

# KNOWSLEY LOCAL PLAN: CORE STRATEGY

## RESPONSE ON BEHALF OF UNITED UTILITIES TO THE KNOWSLEY COUNCIL MBC NOTE ON POLICY OPTIONS CONCERNING SHORT TERM LAND SUPPLY FOR HOUSING AND EMPLOYMENT LAND

### (1) Five Year Land Supply for Housing

United Utilities would support the allocation of all or some of the 'reserve' locations. It does not see the need for a phasing mechanism as, by their nature, these locations will deliver housing over a considerable period. The larger, strategic sites will not be developed in the short term. There is a considerable pre-development period involving masterplanning and infrastructure provision. This will regulate and limit the delivery trajectory for housing at these locations. There are smaller locations that can be brought forward in the short term as they benefit from existing infrastructure and can be integrated into their context without extensive pre-development dialogue. The land at Carr Lane is one example. Early development of this location can provide a much needed and high quality gateway on the approach to the Prescott Town Centre Conservation Area. It should be one of the priority sites when it comes to the allocation of the 'reserve' locations to address the deficiencies in the five year land supply for housing.

### (2) Employment Land

In our response to the supplementary information on Matter 4 submitted by Knowsley MBC we have highlighted the deficiencies in the range, quality, availability and deliverability of identified employment sites. We believe that this is an issue for the short term and colours the assessment of employment opportunities for the five year period to 2018. We maintain our position that, in the interests of proactively supporting the target employment sectors in Knowsley, there is a need now for primary sites that can be developed without delay. The note on policy options does not address the Alternative Green Belt locations discussed at the Hearings but our evidence points to an incontestable need to consider land at Axis Business Park to effectively meet priority employment needs now. Alternative Green Belt location such as Axis cannot be discounted as the overriding benefits that could be realised at this location clearly override any perceived impact on the Green Belt.