

KNOWSLEY LOCAL PLAN: CORE STRATEGY

KNOWSLEY METROPOLITAN BOROUGH COUNCIL

SUPPLEMENTARY INFORMATION

INSPECTORS INITIAL FINDINGS - EMPLOYMENT CLARIFICATION

1. INTRODUCTION

- 1.1. The Council has prepared this supplementary information following receipt of the "Inspector's Interim Findings Following Hearing Sessions" (EX26) on 15 January 2014, which included a number of queries relating to employment land availability in its Appendix. The following sections provide clarification in response to the specific issues raised.
- 1.2. In response to the Inspector's "Detailed Findings on Current Employment Land Supply" in the second part of the Appendix to EX26 this note also provides a revised total supply position with appropriate discounting to reflect deliverability forecasting for the period from 1 April 2013 - 31 March 2028.
- 1.3. This note only addresses the quantitative considerations relating to employment land supply identified in EX26. Qualitative considerations are necessarily being considered more broadly in terms of the Council's policy options regarding how the Local Plan: Core Strategy could be modified, with updates in this respect to be provided in due course.
- 1.4. The information is presented in the subsequent sections, including the following tables:
 - Table 1.1: Overview of Comparative Categories in AD36 (Table 1) & SD23 (Table 3.1)
 - Table 1.2: Justification for Re-categorisation of sites to the "Unallocated Expansion Land" and "Land with Remodelling Potential" categories in AD36
 - Table 3.1: Recalculation of Total Employment Land Supply (with discounting), as supplemented by Appendix 1: Plan Period Delivery Discount Applied to Individual Sites.
- 1.5. The Inspector's initial conclusions with respect to the risk assessed 5 year employment land supply (Para. 9 of EX26) are noted. Consequently no updates are provided to the information presented at Appendix 2 of AD36. The total employment land supply presented in this note is intended to be considered alongside Appendix 2 of AD36.

2. RECONCILING TOTAL LAND SUPPLY OF 257.79HA AT TABLE 3.1 OF EMPLOYMENT POSITION STATEMENT (SD23) WITH FIGURE OF 238.57HA IN SUPPLEMENTARY INFORMATION – MATTER 4 (AD36) PRODUCED IN NOV 2013

- 2.1. The explanation of the differences for which clarification was requested within the Appendix of EX26 is provided in the following paragraphs.
- 2.2. The variation between the total land supply of 257.79 ha (Table 3.1 - SD23) and 238.57 ha (AD36) reflects the range of 19.22 ha between maximum Green Belt supply of 64.79 ha (as displayed in Table 3.1 - SD23) and minimum Green Belt supply of 45.57 ha (reductions to reflect expected developable areas which are considered deliverable for employment uses consistent with TR03). In this regard, the Inspectors conclusion regarding the future development of Carr Lane (3.18 ha) is noted and reduces the Green Belt figure to a minimum of 42.39 ha in the recalculation of land supply in Table 3.1.
- 2.3. The 8.96 ha difference between the SD23 Table 3.1 (50.98 ha) and AD36 (42.02 ha) for other sites, reflects the re-categorisation of a number of sites from "other available sites", "other sites with planning permission" and "sites under construction" (in SD23) between "land with remodelling potential", "unallocated expansion land" and "other employment sites" (in AD36). Table 1.1 below demonstrates the inputs between the documents and that the cumulative of these figures remains 76.89 ha in both documents.
- 2.4. The reason for the re-categorisation of sites between the information in SD23 and that presented in AD36 is due to a brief re-appraisal following the discussions relating to Matter 4. The justification for re-categorisations to "unallocated expansion land" and "land with remodelling potential" are listed in Table 1.2 below, with a short explanation of the judgement applied to each.
- 2.5. The difference between the cumulative figures for "unallocated land with remodelling potential" and "expansion land" from SD23 (25.59 ha) to AD36 (34.87 ha) is 9.28 ha, which accords with the additions within these two categories in Table 1.2 below. The figure of 22.85 ha is not directly comparable, as it excludes unallocated expansion land of 2.74 ha as listed under the Council's Statement 4C (CHO4C) Table 1.

Table 1.1: Overview of Comparative Categories in AD36 (Table 1) & SD23 (Table 3.1)

AD36 Table 1		SD23 Table 3.1	
Category	Supply (hectares)	Contribution of Category to AD36 figures	Supply (hectares)
Unallocated Expansion Land	16.53	Other Available Sites	2.88
		Other Sites with Planning Permission	0.44
		Potential Remodelling Opportunities	13.21
Land with Remodelling Potential	18.34	Other Available Sites	8.70
		Potential Remodelling Opportunities	9.64
Other Employment Sites	42.02	Other Available Sites	35.18
		Other Sites with Planning Permission	3.78
		Sites under Construction	3.06
Total	76.89		76.89

Table 1.2: Justification for re-categorisation of sites to the "Unallocated Expansion Land" and "Land with Remodelling Potential" categories in AD36

JELPS Appendix 22 Ref	Map Ref	Site Name	Site Size (ha)	Reason for change in category from that recorded in SD23
Unallocated Expansion Land				
166	166	Syntor Fine Chemicals, Woodward Road, Knowsley Industrial Park	0.58	From "other available sites" - significant land remediation required to allow re-development. May be capable of land assembly with Map Ref: 999 and operational land to form a larger site, otherwise likely to be expansion space.
		Total	0.58	

JELPS Appendix 22 Ref	Map Ref	Site Name	Site Size (ha)	Reason for change in category from that recorded in SD23
Land with Remodelling Potential				
178	178	Land Fronting D Evans Electrical, Huyton Business Park, Wilson Road	0.22	From "other available sites" – capable of subdivision, but currently within the ownership of a larger curtilage and would require remodelling of access arrangements.
n/a	187a	Interchange Motorway Estate, Wilson Road, Huyton, Knowsley	0.75	From "other available sites" – currently within the ownership of a larger curtilage – subdivision would appear difficult and would require remodelling.
n/a	969	Land adjacent to Former Ethel Austin Building, School Lane, Knowsley Business Park	5.06	From "other available sites" – capable of subdivision, but currently within the ownership of a larger curtilage and would require remodelling of the access arrangements to the existing site.
n/a	980	Land off School Lane & Overbrook Lane, Knowsley Business Park	2.00	From "other available sites" – currently surplus land following development of adjacent plots in Knowsley Business Park, significant remodelling required to release any land which is currently landscaping only.
n/a	990	Land off Wilson Road, Huyton Business Park	0.67	From "other available sites" – constrained by shared access with adjacent unit, would therefore require some remodelling to release the land.
Total			8.70	

3. OVERVIEW OF DISCOUNTING APPLIED FOR PLAN PERIOD DELIVERY

- 3.1. The Council acknowledges the Inspector's advice in the second part of the Appendix to EX26 that a clear and robust assessment of current employment land supply is required. In response, it is considered that the most appropriate approach is to create a realistic forecast of the delivery of employment development land during the plan period by applying proportionate discounting for categories of site in AD36. This ensures a consistent approach to the risk assessment of 5 year employment land supply at Appendix 2 of AD36, albeit that the levels of discount are necessarily different for each type of site.
- 3.2. In developing a forecast of potential delivery through discounting of overall land supply, the Council acknowledges that there are likely to be differing views with respect to the circumstances of individual sites in terms of forward projections over the forthcoming 14 years. Limited departures to account for site specific issues have therefore been incorporated with justification as appropriate. However the imprecise nature and subjectivity of long term site specific forecasting relative to future demand, necessitates avoiding a bespoke site by site approach and rather places emphasis upon subsequent variations being likely to be offset within the broad range of discounts applied.
- 3.3. The categories of discounting that are applied in Table 3.1 have been formulated to reflect the balance between the aspirations of the Local Plan: Core Strategy and the realistic prospect of development during the plan period across the different sites in the current supply. The subdivisions are proposed as follows:
- All sites under construction: 0%.
 - UDP Allocation and sites within Primarily Industrial Area with full planning permission: 15%.
 - UDP Allocation and sites within Primarily Industrial Area with outline planning permission, marketed or developer owned: 20%.
 - UDP Allocation and sites within Primarily Industrial Area considered to be available, but with evident constraints to delivery (i.e. clearance required): 25%.
 - UDP Allocation comprising expansion land, where land owner intentions to dispose and / or develop the land are clear and unconstrained: 25%.
 - UDP Allocation comprising expansion land where land owner intentions are unclear and / or development is constrained at the present time: 75%.
 - Unallocated expansion land: 75%
 - Unallocated remodelling land where land owner intentions to dispose or develop the land are evident: 50%.
 - Unallocated remodelling land where land owner intentions are unclear and / or development is constrained at the present time: 75%.
 - Green Belt Locations – no additional discount applied, following original deductions to reflect estimated developable areas within broad areas released.

- 3.4. The above categories have been informed by consideration of the average rate of unimplemented planning permissions for development of employment land between 1995 and 2013 of 19.8%. A marginal reduction of 5% is applied to full permissions to reflect the over-estimation arising from double counting of expired schemes where alternative developments subsequently were delivered. Where planning permissions for sites are not in place, a nominal 25% discount is applied to reflect the range and choice of sites available during the plan period and the expected outcome of an undeveloped component of supply that will remain in 2028.
- 3.5. Appropriate variations to discounts are applied to reflect factors such as evident marketing or developer ownership, site constraints and circumstances where land may be available but landowner intentions are unknown.
- 3.6. Very substantial discounts of between 50% and 75% are necessarily applied where the site comprises "expansion land" or "land with remodelling potential", and are intended to accord with the Inspector's recommendations in the second part of the Appendix of EX26.
- 3.7. Discounts are not applied on the basis of differentiation of extant land use allocations in the Knowsley Replacement Unitary Development Plan or otherwise. This is noting that consideration of historic employment land take up since 1995 did not offer a definitive conclusion that the presence of a site allocation caused a greater probability of such sites being developed.
- 3.8. Specific departures from the categories listed at Para. 3.3 relate to sites: 12, 36, 103, 175, 182, 189, 966, 984, 973 / 974 and are justified on a site specific basis in the comments section of Appendix 1 of this note.
- 3.9. The information in Table 3.1 below summarises the calculations within Appendix 1 of this note, with the total area displayed, together with the average discount for each supply type and the resultant revised supply. It should be noted that the supply types in Table 3.1 are consistent with those in AD36 and therefore differ from the categories used for discounting purposes. Consequently the average discount applied reflects the accumulation of sites by supply type and is a value indicative to the calculation rather than one intended to be compared to the discounting methodology.
- 3.10. The revised supply total of 153.95 hectares in Table 3.1, accords with the Inspector's suggested minimum net requirement of 149 hectares in EX26 (Paragraph 8), with additional headroom provided by the range and choice of supply in the discount applied (84.62 hectares). This may be an interim worst case scenario, as the Council intends to undertake ongoing monitoring updates to identify new sources of supply, along with additional contact with landowners that may result in discounting reductions where appropriate. The proportion of employment land proposed at the mixed use reserved location at Knowsley Lane, Huyton could also be increased to provide additional headroom if required.

3.11. To reflect the above, Table 3.1 includes a separate indication of the potential contributions of an additional Green Belt scenario (80% employment at Knowsley Lane) and additional sites identified through 2013/14 interim monitoring updates of new permissions and redevelopment opportunities since the Local Plan hearings.

Table 3.1: Recalculation of Total Employment Land Supply (with Discounting)

Supply type	Area (hectares)	Average Discount (% - rounded)	Revised Supply (hectares)
UDP Allocations inc. Under Construction and Planning Permissions	57.46	20*	45.98
UDP Allocations currently comprising Expansion Land	25.96	71*	7.62
UDP Regional Investment Site - Kings Business Park	9.30	38*	5.75
UDP South Prescott Action Area	23.39	73*	6.19
Unallocated Expansion Land	16.53	76	4.02
Land with Remodelling Potential	18.34	68	5.85
Green Belt Locations	45.57	7**	42.39
Other Employment Sites inc. Under Construction and Planning Permissions	42.02	24	36.15
Total	238.57		153.95
Additional Green Belt scenario (uplift from 50% to 80% employment at Knowsley Lane)	6.82	20	5.46
Additional Sites (2013/14 Interim Monitoring Updates)	13.58	68	4.36
Total	258.97		163.77

* Cumulative risk assessment across all existing UDP Employment Allocations of 43% (rounded).

** Comprises omission of Carr Lane only, the 45.57 hectare value includes a previous deduction to reflect developable areas of 30% - no additional discount is necessary.

NB. The calculation excludes UDP Allocation E36 (0.43 ha) which is currently subject to an enforcement investigation. Pending the outcome it is anticipated that E36 may be either returned to supply or recorded as take up for 2013/14.

Appendix 1 – Plan Period Delivery Discount Applied to Individual Sites

Map Ref	Site Name	UDP Proposals Map Code	Community Area	Site Size (ha)	Marketing Update (November 2013)	15 Year Developability Discount (%)	Plan Period Value (ha)	Extant Planning Permission	Tenure	Land Ownership	Suitability	Additional Comments
2	Land Between Cronton Road And M62 Motorway (Junction 6)	E2	Huyton	8.03	On Market	20	6.42	09/00360/OUT	Freehold	Private	Offices, General Industry	Recommended as suitable for B1/B2 by existing UDP Site Allocations. UDP Inspectors report discourages B8 use. Some land assembly required to obtain larger units. Potential for Logistics & Warehousing use likely to be re-evaluated at allocations stage.
4	Land Adjacent To CDMS, Fallows Way	E4	PWC&KV	0.55	Developer Owned	15	0.47	10/00397/FUL	Freehold	Private	Industrial	Marketing boards on site - April 2013, no evident online marketing at November 2013. Adjacent unit appears to have been sold separately in June 2013.
4.1	Land To The Rear Of Whiston Works, Fallows Way	E4	PWC&KV	0.89	Developer Owned	15	0.76	10/00562/RPP	Freehold	Private	Industrial	Marketing boards on site - April 2013, no evident online marketing at November 2013. Adjacent unit appears to have been sold separately in June 2013. Permission for small industrial units.
6	Project Pluto (Former Petrolite Ltd Site), Acornfield Road, Knowsley Industrial Park	E6, LWS - 2	Kirkby	7.66	Under Construction	0	7.66	12/00211/HYB	Leasehold	Council	Office, Logistics & Warehousing	Extension to Galaxy Building and standalone office development for Matalan under construction.
7	Land Bounded By Dale Lane, North Perimeter Road & Woodward Road, Knowsley Industrial Park	E7	Kirkby	3.17	Developer Lease	20	2.54	n/a	Leasehold	Council	Offices, Industrial, Warehousing	Site is adjacent to Rail Freight Terminal (RFT) and is likely provide a latter phase of development providing access and linkages to adjacent sites. Single parcel suitable for medium scale office, light industrial or warehousing unit(s) due to scale and shape - may be capable of larger development to support RFT by land assembly with E15. Allocated in Waste Local Plan - but retains flexibility for other employment uses based upon the MWDA Waste procurement contract relating to the RFT and Para. 4.14 of the Waste Local Plan.
8	Land at Marl Road / Woodward Road, Knowsley Industrial Park	E8	Kirkby	0.47	Available, not being Marketed	25	0.35	n/a	Leasehold	Council	Industrial	Part of wider Sonae lease. Not specifically marketed, but presume likely imminent disposal given closure and marketing of former Sonae site. Primarily suitable for B2 industrial uses given setting and surroundings. Site requires some clearance.
9	Land at Academy Business Park, Knowsley Industrial Park	E9	Kirkby	1.48	On Market	20	1.18	n/a	Leasehold	Council	Office, Light Industry, Warehousing	Prominent gateway position on South Boundary Road and Moorgate Road. Potential for small to medium unit(s), but inclusion in larger land assembly has potential to accommodate a significant size warehouse logistics unit(s) of up to 450 000 sq. ft.
10	Black Jack, Hornhouse Lane, Knowsley Industrial Park	E10	Kirkby	2.98	On Market	20	2.38	n/a	Leasehold	Council	Logistics & Warehousing, Advanced Manufacturing	Medium scale B2/B8 - single unit of 150 000 sq. ft.

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12	Land at Britonwood Industrial Estate, Knowsley Industrial Park	E12	Kirkby	6.36	On Market	50	3.18	n/a	Leasehold	Council	Light Industrial, Warehousing	Low prominence, backland location. Some existing constraints on site - proximity to biodiversity, contamination and shape of site, constraints scale of unit(s) to small / medium size. Additional discount applied to reflect constraints.
13	Moss End Way (East), Knowsley Industrial Park	E13	Kirkby	2.09	Developer Lease	20	1.67	n/a	Leasehold	Council	Offices, Industrial, Warehousing	Gateway location. Suitable for only small to medium scale office, light industrial or warehousing unit(s) due to scale and shape.
14	Moss End Way (West), Knowsley Industrial Park	E14	Kirkby	4.14	Developer Lease	20	3.31	n/a	Leasehold	Council	Offices, Industrial, Warehousing	Gateway location. Single parcel suitable for only small to medium scale office, light industrial or warehousing unit(s) due to scale and shape - may be capable of larger development to support RFT by land assembly with E15. Larger scale unit(s) on this parcel would require land assembly and relocation of adjacent uses, and therefore cannot be presumed.
15	North Perimeter Road / Moss End Way, Knowsley Industrial Park	E15	Kirkby	5.31	Developer Lease	20	4.25	n/a	Leasehold	Council	Offices, Industrial, Warehousing	Gateway location. Single parcel suitable for medium scale office, light industrial or warehousing unit(s) due to scale and shape - may be capable of larger development to support RFT by land assembly with E14. Allocated in Waste Local Plan - but retains flexibility for other employment uses based upon the MWDA Waste procurement contract relating to the RFT and Para. 4.14 of the Waste Local Plan.
17	School Boys Plantation, Randles Road, Knowsley Business Park	E17	PWC&KV	0.29	On Market	20	0.23	n/a	Freehold	Private	Industrial, Logistics & Warehousing	Suitable for small scale industrial or logistics & warehousing.
18	Ainsworth Lane / Penrhyn Road, Knowsley Business Park	E18	PWC&KV	0.26	On Market	20	0.21	n/a	Leasehold	Council	Light Industrial, Open Storage	Former Council depot - small scale industrial capacity only, due to size of plot.
19	Land Adjacent To 42 Randles Road, Knowsley Business Park	E19	PWC&KV	0.92	On Market	15	0.78	10/00377/RPP	Freehold	Private	Offices, Industry and Logistics & Warehousing	Suitable for small scale - B1, B2 / B8 units. November 2013 - available but not on market.
20	Land At Bens Court, Off Randles Road, Knowsley Business Park	E20	PWC&KV	0.42	On Market	20	0.34	n/a	Freehold	Private	Office / Industrial	Suitable for small office or workshop unit, similar to previously expired permission.
23	Land at junction of Penrhyn Road / School Lane, Knowsley Business Park	E23	PWC&KV	0.57	On Market	20	0.46	n/a	Leasehold or Freehold	Council	Office, Industry, Logistics & Warehousing	Added to property database in October 13. Suitable for small scale B1, B2 or B8 unit(s)
24	Land Between Units 7 And 19 Randles Road, Knowsley Business Park	E24	PWC&KV	1.31	On Market	20	1.05	n/a	Freehold	Private	Industrial, Logistics & Warehousing	Suitable for small scale industrial or Logistics & Warehousing.
27	Land Opposite Contract Chemicals, Bounded By Penrhyn Road/Villiers Road, Knowsley Business Park	E27	PWC&KV	1.3	Under Construction	0	1.30	08/00474/FUL	Freehold	Private	General Industry	Current permission for B2/Waste use – under construction.

Appendix 1 – Plan Period Delivery Discount Applied to Individual Sites

Map Ref	Site Name	UDP Proposals Map Code	Community Area	Site Size (ha)	Marketing Update (November 2013)	15 Year Developability Discount (%)	Plan Period Value (ha)	Extant Planning Permission	Tenure	Land Ownership	Suitability	Additional Comments
27	Land at Penrhyn Road / Villiers Road, Knowsley Business Park	E27	PWC&KV	0.85	Developer Owned	15	0.72	13/00594/FUL	Freehold	Private	Industrial, Logistics & Warehousing	Site cleared - application for part development (13/00594/FUL) to support adjacent development has been approved.
28	Junction Of Gores Road / Acornfield Road, Knowsley Industrial Park	E28	Kirkby	0.75	Available	25	0.56	n/a	Leasehold	Council	Offices, Industrial, Warehousing	Suitable for small to medium scale B1, B2 or B8 unit(s). Site constraints require some land clearance.
35	Land To Rear Of Delphi Delco, At Junction Of South Boundary Road/Hornhouse Lane, Knowsley Industrial Park	E35	Kirkby	1.93	Developer Lease	15	1.64	13/00402/FUL	Leasehold	Council	Industrial / Logistics & Warehousing	Planning permission recently granted (Oct 13) for 112 800 sq. ft industrial / Logistics & Warehousing unit with 10 500 sq. ft offices.
36	Land between Villiers Court and Overbrook Lane, Knowsley Business Park	E36	PWC&KV	0.43	Developer Owned	100	0.00	n/a	Freehold	Private	Industrial	Excluded from current supply and take up at present time - unauthorised use in situ associated to neighbouring recycling centre - details passed to Enforcement, may return to supply or be reported as take up in the future.
37	Land bounded by Randles Road, School Lane and Gellings Road, Knowsley Business Park	E37	PWC&KV	0.92	On Market	20	0.74	n/a	Freehold	Private	Industrial, Logistics & Warehousing	Previous permission for car parking use has now expired - land is now available for development.
38	Land north of Image Business Park, Acornfield Road, Knowsley Industrial Park	E38	Kirkby	3.41	On Market	20	2.73	n/a	Leasehold	Council	Industrial, R&D, Advanced Manufacturing	Surrounding uses - industrial, laboratories and office accommodation. Allocated as a district level site in Waste Local Plan, although flexibility is provided by Para. 4.23 - 4.25.
41	Land adjacent to BASF Coatings & Inks Ltd, Ellis Ashton Street, Huyton Business Park	E41	Huyton	0.90	Available	25	0.68	n/a	Freehold	Private	Industrial, Warehousing	Constraints have worsened since JELPS in terms of extent of vegetation clearance required. Suitable scale for a small to medium unit(s).
42	Land opposite 2 Gladeswood Road, off Webber Road, Knowsley Industrial Park	E42	Kirkby	0.50	Available	25	0.38	n/a	Leasehold	Council	Industrial, Warehousing	Constraints worsened since JELPS as the sight is now overgrown. Identified as marketed at April 2013, no evidence at November 2013. Suitable for small scale industrial or warehouse unit(s).
1	Ford Jaguar Land Rover Expansion Area, Speke Boulevard	E1	Halewood	16.47	Expansion Land	75	4.12	n/a	Freehold	Private	Offices, Industrial, Warehousing	Expansion land - accessed via Jaguar Land Rover plant - also suitable for supply chain advanced manufactured, warehousing and distribution, offices, etc. Benefits from proximity to Jaguar Land Rover Rail Freight spur.
25	Part of Dairy Crest / Kraft site, A580, Knowsley Industrial Park	E25, LWS - 4	Kirkby	3.97	Curtilage of Adjacent Use	75	0.99	n/a	Freehold	Private	General Industry	No evident online marketing at November 2013. Prominent location - suitable for small B1, B2 or B8 unit(s) only due to shape - possibly expansion land only now, noting spread manufacturing being consolidated within Kirkby site, following closure of Crudgington plant in 2014. £38 million project has attracted a £5 million grant from the Regional Growth Fund.

Appendix 1 – Plan Period Delivery Discount Applied to Individual Sites

Map Ref	Site Name	UDP Proposals Map Code	Community Area	Site Size (ha)	Marketing Update (November 2013)	15 Year Developability Discount (%)	Plan Period Value (ha)	Extant Planning Permission	Tenure	Land Ownership	Suitability	Additional Comments
32	Land adjacent Former Ethel Austin Site, Ainsworth Lane, Knowsley Business Park	E32	PWC&KV	2.25	On Market	25	1.69	n/a	Freehold or Leasehold	Private	Logistics & Warehousing	Marketed as Saturn Park - single unit of 426,305 sq ft immediately available. Potential to extend up to 800,000 sq ft using this land and other expansion land identified in marketing.
33	Land at corner of A580 / Moorgate Lane, Knowsley Industrial Park	E33	Kirkby	3.27	Not Available - curtilage of adjacent use	75	0.82	n/a	Freehold	Private	Offices, General Industry or Logistics & Warehousing	Marketing boards on site - April 2013, no evident online marketing at November 2013. Prominent location - suitable for small to medium B1, B2 or B8 unit(s) - possibly expansion land only now, noting spread manufacturing being consolidated within Kirkby site, following closure of Crudgington plant in 2014. £38 million project has attracted a £5 million grant from the Regional Growth Fund.
118	Land at Kings Business Park, Off Liverpool Road	RIS	PWC&KV	1.26	On Market	20	1.01	n/a	Freehold	Private	Offices	Previous consent for offices. Size of size and presence of listed building constrains potential unit sizes.
181	Units 17 - 21, Lion Court, Kings Drive, Kings Business Park	RIS	PWC&KV	1.45	Developer Owned	0	1.45	07/00746/FUL	Freehold	Private	Offices	Part implemented.
182	Land at Kings Drive, Kings Business Park	RIS	PWC&KV	6.59	On Market	50	3.30	n/a	Freehold	Private	Offices, R&D	Previous outline permissions for high quality offices and R&D on southern half of site. TPOs removed from southern half - 11/00484/TWA. Northern half more constrained by trees. Additional deduction applied to reflect the site constraints.
174	South Prescott (Area B)	SPAA	PWC&KV	2.24	Developer Lease	20	1.79	n/a	Leasehold	Council	Office, Light Industry	Suitable for medium sized office and light industrial unit(s) given proximity to residential and limited depth of plot.
175	South Prescott (Area A)	SPAA	PWC&KV	21.15	On Market	79	4.40	11/00067/COU	Freehold / Leasehold	Private / Council	Offices, Advanced Manufacturing and Warehousing / Logistics	Prominent site, adjacent to M57, although access is indirect via Huyton Lane, Carr Lane and Manchester Road to J2 of the M57. Outline planning permission for residential development (with some employment uses). Uncertainty regarding whether the residential element is capable of implementation whilst the Rod Rollers Building remains in-situ and operational on lower level (has recent 2011 permission for waste recycling). Dual level site - upper level cleared in 2011 and available for development, although may be some contamination present. Deduction reflects need to avoid double counting of land supply already included as residential.

Appendix 1 – Plan Period Delivery Discount Applied to Individual Sites

Map Ref	Site Name	UDP Proposals Map Code	Community Area	Site Size (ha)	Marketing Update (November 2013)	15 Year Developability Discount (%)	Plan Period Value (ha)	Extant Planning Permission	Tenure	Land Ownership	Suitability	Additional Comments
166	Syntor Fine Chemicals, Woodward Road, Knowsley Industrial Park	PIA	Kirkby	0.58	Available	75	0.44	12/00024/DEMCON	Leasehold	Council	Industrial	Significant land remediation required to allow re-development. Suitable for only industrial uses given setting and site history - small to medium unit(s). May be capable of land assembly with 999 and operational land to form a larger site, otherwise likely to be expansion space.
189	Batleys Cash And Carry, Fallows Way, Whiston	PIA	PWC&KV	0.44	Developer Lease	100	0	12/00156/RPP	Leasehold	Council	A1	Likely loss of employment land to expansion of existing cash and carry.
970	Land off Hammond Road, Knowsley Industrial Park	PIA	Kirkby	0.87	Not Available	75	0.22	n/a	Leasehold	Council	Industrial, Warehousing	Remodelling potential to south of existing unit and expansion land for existing general industrial use to west. Small to medium unit(s) only, unless comprehensively remodelled. Surrounding uses are low quality industrial and warehousing.
982	Land at QVC site, Knowsley Industrial Park	PIA	Kirkby	1.54	Not Available	75	0.39	n/a	Leasehold	Council	Office, Warehousing	Vacant land within curtilage of QVC leasehold - gateway location, suitable for infill development of small to medium scale B1 / B8 unit(s), or alternatively expansion land for the existing business. Currently landscape buffer.
983	Land between Rail Freight Terminal & Former Sonae, off Woodward Road, Knowsley Industrial Park	PIA	Kirkby	2.3	Available	75	0.58	n/a	Leasehold	Council	Industrial / Warehousing	Land provides link between the Former Sonae land and rail freight terminal. Logical plot for land assembly in this respect to create a larger parcel and maximise benefits of access to the RFT. Existing constraints are topographical and potential contamination, but remain resolvable in the medium term.
987	Eli Lilly Expansion Land, Fleming Road, Halewood	PIA	Halewood	0.79	Expansion Land	75	0.20	n/a	Freehold	Private	R&D, Advanced Manufacturing	Cleared hardstanding - potential expansion land for Eli Lilly plant.
988	Pentagon East Expansion, Wood Road, Halewood	PIA	Halewood	1.04	Expansion Land	75	0.26	n/a	Freehold	Private	Industrial	Expansion land only - within curtilage of existing site.
989	Jaguar Land Rover Fringe, between North Road & South Road, Halewood	PIA	Halewood	8.65	Expansion Land	75	2.16	n/a	Freehold	Private	Offices, Industrial, Warehousing	Expansion land - accessed via Jaguar Land Rover plant - suitable for supply chain advanced manufactured, warehousing and distribution, offices, etc. Benefits from proximity to Jaguar Land Rover Rail Freight spur.
993	Land adjacent to MTC Northwest, Gores Road, Knowsley Industrial Park, Kirkby	PIA	Kirkby	0.32	Not Available	75	0.08	n/a	Leasehold	Council	Industrial / Warehousing	Vacant plot within existing industrial curtilage, overgrown and likely to require mitigation of contamination. Capable of subdivision from adjacent site to accommodate small unit(s), or alternatively as expansion land for the existing use. Likely end use is industrial or warehousing given surroundings.

Appendix 1 – Plan Period Delivery Discount Applied to Individual Sites

Map Ref	Site Name	UDP Proposals Map Code	Community Area	Site Size (ha)	Marketing Update (November 2013)	15 Year Developability Discount (%)	Plan Period Value (ha)	Extant Planning Permission	Tenure	Land Ownership	Suitability	Additional Comments
0	Land at the Junction of Cusson Road & Dixon Road, Knowsley Industrial Park	PIA	Kirkby	0.43	Not Available	75	0.11	n/a	Leasehold	Council	Industrial / Warehousing	Remodelling opportunity identified in the KIP Strategic Framework - constrained by presence of existing uses and would need clearance. Suitable for small to medium office or warehousing unit(s).
178	Land Fronting D Evans Electrical, Huyton Business Park, Wilson Road	PIA	Huyton	0.22	Developer Owned	75	0.06	n/a	Freehold	Private	Offices, Industrial	Prominent frontage onto Wilson Road, suitable for small scale office or industrial unit(s). Some reconfiguration of site access required to integrate with existing unit.
967	Knowsley House, Knowsley Industrial Park	PIA	Kirkby	0.45	Not Available	75	0.11	n/a	Freehold	Private	Industrial, Warehousing	Vacant and derelict high rise office building in a prominent corner position. Appears incapable of being brought back into use without significant investment. Remodelling opportunity for small scale unit(s) for industrial or warehousing.
969	Land adjacent to Former Ethel Austin Building, School Lane, Knowsley Business Park	PIA	PWC&KV	5.06	On Market	50	2.53	n/a	Freehold or Leasehold	Private	Logistics & Warehousing	Marketed as Saturn Park - single unit of 426,305 sq ft immediately available. Potential to extend up to 800,000 sq ft through utilising this expansion land and also includes an additional marketed potential development site.
978	Knowsley Business Centre and South Boundary Road Hub, Knowsley Industrial Park	PIA	Kirkby	2.28	Not included in marketing	75	0.57	n/a	Leasehold	Council	Offices, Warehousing	Remodelling and gateway opportunity. Delivery constrained at present by extant use and need for clearance as part of wider remodelling.
980	Land off School Lane & Overbrook Lane, Knowsley Business Park	PIA	PWC&KV	2.00	Not included in marketing	75	0.50	n/a	Leasehold	Council	Office, Warehousing	Limited remodelling potential due to shape, possibility of small scale office unit(s). Some clearance required due to vegetation cover.
981	Former Snooker Club / Web Complex, South Boundary Road, Knowsley Industrial Park	PIA	Kirkby	0.99	Not Available	75	0.25	n/a	Leasehold	Council	Offices, Warehousing	Remodelling opportunity - building largely vacant and derelict in a strategic location, unlikely to be viably returned to full occupancy in current form. Suitable for small or medium unit(s).
986	Fringe of Image Business Park, Knowsley Industrial Park	PIA	Kirkby	1.26	Not included in marketing	75	0.32	n/a	Leasehold	Council	R&D, Advanced Manufacturing	Fringe land - potential remodelling to increase capacity for small scale units.
990	Land off Wilson Road, Huyton Business Park	PIA	Huyton	0.67	Not Available	75	0.17	n/a	Freehold	Private	Industrial	Potential for small scale industrial or warehouse unit(s), or open storage. Immediate delivery constrained by shared access, unless expansion land for existing businesses fronting Wilson Road.
995	Land adjacent D A M S International, off Acornfield Road, Knowsley Industrial Park, Kirkby	PIA	Kirkby	0.93	Not Available	75	0.23	n/a	Leasehold	Council	Industrial / Warehousing	Vacant plot within existing industrial curtilage, overgrown and likely to require mitigation of contamination. Capable of subdivision from adjacent site to accommodate small or medium unit(s), or alternatively as expansion land for the existing building. Likely end use is industrial or warehousing given surroundings.

Appendix 1 – Plan Period Delivery Discount Applied to Individual Sites

Map Ref	Site Name	UDP Proposals Map Code	Community Area	Site Size (ha)	Marketing Update (November 2013)	15 Year Developability Discount (%)	Plan Period Value (ha)	Extant Planning Permission	Tenure	Land Ownership	Suitability	Additional Comments
187a	Interchange Motorway Estate, Wilson Road, Huyton, Knowsley	PIA	Huyton	0.75	Developer Owned	75	0.19	n/a	Freehold	Private	Offices, Light Industrial, Warehousing	Restructuring within existing footprint - small to medium units only.
975, 976, 977	Land to the North of South Boundary Road, Knowsley Industrial Park (3 parcels)	PIA	Kirkby	0.53	Available	75	0.13	n/a	Leasehold	Council	Transport Interchange	Likely to be developed for a transport interchange.
n/a	Land off Acornfield Road, Knowsley Industrial Park	PIA	Kirkby	2.77	Not Available	75	0.69	n/a	Leasehold	Council	Industrial, Warehousing	In existing use for rail testing and training. Identified in the Knowsley Industrial Park Strategic Framework as having potential to be remodelled to make more efficient use of the land. Constrained in terms of end use to industrial or warehousing - small to medium unit(s), given shape and surroundings.
963	Land at South of the M62, Cronton	GB	PWC&KV	24.51	Developer Owned	0	24.51	n/a	Freehold	Private	Advanced Manufacturing, Logistics	Green Belt location. Prominent location adjacent to M62 and M57. Suitable for medium to large unit(s) for advanced manufacturing or warehouse / logistics. Infrastructure provision to site required - lead in times, not immediately available.
964	Land to the East of Knowsley Industrial Park	GB	Kirkby	7.2	Northern parcel not available, Southern parcel not marketed	0	7.20	n/a	Freehold	Private	Offices, Industrial, Warehousing	Gateway location. Mixed uses to enhance location - small to medium scale B1 / B8 suitable, subject to Green Belt considerations.
965	Land at Knowsley Lane, Huyton	GB	Huyton	10.68	Not Available	0	10.68	n/a	Freehold	Private	Offices	Successor site for Kings Business Park to provide high quality offices or R&D facilities. Location adjacent to existing urban area is likely to reduce lead in times for infrastructure provision.
966	Land at Carr Lane, Prescot	GB	PWC&KV	3.18	Developer Owned	100	0	n/a	Freehold	Private	Offices, Light Industrial	End use dependent upon South Prescot development. If employment, the shape of the site constrains potential for anything other than small to medium unit(s) unless assembled with the neighbouring site. Full deduction due to greater likelihood of residential development adjacent.
40	I M I Yorkshire Copper Tubing Ltd, East Lancashire Road, Knowsley Industrial Park	PIA	Kirkby	3.06	Under Construction	0	3	08/00436/FUL	Leasehold	Council	Offices	Infrastructure developed.
103	Alchemy, Located Off East Lancashire Road, Kirkby	PIA	Kirkby	8.38	On Market	10	7.54	n/a	Freehold	Private	Office, Advanced Manufacturing, Logistics & Warehousing	Previous permission for A3, B1, B2, B8, C1 and D2(e). Marketed for these purposes including a single large unit for 300,000 ft. Potential for Logistics & Warehousing use of larger footprint if the other uses are excluded. Prominent frontage on the A580. Reduced deduction to reflect attractiveness to market and prime location for large scale logistics.

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112	Land adjacent to Ambiente House, off Admin Road, Knowsley Industrial Park, Kirkby	PIA	Kirkby	0.85	Available	25	0.64	n/a	Leasehold	Council	Light Industrial, Warehousing	Prominent frontage onto South Boundary Road. Suitable for small to medium unit(s) for light industrial or warehousing. Various existing leases on the site, may need to be resolved before development can commence.
168	Land East Of Moorgate Point, Moorgate Road, Knowsley Industrial Park	PIA, LWS - 55	Kirkby	2.55	On Market	20	2.04	n/a	Leasehold or Freehold	Private	General Industry, Logistics & Warehousing	Previous outline permission for B1/B2/B8 - neighbouring uses are predominantly B2 and B8
169	Land at junction of Wilson Road & Brickfields, Huyton Business Park	PIA	Huyton	0.57	Available	20	0.46	n/a	Freehold	Private	Light Industrial, Warehousing	Currently vacant hardstanding to north of formal car parking area for Chapel Brook. Remodelling opportunity. Trade counter units adjacent - some vacancy.
176	Land at junction of Randles Road & Gellings Road, Knowsley Business Park	PIA	PWC&KV	0.33	On Market	20	0.26	n/a	Freehold	Private	Industrial	Small scale development opportunity or expansion land for Tratos Ltd.
177	Land off Ainsworth Lane, Knowsley Business Park	PIA	PWC&KV	0.38	On Market	20	0.30	n/a	Leasehold	Council	Light Industrial, Open Storage	Adjacent to former Council depot - small scale industrial capacity only due to size of plot, but may be capable of merger with E18 to create a larger plot for small or medium unit(s)
183	Esselte Ltd, Wilson Road, Huyton, L36 6HQ	PIA	Huyton	0.84	Developer Owned	25	0.63	n/a	Freehold	Private	Industry, Logistics & Warehousing	Previous permission for small scale B2/B8 units
187	Land Between And Including Units 1-9 Interchange Motorway Estate, Wilson Road, Huyton	PIA	Huyton	0.98	Developer Owned	15	0.83	12/00763/FUL	Freehold	Private	Offices, Light Industrial, Warehousing	Small to medium scale opportunities only.
188	Batleys Cash And Carry, Fallows Way, Whiston	PIA	PWC&KV	1.22	Developer Lease	15	1.04	11/00536/RPP	Leasehold	Council	Logistics & Warehousing	Small scale - B8 - 2No. circa 20 000 sq. ft units.
196	Land At Image Business Park, Acornfield Road, Knowsley Industrial Park	PIA	Kirkby	0.24	Developer Lease	15	0.20	11/00221/FUL	Leasehold	Council	Logistics & Warehousing	Small scale B8.
199	Land Adjacent Nexus Business Park, Off School Lane, Knowsley Business Park	PIA	PWC&KV	1.26	Developer Owned	20	1.01	11/00320/OUT	Freehold	Private	Offices	Current permission for offices and hotel - may also be suitable for small-medium B2 or B8 unit(s)
201	Land Adjacent To Railway House, Hale View Road, Huyton	PIA	Huyton	0.07	Developer Owned	15	0.06	12/00020/FUL	Freehold	Private	Office	Small office unit.
968	Britonwood Yard, off Faraday Road, Knowsley Industrial Park	PIA	Kirkby	0.42	On Market	20	0.34	n/a	Leasehold	Council	Industrial, Warehousing, Open Storage	Backland, limited prominence, constrained by position relative to neighbouring premises - suitable for only a small industrial or storage unit, or alternatively open storage on existing hardstanding.
971	Land to north of Academy Business Park, Knowsley Industrial Park, Kirkby	PIA	Kirkby	0.72	On Market	20	0.58	n/a	Leasehold	Council	Warehousing	Site cleared, potential remediation required for contamination. Suitable for small to medium unit(s) in isolation, a large unit could be accommodated through land assembly with site 994.

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972	Former Council Yard at Depot Road, Knowsley Industrial Park	PIA	Kirkby	0.13	Available	25	0.10	n/a	Leasehold	Council	Industrial, Storage	Evidence of on-site marketing in April 2013 - no details online in November 2013. Small site comprising existing hardstanding - suitable for a small industrial unit or open storage.
979	Land off Depot Road, Knowsley Industrial Park	PIA	Kirkby	0.22	Available	25	0.17	n/a	Leasehold	Council	Industrial, Storage	Potential for small industrial building or open storage. Marketing boards in-situ at April 2013, no evident marketing during online search in Nov 2013.
984	Former Sonae (UK) Ltd, Moss Lane, Knowsley Industrial Park, Kirkby	PIA	Kirkby	12.62	On Market	10	11.36	13/00206/DEMCON	Leasehold	Council	Industrial, Warehousing	Significantly constrained at present due to recent cessation of use, land clearance commenced, but site clearance and remediation likely 1/2 years in duration. Suitable for large scale warehousing when available given scale. Proximity to rail freight terminal and associated benefits could be realised with associated land assembly with site 983. Recently sold for development and attractive as a logistics hub due to location and strategic scale. Deduction reduced accordingly.
985	Unit 1 & 2 To Rear Of Counterline Ltd, Randles Road, Knowsley Business Park	PIA	PWC&KV	0.15	Developer Owned	15	0.13	11/00317/FUL	Freehold	Private	Industrial	Expansion land for existing unit.
994	Academy Business Park, Knowsley Industrial Park, Kirkby	PIA	Kirkby	1.91	On Market	20	1.53	n/a	Leasehold	Council	Offices	Prominent gateway location - junction of Lees Road, Moorgate Road, South Boundary Road and County Road. Opportunities to enhance the image of the business park through the addition of small to medium office unit(s).
997	Vacant Site (Former Rentokil Site), Bradman Road, Knowsley Industrial Park, Kirkby	PIA	Kirkby	1.33	Developer Leased	20	1.06	12/00367/DEMCON	Leasehold	Council	Industrial, Warehousing	Site undergoing clearance in April 2013. No longer marketed on Council website - presume leased. Contaminated land due to previous use. Surroundings suggest suitable for general industrial or lower quality warehousing - small to medium units(s)
997	Hi-Wire Ltd (Essex International), Ellis Ashton Street, Huyton, Knowsley, L36 6BW	PIA	Huyton	2.35	Developer Owned	20	1.88	12/00053/FUL	Freehold	Private	Industrial, Warehousing	Land recently cleared - remediation of land conditions likely to be required. Potential for sub-division of existing plot from remaining buildings with potential for small to medium unit(s).
998	Land at junction of Woodward Road & Acornfield Road, Knowsley Industrial Park, Kirkby	PIA	Kirkby	0.34	Leased	20	0.27	n/a	Leasehold	Council	Industrial, Storage	Prominent corner position. Land presumed sold. Former chemical works - contaminated land. Suitable for B2 uses or open storage given neighbouring land uses.
999	Land at Syntor Fine Chemicals, Woodward Road, Knowsley Industrial Park	PIA	Kirkby	0.40	Available	25	0.32	12/00024/DEMCON	Leasehold	Council	Industrial	Significant land remediation required to allow re-development. Suitable for only industrial uses given setting and site history - small to medium unit(s). May be capable of land assembly with 166 and operational land to form a larger site.

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973, 974	Land at Draw Well Road, Knowsley Industrial Park (2 parcels)	PIA	Kirkby	0.70	Available	50	0.35	n/a	Leasehold	Council	Industrial, Warehousing	Significant remediation and land preparation works required on the majority of parcels - currently includes units in operation and a number of vacancies. Constrained in terms of end use to industrial or warehousing - small to medium unit(s), given shape and surroundings.
Additional Sites (2013/14 Interim Monitoring Updates)												
n/a	Land at Academy Business Park, Knowsley Industrial Park	PIA	Kirkby	6.77	On Market	75	1.69	n/a	Leasehold	Council	Logistics & Warehousing	High vacancy of existing units. Land clearance required. Potential warehouse unit(s) up to 450,000sq.ft. Included as available in LC18. Recent permission to commence demolition of Unit 2.
n/a	Former Council Offices, Link Road, Huyton Industrial Park	PIA	Huyton	1.60	On Market	75	0.40	n/a	Freehold	Private	Offices & Warehousing	Land and premises of Former Council Offices currently for sale, may be capable of re-occupation or alternatively cleared and redeveloped as a development opportunity.
501	Halewood International, Wilson Road, Huyton, Knowsley,	PIA	Huyton	1.23	Developer Owned	15	1.05	13/00073/FUL	Freehold	Private	Distribution	Remodelling within existing site - extension to existing building. Full planning permission granted.
502	Baker Petrolite Ltd, Kirkby Bank Road, Knowsley Industrial Park	PIA	Kirkby	0.26	Developer Owned	15	0.22	13/00285/FUL	Leasehold	Council	General Industry	Remodelling within existing site - extension to existing buildings. Full planning permission granted.
503	Mainsway Ltd, Brickfields, Huyton	PIA	Huyton	0.10	Developer Owned	15	0.09	13/00408/FUL	Freehold	Private	Offices & General Industry	Remodelling within existing site - intensification of use through addition of buildings. Full planning permission granted.
504	Goodrich Actuation Systems, Stretton Way, Huyton, Knowsley	PIA	Huyton	3.62	Available	75	0.91	n/a	Freehold	Private	Offices, General Industry, Manufacturing, Warehousing	Potential remodelling of existing site – Planned closure of existing advanced manufacturing facility in 2014.

Key

	UDP Allocations
	UDP Allocations currently comprising Expansion Land
	UDP Regional Investment Site – Kings Business Park
	UDP South Prescott Action Area
	Unallocated Expansion Land
	Land with Remodelling Potential
	Green Belt Locations
	Other Employment Sites
	Additional Sites (2013/14 Interim Monitoring Updates)

Glossary

GB	Green Belt
JELPS	Joint Employment Land and Premises Study
KIP	Knowsley Industrial Park
LWS	Local Wildlife Site
MWDA	Merseyside Waste Disposal Authority
PIA	Primarily Industrial Area
PWC&KV	Prescot, Whiston, Cronton and Knowsley Village
R&D	Research and Development
RIS	Regional Investment Site
RFT	Rail Freight Terminal
SPAA	South Prescott Action Area
TPO	Tree Preservation Order
UDP	Knowsley Replacement Unitary Development Plan

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