

METROPOLITAN BOROUGH OF KNOWSLEY

To: The Chairman and Members of Cabinet

Meeting: 8 June 2011

Wards Affected: Borough-wide

Portfolio area: Regeneration, Economy and Skills

Key Decision

REPORT OF THE CHIEF EXECUTIVE AND DEPUTY CHIEF EXECUTIVE

LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY – PREFERRED OPTIONS REPORT

1. PURPOSE OF THE REPORT

- 1.1 The Local Development Framework (or "LDF") has reached a stage at which the Council must set out its preferred strategy for the future development of the Borough up to 2027. This report seeks Cabinet approval to consult on the LDF Core Strategy Preferred Options Report (see Appendix 2). This identifies proposed broad locations for future development in Knowsley, and preferred policy options to deliver the strategy.

2. RECOMMENDATIONS

Cabinet is recommended to:

- 2.1 Note the key issues and challenges set out in section 6 of the report.
- 2.2 Approve the Knowsley Local Development Framework Core Strategy: Preferred Options Report (see Appendix 2) for consultation purposes.
- 2.3 Agree to the holding of an all Member seminar as part of the consultation on the above document.
- 2.4 Note the range of supporting technical documents (see list in paragraph 10.3 of this report) which is also proposed to be made available for comment with the Preferred Options Report.

3. BACKGROUND AND LDF PROCESS

- 3.1 The Sustainable Community Strategy (2008) sets a vision for Knowsley to become the "Borough of Choice", with a sustainable and diverse population living within successful suburban townships.

- 3.2 The **Local Development Framework (LDF)** will complement the SCS by guiding the future "place shaping" of Knowsley up to 2027. It will comprise a "family" of documents the most important of which will be the **Core Strategy**. This will set the broad distribution and strategy for future development. Further details, including the allocation of specific sites for development will follow in subsequent LDF documents.
- 3.3 The key stages in preparing the LDF Core Strategy are as follows (current stage in **bold**):
- Early stakeholder engagement
 - Evidence base preparation
 - Issues and Options Paper – public consultation (November 2009/January 2010)
 - **Preferred Options – public consultation (June/August 2011)**
 - Publication of submission document – Early 2012
 - Submission to Secretary of State – Early/mid 2012
 - Examination in public – Mid/late 2012
 - Adoption – Late 2012
- 3.4 Early stakeholder engagement on the LDF has been completed along with a range of evidence base studies covering (amongst other topics): land availability for housing; housing needs; land requirements for future economic development; town centres and shopping; and flood risk. A more complete list of evidence base studies can be viewed at www.knowsley.gov.uk/ldf.
- 3.5 The Knowsley LDF Core Strategy: Issues and Options Paper (approved by Cabinet on 14 October 2009) set out three broad options for the future development of Knowsley, including:
- **Option A – “Urban Concentration”** – this option would have focussed new development into Knowsley’s current urban areas, with no encroachment into Green Belt areas.
 - **Option B - “Focussed Urban Regeneration”** – this option would also have focussed development into current urban areas, but with a greater focus on areas in need of regeneration.
 - **Option C – “Sustainable Urban Extensions”** – this option proposed that there would be urban extensions into areas currently defined as Green Belt to meet the Borough’s long term needs for housing and economic development. It did not however specify any locations at that stage for removal from the Green Belt.
- 3.6 The Issues and Options Paper set out options concerning a range of other issues. It underwent comprehensive consultation between November 2009 and January 2010, the findings of which are set out in the “Knowsley Local Development Framework Core Strategy – Issues and Options: Report of Consultation”, approved by Cabinet on 21 April 2010.

- 3.7 The **Preferred Options Report** (the current stage) represents the next stage in the process and sets out the preferred policy options. Subject to Cabinet approval, the Preferred Options Report will be subject to a further major consultation exercise over ten weeks between June and August 2011. A final version of the Core Strategy will then be prepared. Full Council approval will be required for this prior to its publication (expected in early 2012), following which there will be a further (and final) period for consultees to submit comments before the Core Strategy is submitted to the Secretary of State for Communities and Local Government.
- 3.8 After submission to the Secretary of State, the LDF Core Strategy will be subject to an examination in public, held by a Communities and Local Government (CLG) Planning Inspector. The Inspector will assess the plan against rigorous "tests of soundness", relating to:
- Does the strategy have a strong evidence base?
 - Is it the most appropriate strategy when compared against the reasonable alternatives?
 - Is the strategy deliverable and flexible?
 - Is it consistent with national and regional policy?
- 3.9 Provided the Inspector considers the LDF Core Strategy to be "sound", the Council will then be allowed to adopt it (scheduled for late 2012).
- 3.10 The LDF process to date has been managed from within the Council's Directorate of Regeneration, Economy and Skills. Following a recent review of policy and intelligence activities across the Council, the LDF team is being transferred to the new Policy, Impact and Intelligence Division within the Chief Executive's Directorate.

4. IMPLICATIONS OF THE LOCALISM BILL

- 4.1 The Localism Bill (published in December 2010 and expected to become an Act of Parliament in late 2011) contains, amongst its wide range of proposals to devolve powers to local government and local communities, several which directly affect the LDF. These include:
- Abolition of the current Regional Strategies;
 - The Inspector's report following the LDF Core Strategy examination in public is no longer to be legally binding on the Council;
 - A new duty to co-operate between public bodies;
 - Continuing (in a revised form) the new Community Infrastructure Levy system introduced by the previous government; and
 - Powers for Town and Parish Councils and other designated community forum groups to prepare "neighbourhood plans".
- 4.2 The proposed revocation of the Regional Spatial Strategy for the North West means that the Council will now need to set, and justify, its own targets for housing and other forms of development. The Government

also proposes to replace all current national planning policy documents with a new national planning framework, expected to be published in 2012. These on-going changes and uncertainties all need to be taken into account in the LDF as it moves forward.

5. THE PREFERRED OPTIONS REPORT – SUMMARY OF CONTENTS

- 5.1 The Preferred Options Report sets out a vision, objectives and 27 preferred policy options covering key topics. The document states why each preferred policy option has been chosen, and what alternatives have been considered but not taken forward. As the plan must run for 15 years from adoption (which is expected to be in 2012), the end date is 2027 rather than the previously advertised 2026.
- 5.2 **Chapter 1 “Introduction”** sets out what the Core Strategy is trying to achieve and the national, regional and local policy context.
- 5.3 **Chapter 2 “Knowsley – the Place”** sets out key facts about the Borough and key challenges and opportunities to be addressed.
- 5.4 **Chapter 3 “Vision and Objectives”** describes the type of place we would like Knowsley to be in 2027. It includes a vision and eight proposed strategic objectives which are entitled:
- Sustainable Economic and Employment Growth
 - Well-balanced Housing Market
 - Regenerate and Transform
 - Distinctive, Viable and Sustainable Town Centres
 - Quality of Place
 - Sustainable Transport
 - Manage Environmental Resources
 - Green Infrastructure and Rural Areas.
- 5.5 **Chapter 4 “Towards a Spatial Strategy”** summarises how the strategy has been shaped by: the changing policy context, responses to the previous consultations, the sustainability appraisal and emerging evidence.
- 5.6 **Chapter 5 “Spatial Strategy”** sets out the overall priorities and principles governing: the location of new development; housing supply, delivery and distribution; economy and employment; Green Belts; town centres and retail; transport; and Green Infrastructure. The Strategy is illustrated in map form on a Key Diagram.
- 5.7 **Chapter 6 “Area Priorities”** sets out specific priorities for: Huyton and Stockbridge Village; Kirkby; Prescott, Whiston, Cronton and Knowsley Village; and Halewood.
- 5.8 **Chapter 7 “Principal Regeneration Areas”** contains preferred options to shape the regeneration of six Principal Regeneration Areas (identified in section 6 below).

- 5.9 **Chapters 8 - 11 “Balancing the Housing Market”; “Promoting Quality of Place”; “Caring for Knowsley” and “Infrastructure Delivery and Funding”** include further detail on: housing; design of new development; built heritage; urban greenspaces; low carbon development; flood risk; waste management; minerals resources; and developer contributions.

6. KEY ISSUES AND CHALLENGES

- 6.1 The section below is a broad summary only of key issues addressed and Members should refer to the Preferred Options Report (Appendix 2) for further details.

Overall Spatial Strategy and Regeneration Priorities

- 6.2 The strategy will retain a strong focus on development and regeneration within the urban areas of Huyton/Stockbridge Village, Kirkby, Prescott/Whiston and Halewood. It identifies six “Principal Regeneration Areas”, within which there is both a need for and anticipated opportunity to promote comprehensive change, at:

- North Huyton and Stockbridge Village
- Kirkby Town Centre
- Knowsley Industrial and Business Parks
- Tower Hill, Kirkby
- South Prescott
- Prescott Town Centre

- 6.3 Subject to funding availability, need and deliverability, appropriate regeneration and improvement will also be supported in other areas particularly those with high deprivation levels.

Housing Supply, Distribution and Delivery

- 6.4 The Regional Spatial Strategy for the North West (RSS) requires Knowsley to accommodate 450 new dwelling completions per annum from 2003 onwards. The proposed revocation of the RSS means that the Council is now likely to need to set its own local target.

- 6.5 Work to set a new local housing target has taken account of: the evidence which underpinned the Regional Spatial Strategy; housing needs (the Knowsley Strategic Housing Market Assessment 2010 identified a very significant backlog of housing needs); land availability; and historic build rates. For comparison, an average of 345 units per annum have been delivered in Knowsley since 1995, although this is a net figure accounting for loss of dwellings through substantial demolition programmes (e.g. within North Huyton).

- 6.6 Taking account of a balance of these factors, the Preferred Options Report proposes that the target of 450 dwelling completions per annum

set by RSS should be retained, albeit running from a new “start date” of 2010. This target equates to **7,650 dwellings** (in addition to demolition replacements) to be developed between 2010 and 2027, which represents about a 12% increase on Knowsley’s current housing stock.

6.7 The Council’s Strategic Housing Land Availability Assessment indicates that there is only capacity for about two thirds of this total requirement to be built on sites in the current urban area. There is a considerable shortfall of land supply comprising about 2,700 dwellings to meet needs for development up to 2027. It is proposed to make up this shortfall by reviewing Green Belt boundaries in some locations – see “Green Belts” sub-section below for further details.

6.8 The proposed distribution of new housing up to 2027 in each of Knowsley’s townships reflects their relative housing needs and land availability, and is set out below:

Huyton and Stockbridge Village	40%
Kirkby	20%
Prescot, Whiston, Cronton and Knowsley Village	25%
Halewood	15%

Affordable Housing and Housing Types

6.9 The Preferred Options Report recommends that, subject to exceptions including where there are viability issues, all development proposals for market housing of 15 dwellings or more should include at least 25% provision of affordable housing. This requirement, together with continued partnership working with Registered Providers, will help to address Knowsley’s housing affordability issues. The Report also proposes policies concerning the design of housing and provision of specialist and supported accommodation, to help meet the needs of Knowsley’s ageing population.

Gypsies and Travellers

6.10 Government policy requires the LDF to address the housing needs of Gypsies and Travellers and Travelling Show people. The Merseyside Gypsy and Traveller Accommodation Assessment (2008) recommended that Knowsley should make provision for five permanent caravan pitches for Gypsies and Travellers, together with a share of transit pitches across Merseyside. It will be necessary to keep the requirements under review and, whilst the Preferred Options Report does not identify a site to meet these needs, it does identify criteria under which a site may be identified in the future.

Economic and Employment Development

6.11 Key aspects of the proposed strategy in relation to economy and employment are to:

- Support economic growth and meet the development needs of established and emerging employment sectors;
- Provide sufficient land to meet needs for employment growth up to 2027;
- Enhance the quality of existing employment areas (including the regeneration of Knowsley Industrial Park as proposed in “Delivering a New Future for Knowsley Industrial Park: Strategic Framework”, 2011);
- Improve accessibility to jobs and tackle barriers to employment; and
- Support the diversification of the rural economy (e.g. for appropriate leisure and tourism uses).

6.12 The Regional Spatial Strategy requires that the six Merseyside districts (including Halton) should between them allocate a further 206 – 494 hectares of land for future employment development (industrial, business and distribution uses) from 2005-2021. Due to the proposed abolition of RSS, the Council is now likely to need to set its own target for employment development.

6.13 Based on factors such as historic build rates, land availability, and quality and range of sites available, the Preferred Options Report identifies that a further 40 - 80 hectares of land (over and above current land supply) should be made available for employment development up to 2027. It is proposed to review Green Belt boundaries in some locations to meet this need – see “Green Belts” sub-section below for further details.

Green Belts

6.14 About 54% of Knowsley is currently designated as Green Belt, within which there is a strong presumption against most forms of development. The Green Belt boundaries in Knowsley were set in the early 1980s and were tightly drawn around existing urban areas, with only minor changes since. The Government’s Planning Policy Guidance note 2 “Green Belts” (PPG2) advises that Green Belt boundaries, once set, should only be changed in exceptional circumstances.

6.15 As demonstrated above, there are expected to be considerable shortfalls of land to meet needs up to 2027 for housing and employment development. Given the close linkages which exist between Knowsley and neighbouring districts in terms of the housing market and travel to work patterns, it is necessary to consider whether there is scope within neighbouring districts to meet some or all of the development needs.

6.16 The “Housing and Economic Development Evidence Base Overview Study” was commissioned by eight local authorities in 2010 (Cheshire West and Chester, Halton, Knowsley, Sefton, St Helens, Warrington, West Lancashire and Wirral) to assess land supply and requirements in

the Liverpool City Region and wider area. The study has yet to be completed but on the basis of the work to date is not expected to identify much scope for the shortfalls of land supply in Knowsley to be accommodated in adjacent areas. Indeed several neighbouring districts (Sefton, West Lancashire and potentially Halton and St. Helens) face similar issues of shortages of land supply and pressure to develop in the Green Belt.

6.17 Given these issues, there are likely to be exceptional circumstances justifying a review of Green Belt boundaries in Knowsley. Any potential changes to the Green Belt boundaries must be justifiable in terms of the purposes of Green Belts set out by the Government, which are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns;
- to assist in urban regeneration by encouraging re-use of derelict and other urban land.

6.18 The Preferred Options Report identifies 10 broad locations for potential release from the Green Belt in Knowsley to meet future development needs – see Appendix 1 of this report. The identification of these areas has been informed by work on the draft Knowsley and Sefton Green Belt Study – Knowsley Report, which has been independently assessed by external experts (Envision consultants). Whilst the final report of this study is still being completed, the work to date has confirmed the preferred locations for Green Belt review.

6.19 The release of land from the Green Belt would be phased to give priority to developing land in urban areas, support regeneration, and maintain a minimum 5 year supply of deliverable and available land for development for housing and employment uses. “Tier 1” locations would be released first, followed by “tier 2” locations, and finally the “safeguarded” locations which are only likely to be required after 2027 (see Appendix 1). “Safeguarded” locations (for post development 2027 needs) are included to create a robust and defensible Green Belt boundary beyond the end of the Plan period and to avoid the need for an early further review of Green Belt boundaries to meet these needs.

Town Centres and Retailing

6.20 The Preferred Options Report proposes a “hierarchy” of centres in which Huyton, Kirkby and Prescot would continue to be the main town centres, with other centres performing a more local role. Specific priorities include:

- Kirkby Town Centre – delivery of retail led regeneration, including the town centre expansion area to the south of Cherryfield Drive;

- Prescott Town Centre – to refocus the role of the town centre taking account of heritage issues and improve linkages to Cables Retail Park;
- Huyton Town Centre – to investigate opportunities for refocusing the retail offer and mix of uses; and
- District centres – to complete current regeneration proposals at Ravenscourt (Halewood) and Stockbridge Village.

6.21 Key priorities include reducing the “leakage” of shopping expenditure from the catchment areas of Knowsley’s centres to centres outside the Borough and filling current gaps in shopping provision. For comparison goods shopping (comprising essentially non-food items) the Preferred Options Report proposes that a further 41,000 – 66,200 sq. metres of floorspace be provided between 2011 and 2027, to be distributed as follows:

- Huyton Town Centre (15%)
- Kirkby Town Centre (60%)
- Prescott Town Centre (15%)
- District centres (10%)

Transport

6.22 The Preferred Options Report supports provision of a sustainable and integrated transport system (consistent with the recently approved Third Merseyside Local Transport Plan). A range of specific transport schemes and programmes are supported (see Preferred Option CS7).

“Green Infrastructure” and Greenspaces

6.23 The Preferred Options Report promotes protection, management and enhancement of Knowsley’s network of natural, artificial and open spaces and identifies several strategic “green links”. The Report also proposes revisions to the standards for various types of public open space provision which are broadly intended to secure a better balance between quantity and quality. A new Playing Pitch Needs Assessment is being undertaken which will inform the policy towards formal sports facilities in the final Core Strategy.

Design Quality, Sustainability and Low Carbon Development

6.24 The Preferred Options Report proposes targets (under the national Code for Sustainable Homes and Building Research Establishment Environmental Assessment Methodology) which will broadly achieve “carbon neutral” development by 2016, with a phased progression in the intervening period to these standards. Knowsley Industrial Park is identified as a “low carbon” hub within which the potential of the area for decentralised heating and energy networks will be facilitated. A Borough-wide “Carbon Compensation Fund” is also proposed for developers to contribute to where they can not fully meet the requirements which are set (although should the Council wish to

pursue this beyond 2014 it is likely to need to do so as part of a wider approach to developer charging under the Community Infrastructure Levy Regulations).

Infrastructure Delivery and Developer Funding

6.25 To ensure that the LDF is deliverable, there must be linkages with other strategies for the delivery of infrastructure (e.g. transport, health, schools, greenspaces, utilities, etc.). Chapter 11 of the Preferred Options Report explores this issue with a particular focus on the Council's approach to developer funding (e.g. through the use of Section 106 agreements or the Community Infrastructure Levy). This Chapter also supports the preparation of an Infrastructure Delivery Plan for Knowsley, which will outline the Borough's current and future infrastructure requirements.

7. RESOURCE IMPLICATIONS

7.1 Financial - The LDF is likely to have significant long term financial implications for the Council, for example by affecting future population levels and therefore the Council tax base. It could also affect the required geographical pattern of Council services (e.g. schooling, greenspaces, transport, leisure and sports) and thereby affect future investment priorities of the Council. It will also include policies on developer contributions (including Section 106 agreements and the proposed Community Infrastructure Levy).

The LDF, due to its role in identifying sites for housing development, is also likely to increase future awards of New Homes Bonus scheme (introduced in 2010/11) under which the Government proposes to match Council tax receipts on new housing units for a six year period.

It is too early at this stage to quantify these long term demographic and financial effects and further work will be carried out as the LDF progresses to assess these.

There are cost implications for the Council of progressing the Core Strategy through its remaining stages e.g. to cover the cost of further evidence base requirements, public consultation, production of documents and the examination in public, and also to cover the costs of subsequent LDF documents.

At its meeting on 3 March 2010, the Council agreed an allocation of £0.170m to progress the LDF during 2010/11 and 2011/12. This provision will cover the costs for these years but there are likely to be pressures for the future programme of LDF documents from 2012/13 onwards. The precise costs will be influenced by the outcome of the Core Strategy consultation and public examination, and the range and timing of future documents to be produced. This will be considered as part of the Medium Term Financial Strategy and annual budget process.

7.2 Human – This report has no implications for the Council's human resources.

7.3 Information Technology – This report has no implications for the Council's Information Technology resources.

7.4 Physical Assets - The LDF will guide the future use and development of land in Knowsley, including the Council's own land and buildings.

8. RISK ASSESSMENT

8.1 The Council has a statutory duty to prepare the LDF Core Strategy. However, the process carries significant risks including the need to ensure that the Core Strategy is found to be "sound" at its examination in public (expected in 2012). Several LDFs for other authorities have been found "unsound" at this late stage, resulting in significant delays and costs but this risk may be mitigated to some degree by changes to the nature of the inspectors report proposed in the Localism Bill. Further risks arise from potential legal challenge from third parties.

8.2 The risks are also affected by the changing national and regional policy context (see section 4 of this report). The proposed abolition of the Regional Strategies and the review of national planning policy mean that there are uncertainties about the Government's approach to the key policy issues covered in this report. Future changes e.g. the proposed National Planning Policy Framework (scheduled for publication in early 2012) could therefore impact on the content and timing of the final LDF Core Strategy.

8.3 Despite these risks, it is recommended that the LDF Core Strategy is progressed expediently in order to: support the delivery of new housing and other development; support key regeneration initiatives; and bring in new policies e.g. concerning affordable housing. To minimise the risks it is proposed to progress the LDF Core Strategy in a manner which meets the "tests of soundness". Consultation on the Preferred Options Report will help to ensure that this is the case.

9. IMPACT ON POPULATION GROUPS

9.1 The LDF is likely to impact upon a wide range of population groups. To inform the plan as it develops an Equality and Diversity Impact Assessment, Sustainability Appraisal and Health Impact Assessment are being carried out. The findings of these at each stage will feed into subsequent stages to ensure that the final plan effectively takes account of equal opportunities and diversity issues.

10. COMMUNICATIONS ISSUES

10.1 It is proposed that the Preferred Options Report will be made subject to a major consultation and engagement exercise for a 10 week period,

including a wide range of events and activities designed to engage the public and other stakeholders. These will include: leafleting to all Knowsley residential addresses; press releases; staffed events in each township; use of the Council website, Facebook and Twitter; e-mails/letters to landowners, developers, statutory agencies, environmental and community groups, neighbouring local authorities, and private individuals; events with the Knowsley Partnership, groups representing young people, the disabled and elderly, and Town and Parish Councils. The use of all web based consultation media (e.g. Facebook and Twitter) will be closely monitored to ensure the content which is available to view remains appropriate.

- 10.2 Subject to Cabinet approval it is also proposed to hold a seminar on the LDF at an early stage for all Members of the Council.
- 10.3 During the consultation period it is also proposed to make available for comment a range of supporting technical documents. These are still being completed at the time of writing but are likely to include:
- the draft Knowsley and Sefton Green Belts study – Knowsley report;
 - Draft technical reports on "Planning for Housing Growth in Knowsley", "Planning for Employment Growth in Knowsley" and "Spatial Profile of Knowsley";
 - Interim Sustainability Appraisal/Strategic Environmental Assessment, Habitats Regulations Assessment, Health Impact Assessment, and Equality and Diversity Impact Assessment
 - Interim Infrastructure Delivery Plan.

11. CONCLUSION

- 11.1 Cabinet is recommended to approve for consultation purposes the LDF Core Strategy Preferred Options Report. This sets out a vision and preferred policy options which will guide the future development of Knowsley up to 2027. It sets out how much development Knowsley will accommodate and broadly where this will take place.
- 11.2 Cabinet is also recommended to agree to hold a KMBC Member seminar at an early stage in the consultation which will cover the key issues likely to be raised by stakeholders.

**SHEENA RAMSEY
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Background Documents:

1. "Knowsley: The Borough of Choice - Sustainable Community Strategy 2008-2023"
2. "North West of England Plan - Regional Spatial Strategy to 2021" Government Office for the North West, 2008
3. Report to Cabinet, 14 Oct 2009 – "Local Development Framework: Core Strategy – Issues and Options consultation"
4. Report to Cabinet, 21 April 2010 – "Local Development Framework Core Strategy: Update"
5. Evidence base studies – see www.knowsley.gov.uk/ldf for full list.

Appendices

1. Potential locations for release from the Green Belt to meet future development needs
2. Knowsley Local Development Framework: Core Strategy – Preferred Options Report, 2011

(NB Hard copies of Appendix 2 have been circulated to Cabinet Members and placed in the Members' Rooms. The document is also stored within the library on the Council website. Copies are available to all other Members electronically and on request.)

APPENDIX 1) POTENTIAL LOCATIONS FOR RELEASE FROM THE GREEN BELT TO MEET FUTURE DEVELOPMENT NEEDS

(Note: this is a simplified version of table 5.4 of the Knowsley LDF Core Strategy: Preferred Options Report)

Broad Location	Reference Number	Proposed Primary Use	Phasing	Indicative Capacity (dwellings)	Indicative Employment Capacity (hectares)
Land at Edenhurst Avenue, Huyton	4	Housing	Tier 1	90	-
Land at Bank Lane, to the north west of Kirkby	1	Housing	Tier 1	190	-
Land to the east of Halewood (two phases)	7	Housing	Tier 1 and 2	270 (Tier 1) 1170 (Tier 2)	-
Land bound by A58, to the north of Prescott	5	Housing	Tier 1	330	-
Land to the south of Whiston (two phases)	8	Housing	Tier 1 and 2	450 (Tier 1) 1450 (Tier 2)	-
Land at Knowsley Lane, to the north of Huyton	3	Housing / Employment	Tier 1	840	13
Land at Carr Lane, to the west of Prescott	6	Employment	Tier 2	-	3
Land to the east of Knowsley Industrial Park	2	Employment	Tier 2	-	25
INDICATIVE TOTAL FOR TIER 1 AND 2 (I.E. PRE-2027) LOCATIONS				4790	41
Cronton Colliery (and land south of M62)	9	Employment	“Safeguarded” for post 2027 development	-	77
Land at Knowsley Village	10	Housing	“Safeguarded” for post 2027 development	1090	-
Indicative Total "Safeguarded" (i.e. post 2027) locations				1090	77

