby to re-balance the housing market. The area’s limited capacity may also have a negative influence on the financial viability of affordable housing.			
SO3 Score	0 neutral			
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area or relatively large in size. It is therefore unlikely to have an impact on delivery of these regeneration priorities or on reducing deprivation.			
SO4 Score	0 neutral			
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.			
SO5 Score	- - major negative			
SO5 Commentary	Not located near a regeneration priority or currently derelict land. Therefore, unlikely to have a measurable impact on the image of the Borough and quality of place. Area contains recreation provision, Stadt Moers (Borough Park )which will need to be retained inline with the Local Plan evidence base. If these were to be developed appropriate replacement provision would need to be sought elsewhere, however this is unlikely to be an option given the size of the park and the associated cost of relocation. There is likely to be a significant negative impact in this context.			
SO6 Score	+ minor positive			
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.			
SO7 Score	- minor negative			
SO7 Commentary	Not shown to be “best and most versatile” agricultural land. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. The area is adjacent to two LWSs 15 and 46, therefore development adjacent to these assets may potentially have a small scale adverse impact.			
SO8 Score	- - major negative			
SO8 Commentary	The location is within a “strategic green link” (Whiston to Cronton Corridor) which is identified by policy CS8. Despite the relatively small development area within this Green Belt location, any development is likely to have a significant negative impact on the green link due to its location at the southern access to Stadt Moers Park which would impede any scope for north-south movement within the link. Furthermore, any development would not be screened by physical barriers which could potentially limit the impact of development on the wider green link. The location is adjacent to two LWSs 15			

	and 46, therefore development may potentially have a small scale adverse impact. There are no rural settlements within close proximity to the area therefore there is unlikely to be any impact on this element of the strategic objective.
SO9 Score	- - major negative
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), health and GP facilities (1km buffer), public right of way (800m buffer) and public open space (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is not within the accessibility buffer for cycle routes (800m buffer) and leisure centres (800m buffer). The location is surrounded by residential areas, open space and the Green Belt therefore are unlikely to be any unneighbourly uses surrounding the location. The development of this location is likely to have a significant detrimental impact on a Borough Park as it will impede access to the park from the south. This is likely to have a significant negative impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a "neutral" or "negative" impact on the delivery of the majority of the Strategic Objectives. This is largely due to the small capacity of the area and its location within a Borough Park which is also highlighted as a strategic green link within the Green Infrastructure network. Additionally, there is likely to be a significant negative impact on health and wellbeing objectives due to the loss of the recreation asset.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the extent of a LWS (woodland and water body) without encroaching or undermining an "essential gap". The new Green Belt boundary would be robust due to the level of policy protection afforded to the ecological asset and it would physically contain the urban area. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. The report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in a number of areas. However, there are significant negative impacts associated with landscape quality and Green Infrastructure which cannot be mitigated against. These are associated with the loss of a significant proportion of a recreation asset (Stadt Moers Park) which is identified as a Borough Park. The assessment of this location against the Strategic Objectives concludes that there will be a mixed impact. However, the potential loss of part of the Borough Park will have a significant negative impact in relation to the quality of place, health and wellbeing, and Green Infrastructure objectives. These negative impacts will be unavoidable if this location was developed. Furthermore, the loss of part of the Borough Park will have a negative impact which cannot be mitigated. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.
Recommendation	Retain in Green Belt

Green Belt Location Ref:	KGBS 14	Gross Location Size (ha)	110.3
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Location	South of Whiston
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)

K048, (K044, K049, K051, K045, K046), K052, K053

Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)

The existing Green Belt boundary is inconsistently defined by residential development, open space and industrial development which encroaches into the Green Belt in places. The potential boundary following the M62 to the south and Fox's Bank Lane to the east clearly defines the extent of the Green Belt and provides containment. To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.



Preferred Use(s)	Residential	Residential Density (dpha)	30
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings) 1532
Suitability for Development	Partial – Local Wildlife Sites (K049), existing development (K051) and cemetery (inclusive of expansion land) (K044) have been excluded from the capacity calculations.		
Assessment Against Core Strategy Strategic Objectives			
SO1 Score	0 neutral		
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs beyond short term positions associated with the construction phase.		
SO2 Score	++ major positive		
SO2 Commentary	Substantial capacity therefore could make a positive contribution to efforts in Prescot / Whiston to re-balance the housing market. Large development capacity and lack of physical constraints may also have a positive influence on the financial viability of affordable housing.		
SO3 Score	+ minor positive		
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area and is therefore unlikely to have an impact on delivery of these priorities. However, due to the size of the area and lack of physical constraints, there is likely to be a positive impact associated with the delivery of a significant number of new dwellings, including affordable units. There is potentially an additional, cumulative benefit in terms of access to employment noting the potential economic development south of the M62 at Cronton Colliery (and adjacent land).		
SO4 Score	+ minor positive		
SO4 Commentary	Significant residential capacity, therefore there is likely to be a positive impact viability on the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.		
SO5 Score	++ major positive		
SO5 Commentary	The location is not located near a Principal Regeneration Area. A small parcel of land within the location is currently derelict land which could be brought forward for development as part of the wider location, and therefore have a positive impact on this objective. The significant quantum of development in this "gateway" location is likely to have a positive impact on the profile of the Borough and attract new residents. There may be additional cumulative benefits with potential economic development at Cronton Colliery south of the M62. A relatively small section of the Green Belt location contains recreation provision (playing fields), which will be retained inline with the Local Plan evidence base. Therefore, there is unlikely to be an impact in this regard.		
SO6 Score	+ minor positive		
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures. The significant amount of development within this location, coupled with a lack of physical constraints, has the potential to increase the viability of sustainable transport provision which could link to the local area. Additionally, the location is adjacent to a "strategic green link" and has the potential to connect with this asset in the future.		
SO7 Score	- minor negative		
SO7 Commentary	Shown to be wholly "best and most versatile" agricultural land. Development of this area may have a detrimental effect on this land coming back into		

	<p>agricultural use in the future. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. The area contains Local Wildlife Sites (LWS) 13, 14, 16 and 49 which are generally woodland or water bodies and therefore excluded from the developable area. However, development adjacent to these assets may potentially have a small scale adverse impact. The area contains part of LWS 85 which is a dismantled mineral railway has been excluded from the developable area. Two other LWSs are adjacent to the area and development may have a small scale impact on these assets.</p>
SO8 Score	- minor negative
SO8 Commentary	<p>The location contains LWSs 13, 14 16, and 49 which are generally woodland or water bodies and therefore excluded from the developable area. However development adjacent to these assets may potentially have a small scale adverse impact. The area also contains part of LWS 85 which is a dismantled mineral railway has been excluded from the developable area. Two other LWSs are adjacent to the location and development may have a small scale impact on these assets. There are no rural settlements within close proximity to the area, therefore unlikely to have an impact in this regard. Although the location is adjacent to a section of a "strategic green link" (disused mineral railway line), this asset is unlikely to be developable and is afforded protection by Policy CS8 and its designation as a Local Wildlife Site.</p>
SO9 Score	+ minor positive
SO9 Commentary	<p>There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), leisure centres (800m buffer), public right of way (800m buffer) and public open space (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The locations is partially within the preferred accessibility distance for health and GP facilities (1km buffer). The location is not within the accessibility buffer for cycle routes (800m buffer). The significant amount of development within this location, coupled with a lack of physical constraints, has the potential to increase the viability of sustainable transport provision which could link to the local area. The location is surrounded by residential areas, open space, Green Belt land and the M62. The motorway may be an unneighbourly use which could have a negative impact on this strategic objective.</p>
Conclusion - Strategic Objectives Assessment	<p>Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives, largely due to the positive impact the area has in delivering new residential development. However, there is also the potential for negative impacts in relation to environmental resources, primarily the loss of agricultural land and potential impacts on nearby ecological sites.</p>
Overall Conclusion	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure (Fox's Bank Lane and M62) which are robust physical barriers. Subject to the inclusion of land at Cronton Colliery, the Green Belt boundary could be re-aligned further south to encompass KGBS 17. Either scenario would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on significant number of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 10 of the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental</p>

	<p>impacts in relation to flood risk and ecological assets. However, there is an additional negative impact associated with the loss of agricultural land, which is due in part to the location's significant size. However, this is counterbalanced by the significant positive social and economic benefits associated with this location. Many of the locations identified by the Green Belt Study are identified as agricultural land therefore there is likely to be a negative impact in this context for many locations. However, this negative impact needs to be considered on balance with the significant social and economic benefits in releasing this location. Many of these benefits are given further weight due to the findings of the Council's Economic Viability Assessment (EVA), which identified a significant development surplus for locations of this nature (i.e. large scale [circa 2,000 dwelling capacity], greenfield, Green Belt urban extensions within attractive development locations). Therefore, there is a high degree of certainty that "policy asks" such as affordable housing, good quality urban design and sustainable building design could be delivered in this location. Furthermore, there may be additional cumulative benefits if land to the south (KGBS 17: Cronton Colliery and adjacent land) is also released. In relation to this location, it is considered these benefits outweigh the loss of agricultural land. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
<p>Recommendation</p>	<p>Retain as "broad location"</p>

Green Belt Location Ref:	KGBS 15	Gross Location Size (ha)	6.76
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Location: Bowring Park, Huyton



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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- ★ Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K047
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	This parcel was split due the presence of an “Essential Gap”. The developable area does not have a physical boundary on the western side. Development in this parcel could therefore lack physical containment and leave the remainder of the Green Belt in this location vulnerable to further development. Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study.
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Preferred Use(s)	Residential	Residential Density (dpha)	25
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Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	167
Suitability for Development	None – the majority of K047 is within an “Essential Gap”, leaving a small developable area adjacent to Roby Road. Additionally, The whole location falls within a golf course, which Local Plan evidence recommends is safeguarded to meet Boroughwide outdoor sporting requirements.			
Assessment Against Core Strategy Strategic Objectives				
SO1 Score	0 neutral			
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs, beyond short term positions associated with the construction phase.			
SO2 Score	0 neutral			
SO2 Commentary	Limited capacity therefore would make a limited impact on efforts in Kirkby to re-balance the housing market. The area’s limited capacity may also have a negative influence on the financial viability of affordable housing.			
SO3 Score	0 neutral			
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area or relatively large in size. It is therefore unlikely to have an impact on delivery of these regeneration priorities or on reducing deprivation.			
SO4 Score	0 neutral			
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.			
SO5 Score	- - major negative			
SO5 Commentary	Not located near a Principal Regeneration Area or currently derelict land. Therefore unlikely to have a measurable impact on the image of the Borough and quality of place. Area is located in close proximity to Roby Conservation Area. Given the openness of land to the south of the Conservation Area development in this location is likely to have an adverse impact on the historic character and openness of the historic asset. The location contains recreation provision (Golf Course) which will need to be retained inline with the Local Plan evidence base. If these were to be developed appropriate replacement provision would need to be sought elsewhere, however this is unlikely to be an option given the size of the park and the associated cost of relocation. There is likely to be a significant negative impact in this context.			
SO6 Score	+ minor positive			
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.			
SO7 Score	- minor negative			
SO7 Commentary	Shown to be wholly “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no locally designated ecological assets within close proximity to the area, therefore unlikely to have an impact.			
SO8 Score	0 neutral			
SO8 Commentary	There are no rural settlements, ecological assets or “strategic green links” within close proximity to the area therefore there is unlikely to be a significant			

	impact on this strategic objective.
SO9 Score	- - major negative
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), leisure centres (800m buffer), public right of way (800m buffer), public open space (800m buffer) and health and GP facilities (1km buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is not within the accessibility buffer for cycle routes (800m buffer), which may have a detrimental impact on this strategic objective. The location is surrounded by residential areas, Green Belt land and the M62. The motor may represent an unneighbourly use which could have a detrimental impact on this objective. The development of this location is likely to have a significant detrimental impact on a recreation asset (golf course). The loss of this asset is likely to have a significant negative impact on this objective.
Conclusion - Strategic Objectives Assessment	Likely to have a "neutral" impact on the delivery of the majority of the Strategic Objectives, largely due to limited capacity of the area. However, there is likely to be a significant negative impact on promoting quality of place, due to the proximity of the area to a recreation asset (Golf Course), the likely adverse impact on the character of Roby Conservation and impact on health / wellbeing objectives.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to "round off" the existing urban area without encroaching or undermining an "essential gap". However, a new robust Green Belt boundary could not be identified due to a lack of physical features or barriers within the location. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, however none of these were deemed to be significant in scale. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with a significant negative impact in relation to quality of place and health and wellbeing. This negative impact is associated with the loss of part of a recreation asset which would be unavoidable if this location was developed. Furthermore, the loss of part of a recreation asset (golf course) will have a negative impact which cannot be mitigated. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.
Recommendation	Retain in Green Belt

Green Belt Location Ref:	KGBS 16	Gross Location Size (ha)	7.21
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Location	Edenhurst Avenue, Huyton
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)		K056	
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)		Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Green Belt Study	
Preferred Use(s)	Residential	Residential Density (dpha)	30
Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	86

Suitability for Development	Partial – the north eastern corner of K056 has been included in the development capacity calculations, the remainder of the parcel is identified as being at "Medium" or higher risk of flooding for the SFRA (Level 2). This section should only be considered for development as part of the sequential approach.
Assessment Against Core Strategy Strategic Objectives	
SO1 Score	0 neutral
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs, beyond short term positions associated with the construction phase.
SO2 Score	0 neutral
SO2 Commentary	Limited capacity therefore would make a limited impact on efforts in Kirkby to re-balance the housing market. The area's limited capacity may also have a negative influence on the financial viability of affordable housing.
SO3 Score	+ minor positive
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area or relatively large in size. However, the area is currently derelict and its development may raise the profile and image of the area. It is therefore likely to have a limited impact on delivery of the regeneration priorities and on reducing deprivation.
SO4 Score	0 neutral
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.
SO5 Score	++ major positive
SO5 Commentary	The location is not situated near a Principal Regeneration Area. The location currently contains hardstanding associated with the former use with the remainder of the location is not currently used for farming or leisure purposes and is abandoned. Therefore the re-development of the area is likely to have a positive impact on the image of the local area and quality of place. The Green Belt location is situated away from historic features and recreational assets. It is therefore unlikely to impact on these assets.
SO6 Score	+ minor positive
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The "accessibility assessment" at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.
SO7 Score	- minor negative
SO7 Commentary	Shown to be partially "best and most versatile" agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. However, some of the area has been previously developed and is unlikely to be suitable for agriculture. Not adjacent to an identified "Priority Zone" for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no rural settlements, locally designated ecological assets or "strategic green links" within close proximity to the area, therefore unlikely to have an impact
SO8 Score	0 neutral
SO8 Commentary	There are no rural settlements, ecological assets or "strategic green links" within close proximity to the area therefore there is unlikely to be a significant impact on this strategic objective.
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public right of way (800m buffer), cycle routes (800m buffer), public open space (800m buffer) which would have a positive impact on the strategic objective of



	<p>promoting health and wellbeing. The location is not within the accessibility buffer for leisure centres (800m buffer), health and GP facilities (1km buffer). The location is surrounded by residential areas, open space and the Green Belt therefore are unlikely to be any unneighbourly uses surrounding the location.</p>
<p>Conclusion - Strategic Objectives Assessment</p>	<p>Likely to have a “positive” or “neutral” impact on the delivery of the majority of the Strategic Objectives. The neutral impacts are largely associated with the area’s relatively small capacity, with positive impacts in relation to the re-use of previously developed land and resultant positive impact on the quality of the local environment.</p>
<p>Overall Conclusion</p>	<p>The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow the existing building line of development at Bowring Park estate to the north of the location and the extent of the former recreation facility which is delineated by an existing tree line. This would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative impacts in relation to flood risk and ecological assets. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
<p>Recommendation</p>	<p>Retain as "broad location"</p>

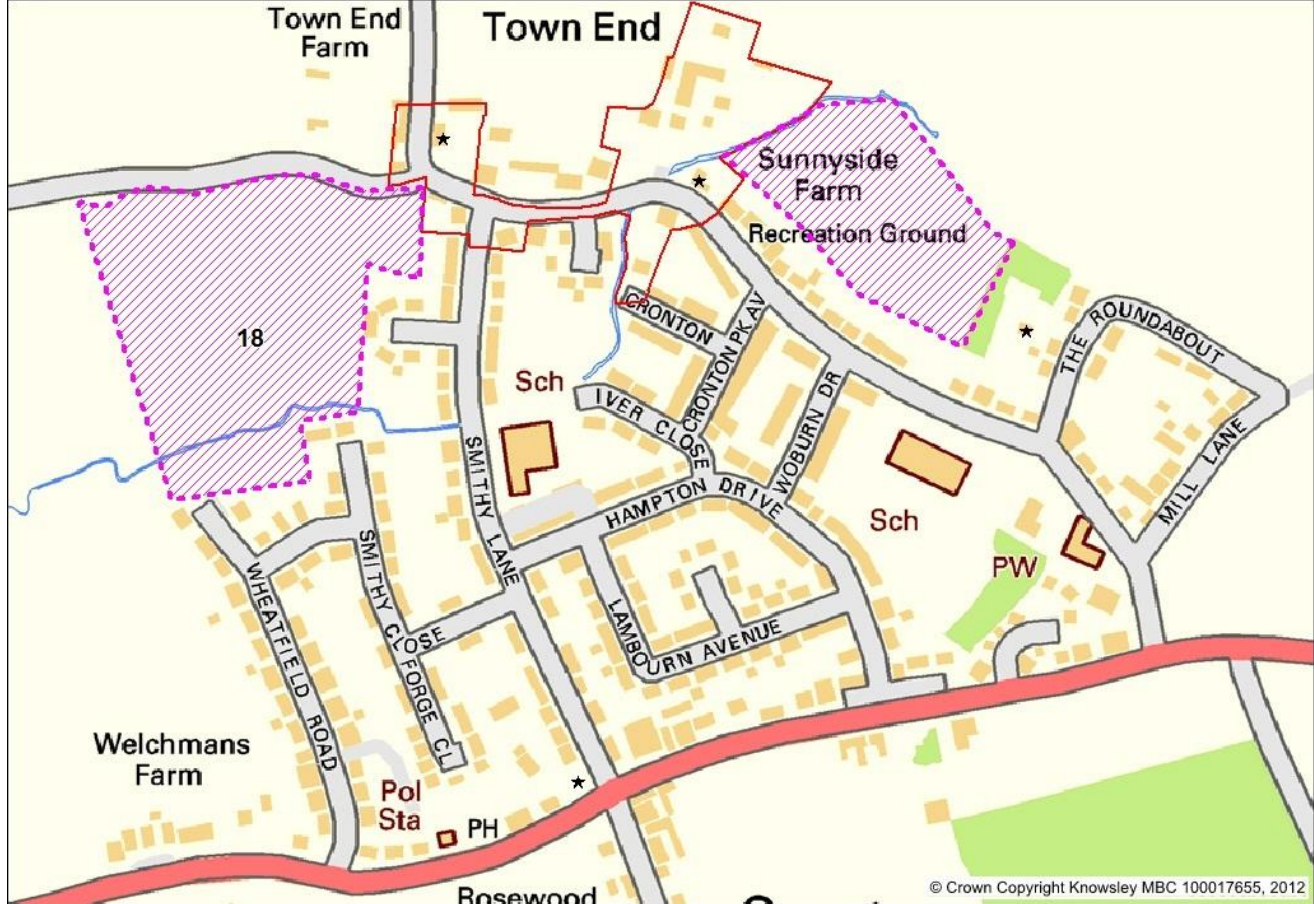
Green Belt Location Ref:	KGBS 17	Gross Location Size (ha)	77.28
Location	Cronton Colliery (and land south of M62)		
<p>The map displays the Cronton Colliery area and surrounding land south of the M62 motorway. Key features include: <ul style="list-style-type: none"> <li><b>Boundaries:</b> A red dashed line indicates the boundary of the Alternative Green Belt Location, while a pink dashed line shows the boundary of the Knowsley Green Belt Study Location.</li> <li><b>Wildlife and Conservation:</b> Local Wildlife Sites are outlined in green, including 'The Old Wood' and 'Stretles Bog'. Conservation Areas are shown in red, such as 'Foxes Bank Lane' and 'Cronton Road'.</li> <li><b>Buildings and Infrastructure:</b> A star symbol marks 'Old Halsnead' as a listed building. Other labeled locations include 'Halsnead Farm', 'Halsnead Park', 'Works', 'Higher Shaw Farm', 'Bluebell Farm', 'Higher Park Farm', 'Yew Tree Farm', 'White House Farm', 'Lower House Farm', 'Gorse Lodge Nursery', 'Red House Farm', 'Works', 'Park Villas', 'Overtofts', 'Riding School', 'Dagger's Bridge', 'Foxes Brook', 'Struttles Bog', 'Junction 6', 'Windy Arbor', 'The Old Wood', 'Brick Wood', 'Little Foxshaw', and 'Higher Shaw Farm'.</li> <li><b>Other Features:</b> A quarry, a bridge, and various smaller farms and sites are also depicted.</li> </ul> </p>			
Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K057, K058		
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	<p>The boundary between the parcels is weak, being defined by a narrow tree line or low wall in places. Neither parcel could logically be released from the Green Belt in isolation and create a robust Green Belt boundary. The combined parcels are well contained by the existing highway infrastructure and would prevent further encroachment into the Green Belt. Grouping the parcels allows for clearly defined boundaries, utilising the M62, Foxes Bank Lane and Cronton Road.</p>		
Preferred Use(s)	Employment	Residential Density (dpha)	N/A

Notional Capacity (employment – ha)	24.51		Notional Capacity (residential - dwellings)	N/A
Suitability for Development	Partial – LWSs to the west of the area have been excluded from the developable area. Additionally, the the land within the ownership of the Land Trust has been excluded from the developable area to take account of emerging proposals for a Country Parkis. This area is broadly consistant with the former colliery footprint.			
Assessment Against Core Strategy Strategic Objectives				
SO1 Score	++ major positive			
SO1 Commentary	Likely to be suitable for large scale employment development therefore the location may make a significant contribution towards economic growth and job creation. Development in this gateway location may raise the profile of the immediate area and assist other regeneration initiatives within the Borough.			
SO2 Score	0 neutral			
SO2 Commentary	Deemed unsuitable for residential uses; therefore unlikely to have an impact on this objective.			
SO3 Score	++ major positive			
SO3 Commentary	Employment uses of this scale may provide additional local employment opportunities for nearby residents, potentially having a significant impact on the deprived communities within the Borough. The location is also within a prominent "gateway" area which may offer additional cumulative regeneration benefits to the immediate area and the Borough.			
SO4 Score	++ major positive			
SO4 Commentary	Development of this scale within a prominent, “gateway” location may raise the profile of the immediate area and the Borough as a whole; potentially encouraging further investment and growth in expenditure within the Borough.			
SO5 Score	++ major positive			
SO5 Commentary	The location is not situated within or adjacent to a Principal Regeneration Area. However, the location is situated within a major gateway (the M57 / M62 interchange "Tarbock Island") and the majority of the area is previously developed land. Therefore, the re-development of the area is likely to have a sizable positive impact on the image of the local area and quality of place. Located away from historic features and recreational assets, therefore unlikely to impact on these assets.			
SO6 Score	+ minor positive			
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. Employment uses of this scale may provide additional local employment opportunities for nearby residents. Reducing the need to travel further afield for employment opportunities.			
SO7 Score	- minor negative			
SO7 Commentary	Shown to be wholly “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. However, more the half of the developable area has been previously developed and is unlikely to be suitable for agriculture. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. The area contains LWSs 18, 19 and 52 which are generally woodland and therefore excluded from the developable area. However, development adjacent to these assets may potentially have a small scale adverse impact.			
SO8 Score	- minor negative			
SO8	The location is partially within a “strategic green link” (Whiston to Cronton			

Commentary	Corridor) which is identified by policy CS8. The main elements of the green link that fall within the area are the LWS (85) and dismantled mineral railway line, all of which are have been excluded from the developable area and are likely to be retained. The area contains LWSs 18, 19 and 52 which are generally woodland and therefore excluded from the developable area. However, development adjacent to these assets may potentially have a small scale adverse impact. There are no rural settlements within close proximity to the area therefore there is unlikely to be a significant impact on this element of the strategic objective.
SO9 Score	0 neutral
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer) and public right of way (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The locations is partially within the preferred accessibility distance for public open space (800m buffer). The location is not within the accessibility buffer for health and GP facilities (1km buffer), cycle routes (800m buffer) and leisure centres (800m buffer). The location is surrounded by open space, Green Belt land and the M62. The motorway may be an unneighbourly use which could have a negative impact on this strategic objective. Although it should be noted that employment uses are less sensitive to unneighbourly uses than residential areas.
Conclusion - Strategic Objectives Assessment	Likely to have a "positive" impact on the delivery of the majority of the Strategic Objectives. The positive impacts are largely associated with sustainable economic growth, regeneration and improvements to the quality of place due to the potential re-use previously development land. Potential negative impacts have also been highlighted in relation to environmental resources, primarily the loss of agricultural land, the potential impacts on nearby ecological sites and the Green Infrastructure network (Whiston to Cronton Corridor).
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure (Fox's Bank Lane and A5080) which are robust physical barriers. This would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a positive impact on a number of the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 14 of the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in relation to flood risk, ecological assets and sustainable transport. There are also significant positive social and economic benefits associated with this location. Furthermore, there may be additional cumulative benefits if land to the north (KGBS 14: South of Whiston) is also released. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.
Recommendation	Retain as "broad location"

Green Belt Location Ref:	KGBS 18	Gross Location Size (ha)	5.34
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Location Land to the north of Cronton Village



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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K060, K061
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is clearly defined by the extent of the urban area. The remaining parcels could be developed in order to "round off" the existing building line. However, the potential new Green Belt boundary would be weak as there are no physical features which could provide containment. Therefore, the remainder of the Green Belt in this location would be vulnerable to further encroachment. To release either parcel in isolation would undermine the containment of build development within this area. However, grouping the parcels also results in a poorly defined Green Belt boundary in this area.
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Preferred Use(s)	Residential	Residential Density (dpha)	25
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings) 100
Suitability for Development	Partial – limited developable area next to the existing build up area within Cronton Village (adjacent to Hall Lane and Penny Lane). The remainder of the Green Belt location lacks physical containment.		
Assessment Against Core Strategy Strategic Objectives			
SO1 Score	0 neutral		
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs beyond short term positions associated with the construction phase.		
SO2 Score	0 neutral		
SO2 Commentary	Limited capacity therefore would make a limited impact on efforts in Kirkby to re-balance the housing market. The area's limited capacity may also have a negative influence on the financial viability of affordable housing.		
SO3 Score	+ minor positive		
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area or relatively large in size. It is therefore unlikely to have an impact on delivery of these regeneration priorities or on reducing deprivation.		
SO4 Score	0 neutral		
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.		
SO5 Score	- - major negative		
SO5 Commentary	The location is not situated within or adjacent to a Principal Regeneration Area. Therefore unlikely to have a measurable impact on the image of the Borough and quality of place. The location is situated in close proximity to Cronton Village Conservation Area. The potential area for development is largely open and is not screened in relation to the residential areas in the north of Cronton village. As a result development is likely to have a major adverse impact on the character and openness of the village as a whole and in particular its Conversation Area. Additionally, part of the location (eastern portion) contains recreation provision (playing fields) which will need to be retained inline with the Local Plan evidence base. If these were to be developed appropriate replacement provision would need to be sought elsewhere. Therefore there is likely to be a significant negative impact in this context.		
SO6 Score	+ minor positive		
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.		
SO7 Score	- minor negative		
SO7 Commentary	Shown to be wholly “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no locally designated ecological assets within close proximity to the area, therefore unlikely to have an impact		

SO8 Score	- - major negative
SO8 Commentary	The location is directly adjacent to a rural area (Cronton Village) and the historic core within the associated Conservation Area. The potential area for development is largely open and is not visually screened in relation to the residential areas in the north of the village. Therefore development is likely to have a major adverse impact on the setting, character and openness of the village. There are no ecological assets or “strategic green links” within close proximity to the location therefore there is unlikely to be a significant impact on this element of the strategic objective.
SO9 Score	- minor negative
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public open space (800m buffer) and public right of way (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is not within the accessibility buffer for health and GP facilities (1km buffer), cycle routes (800m buffer) and leisure centres (800m buffer). The location is surrounded by open space, Green Belt land and residential areas. Therefore there are no unneighbourly uses which could have a negative impact on this strategic objective.
Conclusion - Strategic Objectives Assessment	Likely to have a “negative” impact on the delivery of the majority of the Strategic Objectives, largely due to the small capacity of the area and its location adjacent to a rural settlement and Conservation Area which is likely to have an adverse impact on the quality of the local environment.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with some of the principles of national Green Belt policy. The Study was unable to identify a new Green Belt boundary which would be clear and defensible; this is due to a lack of physical features which would physically contain any development within the location. The Sustainability Appraisal (SA) concluded that the development of this location would have a mixed impact on the SA objectives. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 11 of the SA objectives. However, there is likely to be a significant negative impact associated with the protection of historic assets which cannot be mitigated against if this location was developed. The assessment of this location against the Strategic Objectives concludes that there will be a negative impact on a range of the objectives. This is primarily due to the likely adverse impact the development of this location would have on the character and setting of Town End Conservation Area within Cronton Village. The assessment also identified a negative impact associated with the loss of a recreation asset (playing field) which would be unavoidable and could not be mitigated if this location was developed. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.
Recommendation	Retain in Green Belt

Green Belt Location Ref:	KGBS 19	Gross Location Size (ha)	30.63
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Location East of Halewood (north)



-  Boundary of Alternative Green Belt Location
-  Potential Developable Area (where applicable)
-  Boundary of Knowsley Green Belt Study Location
-  Listed Buildings
-  Local Wildlife Sites
-  Conservation Areas
-  Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K085, K086
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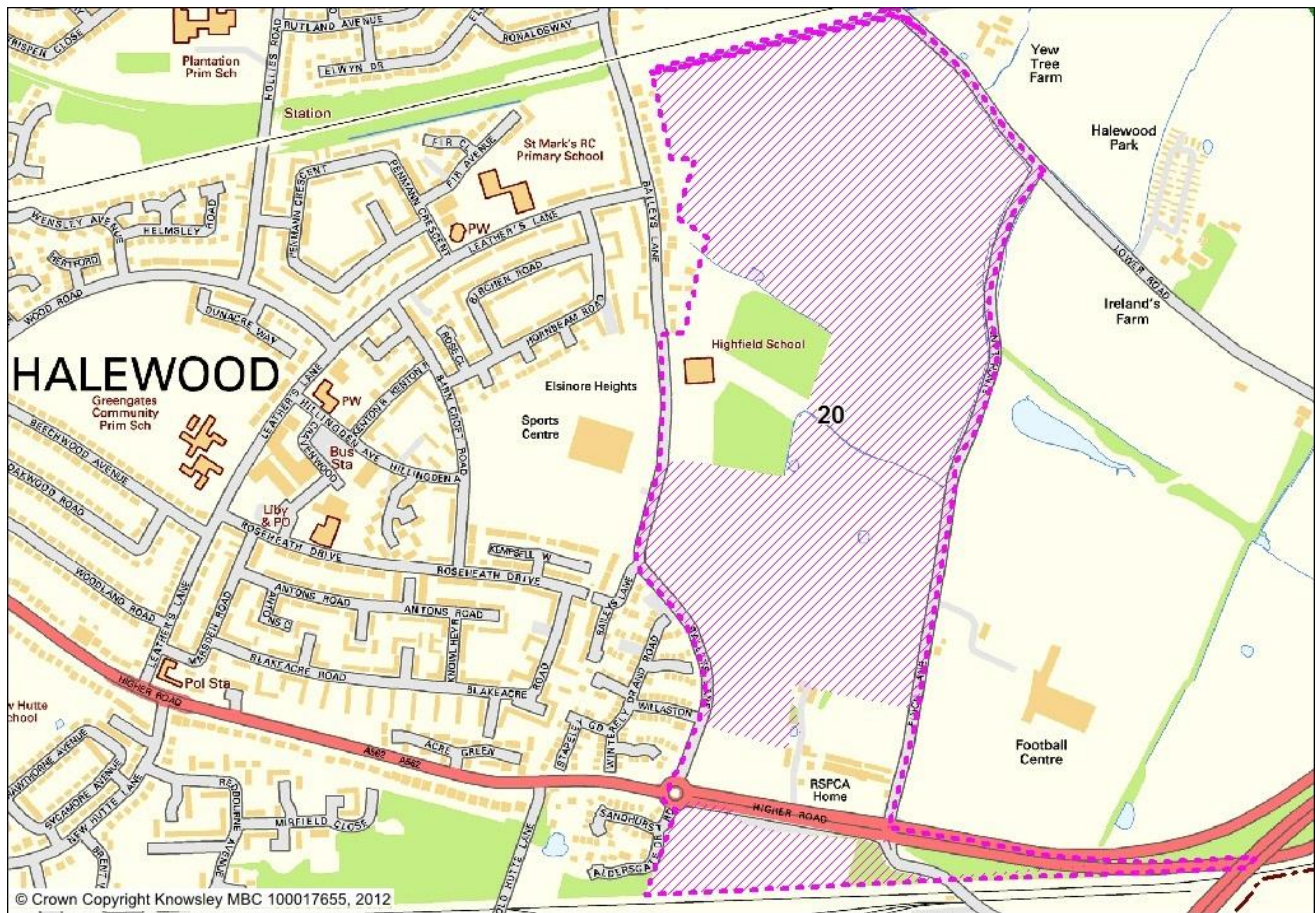
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)		The existing Green Belt boundary is inconsistently defined by residential development which encroaches into the Green Belt in places (within Parcel K085). The potential boundary, following Ditton Brook and to the east and also Greenbridge Lane to the north clearly defines the extent of the Green Belt and provides containment. Furthermore, the boundary adjacent to Ditton Brook is likely to be reinforced by the need to provide adequate flood storage areas and/or protection between the extent of the build up area and the remainder of the Green Belt. To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.		
Preferred Use(s)	Residential	Residential Density (dpha)	30	
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	236
Suitability for Development	Partial – existing development (K085) and areas of Flood Zone 3 (K085 and K086) have been excluded from the developable area. It is assumed that area identified by the SFRA (Level 2) as having a "Low" risk of flooding will be development. The remaining sections of the Green Belt location should only be considered for development as part of the sequential approach.			
Assessment Against Core Strategy Strategic Objectives				
SO1 Score	0 neutral			
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs beyond short term positions associated with the construction phase.			
SO2 Score	+ minor positive			
SO2 Commentary	Substantial capacity therefore could make a positive contribution to efforts in Halewood to re-balance the housing market. Large capacity and a lack of physical constraints may also have a positive influence on the financial viability and deliverability of affordable housing.			
SO3 Score	+ minor positive			
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area and is therefore unlikely to have an impact on delivery of these priorities. However, due to the size of the area and lack of physical constraints, the delivery of additional dwellings and affordable homes may have a positive impact on reducing deprivation.			
SO4 Score	+ minor positive			
SO4 Commentary	Significant residential capacity, therefore there is likely to be a positive impact viability on the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision. Additionally, there may be a further cumulative positive impact associated with the neighbouring Green Belt location to the east of Halewood.			
SO5 Score	+ minor positive			
SO5	The location is not situated within or adjacent to a Principal Regeneration			

Commentary	Area. Therefore, unlikely to have a measurable impact on the image of the Borough and quality of place. The location is situated away from historic features and recreational assets, therefore unlikely to impact on these assets. The quantum of development in this location may have the ability to raise the profile of the Borough and attract new residents. There may also be additional cumulative benefits with further residential development associated with the neighbouring Green Belt location to the east of Halewood.
SO6 Score	+ minor positive
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.
SO7 Score	- minor negative
SO7 Commentary	Shown to be wholly “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no locally designated ecological assets within close proximity to the area, therefore unlikely to have an impact
SO8 Score	- minor negative
SO8 Commentary	The location is in close proximity to LWS:75 (Ditton Brook) development adjacent to the brook may have a small-scale adverse impact as development is unlikely to take place near the brook due to existing flood risk and the need to provide appropriate flood protection for new development. There are no rural settlements or “strategic green links” within close proximity to the area, therefore unlikely to have an impact
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public open space (800m buffer) and public right of way (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is partially within the accessibility buffer for health and GP facilities (1km buffer), cycle routes (800m buffer) and leisure centres (800m buffer). The location is surrounded by open space, Green Belt land and residential areas. Therefore there are no unneighbourly uses which could have a negative impact on this strategic objective.
Conclusion - Strategic Objectives Assessment	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives. The positive impacts are largely associated with housing delivery, regeneration and supporting the viability of service provision in Ravenscourt District Centre. Potential negative impacts have also been highlighted in relation to environmental resources, primarily due to the loss of agricultural land and potential impacts on nearby ecological sites.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow Ditton Brook which is a clear physical barrier. Additionally, the brook is subject to flood risk therefore there is likely to be a significant area of land between the extent of the future built up area and the brook which will be undevelopable and be used to incorporate landscaping / SuDS. This is likely to further reinforce the permanence of the Green Belt boundary in this location. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives. However, this

	<p>Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 9 of the SA objectives. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in relation to flood risk. This report also notes that there may be additional cumulative benefits if land to the south (KGBS 120: East of Halewood (south)) is also released. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
<p>Recommendation</p>	<p>Retain as "broad location"</p>

Green Belt Location Ref:	KGBS 20	Gross Location Size (ha)	51.23
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Location East of Halewood (south)



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets) K089, K096

Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)

The existing Green Belt boundary is inconsistently defined by Baileys Lane and development which encroaches into the Green Belt in places. The potential boundary, following Finch Lane and Lower Road to the east would clearly define the extent of the Green Belt and provide physical containment. To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.

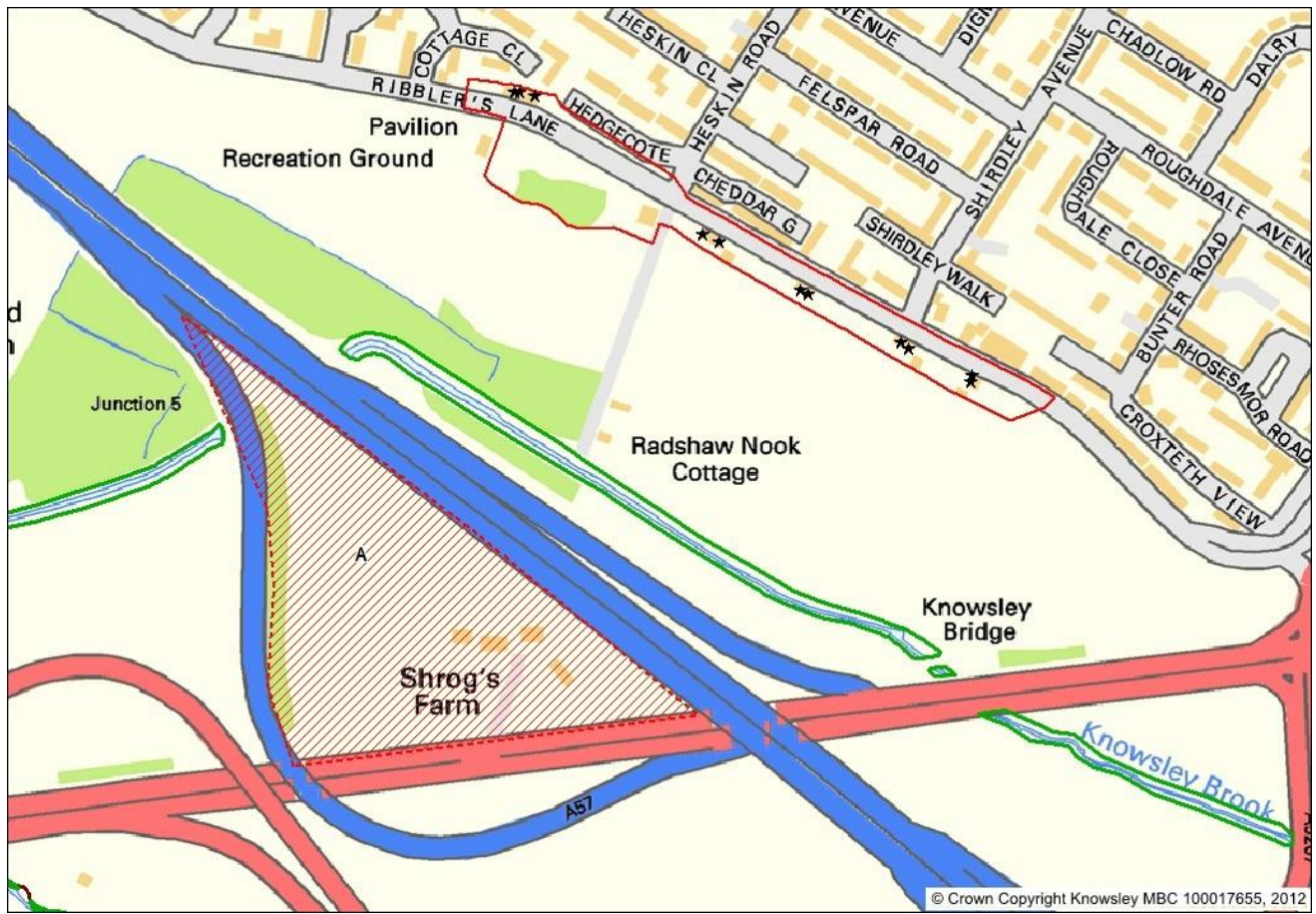
Preferred Use(s)	Residential	Residential Density (dpha)	30
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings) 888
Suitability for Development	Partial – existing development to the south of K089 and an area of urban greenspace (including a school and playing field) have been excluded from the developable area.		
Assessment Against Core Strategy Strategic Objectives			
SO1 Score	0 neutral		
SO1 Commentary	Deemed unsuitable for employment uses and unlikely to yield longer term jobs, beyond short term positions associated with the construction phase.		
SO2 Score	++ major positive		
SO2 Commentary	Substantial capacity therefore the location could make a positive contribution to efforts in Halewood to re-balance the housing market. Large capacity may also have a positive influence on the financial viability of affordable housing.		
SO3 Score	+ minor positive		
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area and is therefore unlikely to have an impact on delivery of these priorities. However, due to the size of the area and lack of physical constraints, the delivery of additional dwellings and affordable housing may have a positive impact on reducing deprivation.		
SO4 Score	+ minor positive		
SO4 Commentary	Significant residential capacity, therefore there is likely to be a positive impact viability on the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision. However, it should be noted that existing retail provision nearby (Ravenscourt District Centre and the small local centre at Baileys Lane) both have limited prospects for growth. Although the prospect of additional service provision in the locality could be considered a major positive for nearby residents, it must be balanced against the potential effects of competition upon the nearby centres.		
SO5 Score	+ minor positive		
SO5 Commentary	The location is not situated within or adjacent to a Principal Regeneration Area. Therefore, unlikely to have a measurable impact on the image of the Borough and quality of place. The location is situated away from historic features and recreational assets, therefore unlikely to impact on these assets. The quantum of development in this location may have the ability to raise the profile of the Borough and attract new residents. There may also be additional cumulative benefits with further residential development associated with the neighbouring Green Belt location to the east of Halewood.		
SO6 Score	+ minor positive		
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures. The significant amount of development within this location, coupled with a lack of physical constraints, has the potential to increase the viability of sustainable transport provision which could link to the local area		
SO7 Score	- minor negative		
SO7 Commentary	Shown to be partially “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified “Priority Zone” for		

	renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no locally designated ecological assets or “strategic green links” within close proximity to the area, therefore unlikely to have an impact in this regard.
SO8 Score	0 neutral
SO8 Commentary	There are no rural settlements, ecological assets or “strategic green links” within close proximity to the area therefore there is unlikely to be a significant impact on this strategic objective.
SO9 Score	+ minor positive
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), health and GP facilities (1km buffer), leisure centres (800m buffer), public open space (800m buffer) and public right of way (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is partially within the accessibility buffer for cycle routes (800m buffer). The location is surrounded by open space, Green Belt land, residential areas and a small section of railway line. The railway line may be an unneighbourly use which could have a negative impact on this strategic objective.
Conclusion - Strategic Objectives Assessment	Likely to have a “positive” impact on the delivery of the majority of the Strategic Objectives. The positive impacts are largely associated with housing delivery, balancing Halewood’s housing market and supporting the viability of service provision in Ravenscourt District Centre. Potential negative impacts have also been highlighted in relation to environmental resources, primarily the loss of agricultural land and the potential impacts on nearby ecological sites.
Overall Conclusion	The Green Belt Study concluded that the release of this location would be compatible with the principles of national Green Belt policy. Furthermore, the Study noted that the Green Belt boundary could be re-aligned to follow existing highway infrastructure (Lower Road, Finch Lane and Higher Road) which are robust physical barriers. This would provide a clear and defensible Green Belt boundary. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives. Additionally, this Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have a further positive impact in relation to 11 of the SA objectives. Many of the benefits associated with this location are given further weight due to the findings of the Council’s Economic Viability Assessment (EVA), which identified a significant development surplus for locations of this nature (i.e. large scale [circa 1,000 dwellings when viewed cumulatively with land to the north], greenfield, Green Belt urban extensions within attractive development locations). Therefore, there is a high degree of certainty that “policy asks” such as affordable housing, good quality urban design and sustainable building design could be delivered in this location. Critically, the report identified mitigation measures that will be effective in minimising any potentially significant negative environmental impacts in relation to landscape character and air quality. However, there is a significant negative impact associated with the loss of agricultural land, which is due in part to the location's significant size. This is counterbalanced by the significant positive social and economic benefits associated with this location. Furthermore, there may be additional cumulative benefits if land to the north (KGBS 19: East of Halewood (north)) is also released. Many of the locations identified by the Green Belt Study are identified as agricultural land therefore there is likely to be a negative impact in this context for many locations.

	<p>However, this negative impact needs to be considered on balance with the significant social and economic benefits in releasing this location. In relation to this location, it is considered these benefits outweigh the loss of agricultural land. Viewed cumulatively with the potential positive impact the location could have on the delivery of the Core Strategy SOs it is clear there are "exceptional circumstances" which justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release.</p>
Recommendation	Retain as "broad location"

Green Belt Location Ref:	Alternative A	Gross Location Size (ha)	2.5
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Location: Shrogs Farm, East Lancashire Road



Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K013
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The proposed site is not related to the existing Green Belt boundary therefore no assessment can be made. The proposed site would be bounded by the M57, East Lancashire road and related highway infrastructure. Development in this location would represent an isolated, infill development which is not related to the existing urban area.
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Preferred Use(s)	Promoted for employment development by the site owner.	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	2.5		Notional Capacity (residential - dwellings)	N/A
Suitability for Development	None – the site is within an “Essential Gap”, therefore development in this location is likely to undermine the separation currently provided by the Green Belt. The majority of the site is within Flood Zone 2. Areas covered by FZ2 should only be considered for development as part of the sequential approach.			
<b>Assessment Against Core Strategy Strategic Objectives</b>				
SO1 Score	+ minor positive			
SO1 Commentary	Promoted for employment development by the site owner. Therefore the site may contribute towards economic growth and job creation. The site is unrelated to existing employment locations, so development in this location would not contribute towards the sustainability of Knowsley's existing employment locations.			
SO2 Score	0 neutral			
SO2 Commentary	Deemed unsuitable for residential uses; therefore unlikely to have an impact on this objective.			
SO3 Score	0 neutral			
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area (PRA) or relatively large in size. It is therefore unlikely to have an impact on delivery of these regeneration priorities or on reducing deprivation.			
SO4 Score	0 neutral			
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.			
SO5 Score	0 neutral			
SO5 Commentary	The location is not located near a Principal Regeneration Area or currently derelict land. Therefore, unlikely to have a measurable impact on the image of the Borough and quality of place. The location is situated in close proximity to a Conservation Area (CA). However, development is unlikely to have an adverse impact on the historic character and openness of the CA due to screening provided by the M57 and tree belts.			
SO6 Score	0 neutral			
SO6 Commentary	The location is not contiguous with the existing urban area of Knowsley's townships. However, the “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.			
SO7 Score	- minor negative			
SO7 Commentary	Shown to be wholly “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. There are no locally designated ecological assets within close proximity to the area, therefore unlikely to have			

	an impact
SO8 Score	- minor negative
SO8 Commentary	The location is within a “strategic green link” (M57 Green Belt Corridor) which is identified by policy CS8. Despite the relatively small development area within this Green Belt location, any development is likely to have a negative impact on the green link due to its location within the centre of this physically narrow asset, which may impede any scope for north-south movement within the green link. However, any development would be screened by physical barriers which could potentially limit the impact of development on the wider green link. The location is adjacent to two LWSs 70 and 71, therefore development may potentially have a small scale adverse impact. Although this impact will be minimised due to the presence of physical barriers (M57 and associated highway infrastructure). There are no rural settlements within close proximity to the area therefore there is unlikely to be any impact on this element of the strategic objective.
SO9 Score	0 neutral
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public right of way (800m buffer), cycle routes (800m buffer), public open space (800m buffer) and health and GP facilities (1km buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is not within the accessibility buffer for leisure centres (800m buffer). The location is surrounded by highway infrastructure (M57 / A580 and associated slip roads). The highway infrastructure represents an unneighbourly use which could have a detrimental impact on this strategic objective.
Conclusion - Strategic Objectives Assessment	Likely to have a "neutral" impact on the delivery of the majority of the Strategic Objectives. This is largely due to the limited development capacity of the location and its isolated location which is not contiguous with the existing urban area or employment areas. There are also likely to be minor negative impacts associated with Green Infrastructure and the management of environmental resources. This is due to the location falling within one of the "strategic green links" and being adjacent to ecological sites.
Overall Conclusion	The Green Belt Study concluded that the release of this location would not be compatible with the principles of national Green Belt policy due to the detrimental impact development within this location would have on an "essential gap" between two settlements. If development were permitted in this location, it would result in an isolated pocket of development which would not be contiguous with the existing urban area. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, however there is likely to be a significant negative impact in relation to managing flood risk. This is due to the vast majority of the location falling within Flood Zone 2. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have an additional positive impact in relation to 10 of the SA objectives. However, there is still likely to be negative impact associated with the development of this location due to the severity of the flood risk issue. Therefore for development to proceed in this location application of the Sequential Test would be required. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with negative impacts in relation to Green Infrastructure and the management of environmental resources. These negative impacts are associated with the flood risk issue and due to the location falling within a "strategic green link" within the Borough's Green Infrastructure network. Therefore, when viewed

	<p>cumulatively the location does not bring any significant benefits in terms of sustainability or contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Additionally, the Council's Transport Feasibility Study notes that the site has significant limitations in terms of highway access, which may result in significant highway improvements being required prior to the site being brought forward. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>Recommendation</p>	<p>Retain in Green Belt</p>

Green Belt Location Ref:	Alternative B	Gross Location Size (ha)	20
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Location	Axis Business Park
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K008 (partial)
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is consistently defined by the extent of Knowsley Brook. The potential boundary (as promoted by the site owner) would inconsistently follow a brook to the north, M57 to the east and Knowsley Brook to the south. Although the M57 would provide containment for the proposed development, the quantum of development within the identified "essential gap" is likely to have a significant detrimental impact on the gap and perceived separation between Gillmos and Kirkby.
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Preferred Use(s)	Promoted for employment development by the site owner.	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	20		Notional Capacity (residential - dwellings)	N/A
Suitability for Development	None – the site is within an “Essential Gap”, therefore development in this location is likely to undermine the separation currently provided by the Green Belt. Areas covered by Local Wildlife Site (LWS) and Flood Zone 2 are constrained. Areas within FZ2 should only be considered for development as part of the sequential approach.			
<b>Assessment Against Core Strategy Strategic Objectives</b>				
SO1 Score	+ minor positive			
SO1 Commentary	Promoted for employment development by the site owner. Therefore the site may contribute towards economic growth and job creation. The site is unrelated to existing employment locations, so development in this location would not contribute towards the sustainability of Knowsley's existing employment locations.			
SO2 Score	0 neutral			
SO2 Commentary	Deemed unsuitable for residential uses; therefore unlikely to have an impact on this objective.			
SO3 Score	0 neutral			
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area (PRA) or relatively large in size. It is therefore unlikely to have an impact on delivery of these regeneration priorities or on reducing deprivation.			
SO4 Score	0 neutral			
SO4 Commentary	Limited capacity, therefore there is likely to be little impact on the viability of the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.			
SO5 Score	0 neutral			
SO5 Commentary	The location is not located near a Principal Regeneration Area or currently derelict land. Therefore, unlikely to have a measurable impact on the image of the Borough and quality of place. The location is situated in close proximity to a Conservation Area (CA). However, development is unlikely to have an adverse impact on the historic character and openness of the CA due to screening provided by the M57 and tree belts.			
SO6 Score	0 neutral			
SO6 Commentary	The location is not contiguous with the existing urban area of Knowsley's townships - it adjoins development within Liverpool City Council's administrative area. However, the “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.			
SO7 Score	- - major negative			
SO7 Commentary	Shown to be wholly “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. Not adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22). Therefore, development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. The location is bounded on the			

	northern and western boundaries by Knowsley Brook (LWS:71). Any development within this location will require access across the brook as access from the M57 is unlikely to be feasible. Therefore there is likely to be a negative impact on this ecological asset.
SO8 Score	- - major negative
SO8 Commentary	The location falls with a "strategic green link" (M57 Green Belt Corridor) which is identified by policy CS8. Development within this location is likely partially sever the linkage, impeding movement north-south along the green corridor which may have a detrimental impact on policy aspirations to maintain and enhance this strategically important asset. The location is bounded on the northern and western boundaries by Knowsley Brook (LWS:71). Any development within this location will require access across the brook as access from the M57 is unlikely to be feasible. Therefore there is likely to be a negative impact on this ecological asset. There are no rural settlements within close proximity to the area therefore there is unlikely to be any impact on this element of the strategic objective.
SO9 Score	0 neutral
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public open space (800m buffer), health and GP facilities (1km buffer), which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is also partially within the accessibility buffer for public right of way (800m buffer), cycle routes (800m buffer) and leisure centres (800m buffer). The location is adjacent to existing employment development and the M57, both of which may be unneighbourly uses which could have a detrimental impact on this strategic objective. However, it should be noted that employment development is less sensitive to unneighbourly uses than, for example, residential development.
Conclusion - Strategic Objectives Assessment	Likely to have a "neutral" impact on the delivery of the majority of the Strategic Objectives. This is largely due to the location's isolated position which is not contiguous with the existing urban area or employment areas
Overall Conclusion	The Green Belt Study concluded that the release of this location would not be compatible with the principles of national Green Belt policy due to the detrimental impact development within this location would have on an "essential gap" between two settlements. If development were permitted in this location, it would adjoin existing development within Liverpool City Council's administrative area and would not be contiguous with Knowsley's existing township areas. Although a new Green Belt boundary would provide physical containment for any development, it would create a precedent that could result in the remainder of the Green Belt "M57 Corridor" being vulnerable to further development in the future. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, with positive impacts associated to economic objectives and a number of negative impacts generally related to environmental objectives. The positive impacts are associated with the potential for the location to deliver additional employment land, however this is counterbalanced by the potential negative impact this location may have on nearby regeneration priorities and existing employment areas (i.e. Knowsley Industrial and Business Parks) due to its location which is unrelated to existing employment areas within Knowsley. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have an additional positive impact in relation to 9 of the SA objectives. However, there is still likely to be negative impact associated with potential development due its location within a

	<p>"strategic green link". The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with significant negative impacts in relation to Green Infrastructure and managing environmental resources. These negative impacts are associated with flood risk which affects a significant part of the site, ecological issues and due to the location falling within a "strategic green link" within the Borough's Green Infrastructure network. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability which outweigh the negative impacts. Furthermore, the location does not contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>Recommendation</p>	<p>Retain in Green Belt</p>

Green Belt Location Ref:	Alternative C	Gross Location Size (ha)	80
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Location: Epicentre, Land adjacent to M57



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K018
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The proposed site is not related to the existing Green Belt boundary, therefore no assessment can be made. The proposed site would be bounded by the M57, East Lancashire road and related highway infrastructure. Development in this location would not be related to the existing urban area's within Knowsley.
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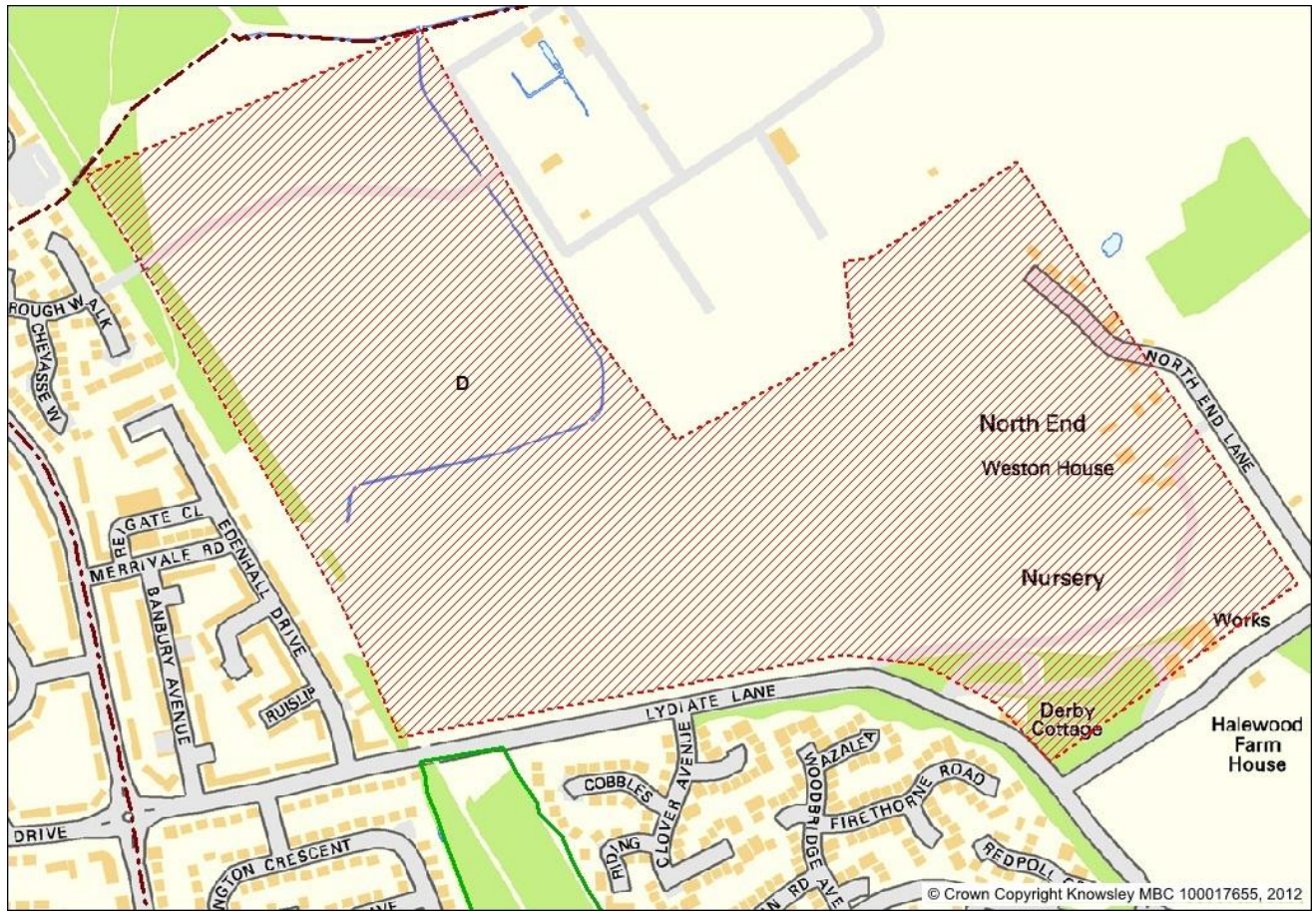
Preferred Use(s)	Promoted for mixed use development (including sporting uses, residential and employment)	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	Not specified		Notional Capacity (residential - dwellings)	Not specified
Suitability for Development	None – the site is within an “Essential Gap”, therefore development in this location is likely to undermine the separation currently provided by the Green Belt. The majority of site is covered by Flood Zone 2. Areas within FZ2 should only be considered for development as part of the sequential approach.			
<b>Assessment Against Core Strategy Strategic Objectives</b>				
SO1 Score	+ minor positive			
SO1 Commentary	Promoted for employment development by the site owner. Therefore the site may contribute towards economic growth and job creation. The site is unrelated to existing employment locations, so development in this location would not contribute towards the sustainability of Knowsley's existing employment locations.			
SO2 Score	0 neutral			
SO2 Commentary	Promoted for a mix of uses (including residential development) however the potential quantum of residential development is unclear. The residential capacity therefore would make a limited impact on efforts in Knowsley village to re-balance the housing market.			
SO3 Score	- minor negative			
SO3 Commentary	Additional employment uses may provide additional local employment opportunities. However, there is already a substantial amount of employment land within the immediate area at Knowsley Industrial and Business Parks. An urban extension of this scale is likely to have a detrimental effect on efforts to remodel and regenerate existing sites within the Parks.			
SO4 Score	+ minor positive			
SO4 Commentary	Significant development capacity, therefore there is likely to be a positive impact viability on the nearest town / district centres due to increases in available expenditure within the catchment areas of nearby retail provision.			
SO5 Score	- minor negative			
SO5 Commentary	The location is not located near a Principal Regeneration Area or currently derelict land. As a consequence, there is unlikely to have a measurable impact on the image of the Borough and quality of place. Part of the location (to the east of the M57) is directly adjacent to Knowsley Village Conservation Area (CA). Development on the eastern site of the location is likely to have an adverse impact on the historic character and openness of the CA.			
SO6 Score	0 neutral			
SO6 Commentary	The western element of the location is not contiguous with the existing urban area of Knowsley's townships - it adjoins development within Liverpool City Council's administrative area. However, the “accessibility assessment” at			

	Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.
SO7 Score	- minor negative
SO7 Commentary	Shown to be wholly “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. The location is adjacent to an identified “Priority Zone” for renewable and low carbon energy (see Policy CS 22), however the Local Plan evidence base does not identify any opportunities within the vicinity of the location. Therefore development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. The location is bounded by or contains two Local Wildlife Sites (LWS:43 and 53). Therefore there may be a negative impact on these ecological assets if this location is developed.
SO8 Score	- - major negative
SO8 Commentary	The location falls with a "strategic green link" (M57 Green Belt Corridor) which is identified by policy CS8. Development within this location is likely partially sever the linkage, impeding movement north-south along the green corridor which may have a detrimental impact on policy aspirations to maintain and enhance this strategically important asset. The location contains LWSs 43 and 53, development adjacent to these assets may potentially have an adverse impact on these assets. The location is directly adjacent to a rural area (Knowsley Village) and the historic core within the associated Conservation Area. The potential area for development is largely open and is not visually screened in relation to the existing residential areas in the north-west of the village. Therefore development is likely to have a major adverse impact on the setting, character and openness of the village.
SO9 Score	0 neutral
SO9 Commentary	There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), public right of way (800m buffer) and cycle routes (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is also partially within the accessibility buffer for public open space (800m buffer) and health and GP facilities (1km buffer). The location is not within the accessibility buffer for leisure centres, which may have a detrimental impact on this strategic objective. The location is surrounded by residential areas, employment areas with the M57 motorway running through the middle. The motorway represents an unneighbourly use which is likely to have a have a detrimental impact on this objective. However, it should be noted that employment development is less sensitive to unneighbourly uses than, for example, residential development.
Conclusion - Strategic Objectives Assessment	Likely to have a mixed impact on the delivery of the Strategic Objectives. Small-scale positive contributions may be made by supporting economic development and supporting sustainable town centres. However, there is likely to be a significant negative impact on the delivery of Green Infrastructure due to the location's position within a "strategic green link".
Overall Conclusion	The Green Belt Study concluded that the release of this location would not be compatible with the principles of national Green Belt policy due to the detrimental impact development within this location (the north-eastern corner of a wider parcel of land as promoted by the developer) would have on an "essential gap" between the settlements of Kirkby and Knowsley Village. the Green Belt boundary around the location is likely to be irregular when compared to the existing extent of the urban area in the local area. Furthermore, development in this location would essentially merge three settlements and result in an inconsistent Green Belt boundary as the resultant

	<p>boundary would be poorly defined and will not provide physical containment. Therefore land within the adjacent Green Belt "M57 Corridor" could be vulnerable to further development in the future. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, with positive impacts associated to economic objectives and a number of negative impacts generally related to environmental objectives. Additionally, there is a likely to be a significant negative impact associated the protection of historic assets. This Technical Report notes that mitigation measures associated with the application of local planning policies through the development process could have an additional positive impact in relation to 10 of the SA objectives. However, there is still likely to be negative impact associated with potential development due its location within a "strategic green link" and proximity to Knowsley Village Conservation Area. The assessment of this location against the Strategic Objectives concludes that there will be a "neutral" impact in most cases, with significant negative impacts in relation to Green Infrastructure and managing environmental resources. Therefore, when viewed cumulatively the location does not bring any significant benefits in terms of sustainability which outweigh the negative impacts associated with the historic environment. Furthermore, the location does not contribute significantly towards the delivery of the Core Strategy vision and strategic objectives. Therefore it is clear that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
<p>Recommendation</p>	<p>Retain in Green Belt</p>

Green Belt Location Ref:	Alternative D	Gross Location Size (ha)	34.90
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Location	Land at Lydiate Lane
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K081
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The proposed site is bounded by the existing urban area on the western, and part of its southern boundary. The remainder of the site inconsistently defined by a brook / golf course, water treatment works and residential properties. Development in this location is likely to create an irregular Green Belt boundary which protrudes from the existing building line and encroaches and may have a detrimental impact on a "green finger" or wedge which links the Green Belt into the generally urban Liverpool suburban fringes.
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Preferred Use(s)	Promoted for residential development by the site owner.	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	600-750 (suggested by owner)
Suitability for Development	None – the site is within an “Essential Gap”, therefore development in this location is likely to undermine the separation currently provided by the Green Belt.			
<b>Assessment Against Core Strategy Strategic Objectives</b>				
SO1 Score	0 neutral			
SO1 Commentary	The site has not been promoted for employment uses and is therefore unlikely to yield longer term jobs beyond short term positions associated with the construction phase.			
SO2 Score	++ major positive			
SO2 Commentary	Substantial capacity therefore could make a positive contribution to efforts in Halewood to re-balance the housing market. Large capacity and lack of physical constraints may also have a positive influence on the financial viability and delivery of affordable housing.			
SO3 Score	+ minor positive			
SO3 Commentary	Not adjacent to an identified Principal Regeneration Area and is therefore unlikely to have an impact on delivery of these priorities. However, due to the size of the area and lack of physical constraints, the likely delivery of additional dwellings / affordable housing may have a positive impact on reducing deprivation.			
SO4 Score	- minor negative			
SO4 Commentary	Significant residential capacity, therefore there may be a positive impact on the viability and vitality of Halewood district centre due to an increase in available expenditure resulting from the development. Nevertheless, the location falls outside the proportionate catchment area for the Ravenscourt District Centre (1600m). Therefore, any development in this location may require new retail provision which is likely to have a detrimental impact on the viability and vitality Halewood's existing district and local centres by increasing competition in an out of centre location which is likely to re-direct trade from nearby areas.			
SO5 Score	0 neutral			
SO5 Commentary	The location is not located near a Principal Regeneration Area or currently derelict land. As a consequence, there is unlikely to have a measurable impact on the image of the Borough and quality of place. The location is situated away from historic features and recreational assets, therefore unlikely to impact on these assets.			
SO6 Score	+ minor positive			
SO6 Commentary	Located on the fringe of the urban area therefore could integrate with existing transport infrastructure. The “accessibility assessment” at Stage 3b of the Green Belt Study highlighted that the area met the majority of the identified measures.			
SO7 Score	- minor negative			
SO7 Commentary	Shown to be wholly “best and most versatile” agricultural land. Development of this area may have a detrimental effect on this land coming back into agricultural use in the future. The location is not adjacent to an identified			

	<p>"Priority Zone" for renewable and low carbon energy (see Policy CS 22). Therefore development is unlikely to deliver a reduction in carbon emissions beyond those required by Local Plan policies. The location is partially bounded by one Local Wildlife Site (LWS:27). Therefore there may be a negative impact on this ecological asset if this location is developed.</p>
SO8 Score	0 neutral
SO8 Commentary	<p>The location is directly adjacent to a "strategic green link" (Halewood Triangle) which is identified by policy CS8. Development within this location is unlikely to impact on the role and function of this linkage, as movement north-south is primarily along the disused railway line to the west of the location. The location is partially adjacent to a LWS (LWS: 27). However there is unlikely to be significant impact on this asset due to the limited degree of physical connectivity between the two areas. There are no rural settlements of within close proximity to the area therefore there is unlikely to be any impact on this element of the strategic objective.</p>
SO9 Score	0 neutral
SO9 Commentary	<p>There are a range of local facilities that are readily accessible from the location including outdoor sporting provision (2.4km buffer), cycle routes (800m buffer), public right of way (800m buffer) and public open space (800m buffer) which would have a positive impact on the strategic objective of promoting health and wellbeing. The location is partially within the preferred accessibility distance for health and GP facilities (1km buffer). The location is not within the accessibility buffer for leisure centres (800m buffer). The location is surrounded by residential areas, open space, Green Belt land and Woolton Waste Water Treatment Works (WWTW). The WWTW could have a negative impact on this strategic objective due to the "unneighbourly" nature of this use.</p>
Conclusion - Strategic Objectives Assessment	<p>Likely to have a mixed impact on the delivery of the Strategic Objectives. There is likely to be a significant positive impact associated with the delivery of new housing, with smaller scale positives associated with regeneration and the delivery of sustainable transport. However, the location is likely to have a "neutral" impact on a number of objectives including, sustainable economic growth, enhancing the quality of place, supporting Green Infrastructure and promoting health and wellbeing. There is likely to be a small scale negative impact associated with supporting town centres due to the location's distance from existing retail provision within Halewood. Additionally, there may be a negative impact on environmental objectives due to the loss of agricultural land and the potential impact on nearby ecological assets.</p>
Overall Conclusion	<p>The Green Belt Study concluded that the release of this location would not be compatible with the principles of national Green Belt policy due to the detrimental impact development within this location would have on an "essential gap" between two settlements (Halewood and Netherley/Liverpool). the Green Belt boundary around the location is likely to be irregular when compared to the existing extent of the urban area in the local area. Furthermore, any encroachment into the Green Belt within this location is unlikely to be fully contained. While the existing WWTW will provide physical containment adjacent boundaries to the north-west and south-west of the WWTW are poorly defined and will not provide physical containment. Therefore land within the adjacent Green Belt could be vulnerable to further development. The Sustainability Appraisal (SA) concluded that the development of this location would have a relatively mixed impact on the SA objectives, with positive impacts associated to economic and social objectives and a number of negative impacts generally related to environmental objectives. Additionally, there is likely to be a significant negative impact associated with the loss of agricultural land. This Technical Report notes that</p>

	<p>mitigation measures associated with the application of local planning policies through the development process could have an additional positive impact in relation to 10 of the SA objectives. The assessment of this location against the Strategic Objectives concludes that there will be a mixed impact, with negative impacts in relation to the protection of existing retail centres (due to the location being outside the identified catchment areas for existing centres within Halewood) and environmental objectives, and positive impacts associated with housing delivery and reducing deprivation. Therefore, when viewed cumulatively the location does not present any significant benefits in terms of sustainability other than those associated with housing delivery which are mostly associated to the scale of the location rather than any spatial advantage the location has over alternative Green Belt locations. Although there are benefits to housing growth and reducing deprivation these are not considered to be sufficient to outweigh the potential harm development within this location would have on the integrity of the Green Belt boundary and the maintenance of a gap between two settlements. Therefore it is concluded that "exceptional circumstances" to justify this location's inclusion in the Core Strategy as a "broad location" for potential Green Belt release do not exist.</p>
Recommendation	Retain in Green Belt

## **Appendix 7: Green Belt Location Development Capacity (Scenarios A-D)**



Core Strategy ID	Township	Technical Report Ref	Location Name	Phasing (Reserved or Safeguarded)	Gross Developable Area (after deductions)	Single Use, or Potential Mixed Use	Residential or Employment	Net Developable Area (residential)	Dwelling Density	Scenario A - Protection (Minus all ecological assets)		Scenario B - Mid Range (Residential Max)		Scenario C - Mid Range (Employment Max)		Scenario D - Full Development (no ecological protection or alternative uses)	
										Site area (ha)	Yield (dwellings / ha)	Site area (ha)	Yield (dwellings / ha)	Site area (ha)	Yield (dwellings / ha)	Site area (ha)	Yield (dwellings / ha)
					hectares			%	dwellings per ha								
1	Kirkby	1	Bank Lane, Kirkby	Reserved	5.83	Single use	Residential	0.75	30	5.83	131	5.83	131	5.83	131	5.83	131
2		4	East of KIP / KBP	Reserved	19.31	Single use	Employment	n/a	n/a	7.20	7.20	7.20	7.20	7.20	7.20	15.75	15.75
			<b>Kirkby Total - Residential</b>								131.18		131.18		131.18		131.18
			<b>Kirkby Total - Employment</b>								7.20		7.20		7.20		15.75
3	Huyton	7	Knowsley Lane, Huyton	Reserved	11.2	Mixed Use	Residential	0.75	30	11.20	252	11.20	252	11.20	252	11.20	252
					11.2	Mixed use	Employment	n/a	n/a	10.68	10.68	10.68	10.68	10.68	10.68	10.68	10.68
			<b>Huyton Total - Residential</b>								338.40		338.40		338.40		338.40
			<b>Huyton Total - Employment</b>								10.68		10.68		10.68		10.68
5	PWCKV	8	A58 Extension, Prescot	Reserved	7.08	Single Use	Residential	0.75	25	7.08	133	7.08	133	7.08	133	7.08	133
6		10	Carr Lane, Prescot	Reserved	3.31	Mixed Use	Residential	0.75	30	3.31	74	3.31	74	0.00	0	3.31	74
					3.31	Mixed Use	Employment	n/a	n/a	0.00	0.00	0.00	0.00	3.18	3.18	0.00	0.00
8		14	South Whiston	Reserved	81.65	Single Use	Residential	0.75	30	68.07	1532	68.07	1532	68.07	1532	81.65	1837
9		17	Cronton Colliery (and adjacent land)	Reserved	63.58	Single Use	Employment	n/a	n/a	0.00	0.00	24.51	24.51	24.51	24.51	55.31	55.31
			<b>PWCKV Total - Residential</b>								1738.80		1738.80		1664.33		2044.35
			<b>PWCKV Total - Employment</b>								0.00		24.51		27.69		55.31

Core Strategy ID	Township	Technical Report Ref	Location Name	Phasing (Reserved or Safeguarded)	Gross Developable Area (after deductions)	Single Use, or Potential Mixed Use	Residential or Employment	Net Developable Area (residential)	Dwelling Density	Scenario A - Protection (Minus all ecological assets)		Scenario B - Mid Range (Residential Max)		Scenario C - Mid Range (Employment Max)		Scenario D - Full Development (no ecological protection or alternative uses)	
										Residential	Employment	Residential	Employment	Residential	Employment	Residential	Employment
10			Land at Knowsley Village	Safeguarded	58.29	Single Use	Residential	0.75	25	0.00	0	58.29	1093	58.29	1093	58.29	1093
7	Halewood	19	East Halewood (north)	Reserved	10.5	Single Use	Residential	0.75	30	10.50	236	10.50	236	10.50	236	10.50	236
		20	East Halewood (south)		39.45	Single Use	Residential	0.75	30	39.45	888	39.45	888	39.45	888	39.45	888
					0	Single Use	Residential	0.75	30	0.00	0	0.00	0	0.00	0	0.00	0
					0	Single Use	Residential	0.75	30	0.00	0	0.00	0	0.00	0	0.00	0
			<b>Halewood Total - Residential</b>								1124		1124		1124		1124
			<b>Halewood Total - Employment</b>								0.00		0.00		0.00		0.00
	<b>Notes</b>	A	Residential yields rounded to the nearest whole dwelling				Reserved		<b>TOTAL YIELDS</b>	<b>Residential</b>	<b>3332</b>	<b>Residential</b>	<b>3332</b>	<b>Residential</b>	<b>3258</b>	<b>Residential</b>	<b>3638</b>
										<b>Employment</b>	<b>17.88</b>	<b>Employment</b>	<b>42.39</b>	<b>Employment</b>	<b>45.57</b>	<b>Employment</b>	<b>81.74</b>
		B	Blue figures represent employment land														
							Safeguarded		<b>TOTAL YIELDS</b>	<b>Residential</b>	<b>0</b>	<b>Residential</b>	<b>1093</b>	<b>Residential</b>	<b>1093</b>	<b>Residential</b>	<b>1093</b>
										<b>Employment</b>	<b>0.00</b>	<b>Employment</b>	<b>0.00</b>	<b>Employment</b>	<b>0.00</b>	<b>Employment</b>	<b>0.00</b>

## **Appendix 8: Delivery Trajectory for Green Belt Locations**

Location Reference	Township / Location	Total Capacity	EVA Phasing Size	Construction period for size (months)	Dwellings per month	Months to Deliver	Years to Deliver	Dwellings per year	Delivery Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	HUYTON																				
3	Knowsley Lane, Huyton	252	250	63	3.97	63.5	5.29	47.62			48	48	48	48	48	14					
4	Edenhurst Avenue, Huyton	86	100	34	2.94	29.24	2.44	35.29			35	35	15								
	Huyton Total - Residential	338									83	83	63	48	48	14					
	KIRKBY																				
1	Bank Lane, Kirkby	131	100	34	2.94	44.54	3.71	35.29			35	35	35	25							
	Kirkby Total - Residential	131									35	35	35	25							
	PWCKV																				
5	Land bounded by A58, Prescot	133	100	34	2.94	45.22	3.77	35.29			35	35	35	27							
6	Carr Lane, Prescot	74	50	17	2.94	25.16	2.1	35.29			35	35	3								
8	South Whiston A	511	500	100	5	102.2	8.52	60			60	60	60	60	60	60	60	60	31		
	South Whiston B	511	500	100	5	102.2	8.52	60			60	60	60	60	60	60	60	60	60	31	
	South Whiston C	511	500	100	5	102.2	8.52	60			60	60	60	60	60	60	60	60	60	31	
	PWCKV Total - Residential	1740									251	251	219	207	180	180	180	180	93		
	HALEWOOD																				
7	East Halewood A	562	500	100	5	112.4	9.37	60			60	60	60	60	60	60	60	60	60	22	
	East Halewood B	562	500	100	5	112.4	9.37	60			60	60	60	60	60	60	60	60	60	60	22
	Halewood Total - Residential	1124									120	120	120	120	120	120	120	120	120	44	
	BOROUGH																				
	<b>Total (with Carr Lane)</b>	<b>3333</b>									<b>489</b>	<b>489</b>	<b>437</b>	<b>400</b>	<b>348</b>	<b>314</b>	<b>300</b>	<b>300</b>	<b>213</b>	<b>44</b>	
	<b>Total (without Carr Lane)</b>	<b>3259</b>									<b>454</b>	<b>454</b>	<b>434</b>	<b>400</b>	<b>348</b>	<b>314</b>	<b>300</b>	<b>300</b>	<b>213</b>	<b>44</b>	

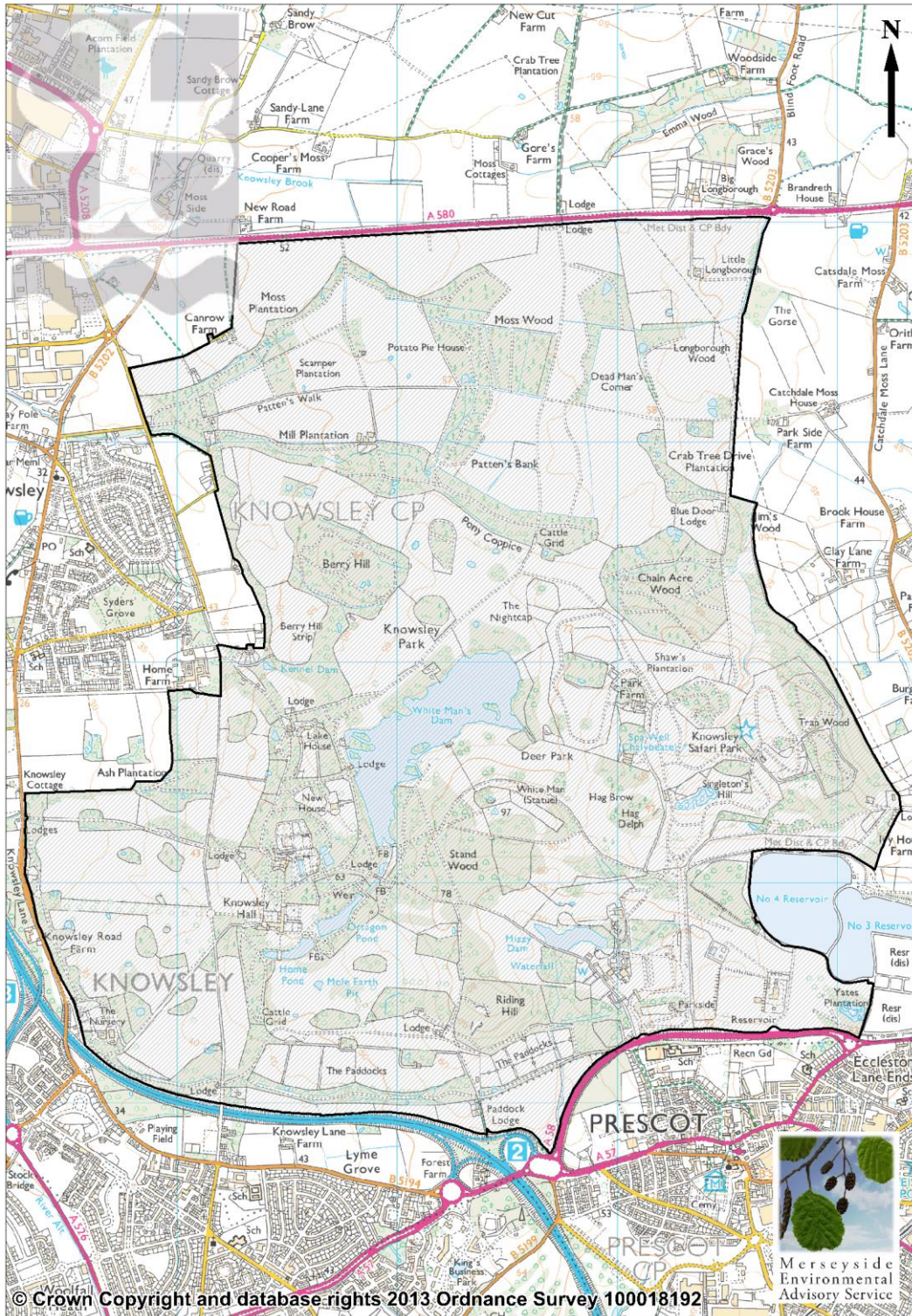
**Appendix 9: LWS 40: Knowsley Park (Updated 2013)**

**LWS 40. Knowsley Park**  
**Scale 1:25,000**

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