

RE-CONVENED EXAMINATION HEARINGS

PROVISIONAL AGENDA

Tuesday 22 July 2014 at 10.00 am, continuing on Wednesday 23 July and (if necessary) Thursday 24 July

NB *Questions 2.1 – 2.8 relating to Sustainable Urban Extensions will be discussed on Wednesday 23 July. If Matter 1 is completed early on the first day of Hearings then Questions 2.9 – 2.14 will be brought forward to the first day Tuesday 22nd July in order to make efficient use of the available time*

1. NEW MATTERS ARISING SINCE NOVEMBER 2013 HEARINGS

2012-based Population Projections

On 29 May 2014 the Office of National Statistics published 2012-based sub-national population projections for the period 2012-2037. The Council has compiled the relevant data for Knowsley (document SD31); this is available on the Examination website and at the Council offices.

1.1 What are the implications of the new population projections for the objectively assessed need for housing in Knowsley borough?

Planning Practice Guidance

The Department for Communities and Local Government published the web-based Planning Practice Guidance (PPG) in March 2014. The Inspector sought the views of participants on this document in April 2014 and the responses are available as Document EX28. Two specific housing matters arise from these representations and from the Inspector's consideration of PPG. The implications for employment land need and supply are considered in the section below.

1.2 What are the implications of the use of market signals (house prices, rents, affordability, rate of development and overcrowding) for the assessment of housing need? Does information on changes in market signals over time reveal any imbalances between the demand for and supply of housing which are not already addressed in the KLPCS?

1.3 Is the approach to the past under-supply of housing consistent with PPG advice? If the post 2010 backlog is included in the five year land supply calculation, as suggested by some representors, is there a reasonable prospect that the resulting target is realistic and achievable?

Employment Land Supply

Two new documents have been produced since the November 2013 hearings. In the Appendix to his 'Interim Findings' document (EX26) the Inspector set out aspects of the employment land supply calculations that he could not fully understand, and gave his views on how certain categories of employment land might be assessed. In response the Council produced a note which clarified the employment land supply figures and undertook a 'risk assessed' recalculation of land supply (AD48). It is important that the implications of these documents are discussed by all representors.

In addition, the PPG has implications for the assessment of employment land, particularly the emphasis on identifying the needs of different market sectors.

- 1.4 *In light of the new information, what is the robust figure for the supply of employment land?*
- 1.5 *Does the identified land supply pay sufficient regard to the needs of different market sectors?*

Any other matters arising since November 2013 hearings

Participants are asked to identify in advance any other new matters that are relevant to the KLPCS, and to indicate how the Plan should be modified as a result.

- 1.6 *Are there any other new matters relevant to the KLPCS?*

2. COUNCIL'S RESPONSE TO INSPECTOR'S INTERIM FINDINGS

On 18 June 2014 Knowsley MBC Cabinet approved modifications to the Submission KLPCS in response to the Inspector's "Interim Findings" document (EX26). The modifications are set out in a revised Schedule of Modifications (document CS08) and summarised in a letter from the Council to the Inspector (document EX29). The Council has also published a number of supporting documents which are listed in an Appendix to the letter to the Inspector. All these documents are available on the Examination page of the Council's website and in hard copy at the Council offices.

The questions below address the main matters on which modifications to the KLPCS are proposed.

Short term land supply and release of Green Belt sites

- 2.1 *Is the designation of 'reserve locations' as Sustainable Urban Extensions and the omission of a phased approach to their release (new policy SUE 1) justified by evidence?*

- 2.2 *Does the approach to Sustainable Urban Extensions adequately address concerns about the availability of a five year housing land supply?*
- 2.3 *Is the treatment of safeguarded land at Knowsley Village justified by evidence? Is the potential development of this land before 2028 if required to maintain a five year housing land supply (new policy SUE 1) consistent with national policy?*
- 2.4 *Are the criteria to be applied to development of Sustainable Urban Extensions (new policy SUE 2) justified and effective?*
- 2.5 *Is it appropriate to require the preparation of master plans and associated Supplementary Planning Documents to guide the development of the three largest sites?*
- 2.6 *Does the subdivision of land at Knowsley Lane, Huyton into specific employment (Use Class B1) and housing allocations (new policy SUE 2a) meet the identified needs? Are the other requirements of policy SUE 2a appropriate?*
- 2.7 *Is the approach to development of land East of Halewood (new policy SUE 2b) appropriate?*
- 2.8 *Is the approach to development of land South of Whiston for housing and South of M62 for Use Class B8 employment (new policy SUE 2c) appropriate?*

Employment land target

- 2.9 *Is the revised minimum target for employment land in the KLPCS policy CS4 (modification M070) justified by the evidence?*

Affordable housing provision

- 2.10 *Are the reduction in the proportion of affordable housing sought from sites within the urban area (modification M169), and the flexibility relating to tenure split (modification M175), soundly based on evidence of viability?*
- 2.11 *What are the implications of the affordable housing changes for the KLPCS objective of re-balancing the housing market?*

Sustainable construction

- 2.12 *Do the modifications proposed to policy CS22 fully take into account the Government's latest thinking on the approach to sustainable construction?*

Infrastructure and Viability

2.13 *Are the modifications to policy CS27, including the prioritisation of developer contributions, consistent with the overall strategy of the plan?*

Other modifications

2.14 *Are there concerns about the soundness of any of the Main Modifications not addressed above? (Please note: those Modifications listed as 'Additional' in the Council's Schedule (CS08) are outside the scope of the Examination and will not normally be considered at the re-convened hearings).*

3. ANY OTHER MATTERS