



Knowsley Council

Knowsley Local Plan

Supplementary Planning Document Report of Consultation

**Adding Social Value to Development:
Employment and Skills SPD**

September 2018

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1. Introduction

1.1 This report summarises the outcomes of a statutory period of public participation on the draft Adding Social Value to Development: Employment and Skills Supplementary Planning Document (hereafter referred to as the Social Value SPD); this includes the Council's response to all written comments received during that time and any resultant changes to the document.

1.2 The Social Value SPD was subject to appropriate stakeholder engagement during its production and it was subsequently published for consultation for six weeks between 29 May and 10 July 2018. The consultation was advertised on the Council's website and in the local press. Statutory consultees and all of those registered on the Local Plan database were notified in writing on commencement of the consultation period.

1.3 The Social Value SPD was prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the Planning and Compulsory Purchase Act 2004 (as amended) and national policy set within the National Planning Policy Framework (2012). Its purpose is to guide the interpretation and application of certain policies in the Statutory Development Plan for Knowsley.

1.4 The Statutory Development Plan currently comprises the following documents:

- Knowsley Local Plan: Core Strategy (2016);
- Merseyside and Halton Joint Waste Local Plan (2013); and
- Saved Policies of the Knowsley Replacement Unitary Development Plan (UDP) (2006)

2. Purpose of the SPD

2.1 In January 2016, the Council adopted the Knowsley Local Plan: Core Strategy and this Plan introduced a range of new policies to complement those existing within the adopted Joint Merseyside and Halton Waste Local Plan and saved policies in the UDP. As stated in para 1.3, the role of SPDs is to assist with the implementation of some of these policies.

2.2 The **Social Value SPD** provides guidance on how the Council will implement certain requirements set out within Policies CS2 and CS4 of the Knowsley Local Plan: Core Strategy (2016), by requesting that developers in the Borough prepare and implement a Social Value Strategy in a case where their scheme meets or exceeds a certain threshold.

2.3 It is envisaged that these Social Value Strategies will enhance the pathways available to local people who seek employment and training opportunities, and they will cover both the construction and end uses phases of development. The Social Value SPD will therefore contribute to the improvement of economic conditions in Knowsley by addressing education and skills barriers to employment.

2.4 Once adopted, the guidance set out within the Social Value SPD will be a material consideration in determining planning applications involving major development and it will also guide applicants and their agents in drawing up appropriate Social Value Strategies.

3. Preparation and pre-consultation stages of the SPD

3.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the statutory requirements with respect to the preparation of SPDs. Further guidance is provided in a Statement of Community Involvement (SCI), which explains how the Council will involve residents and businesses in planning issues; the latest version of Knowsley's SCI was adopted by the Council in March 2017.

3.2 The SCI explains the Council's preferred methods of consultation for Development Plan Documents (i.e. Local Plans), SPDs and planning applications. It also sets out who will be consulted and when.

3.3 The Council is responsible for ensuring that the procedures involved in producing any planning policy document are fully compliant with the relevant regulations, and measures set out in the SCI.

3.4 To ensure that the content of the draft Social Value SPD was subject to appropriate stakeholder engagement in advance of the statutory period of public participation, a range of Council service areas were briefed about the document and were given the opportunity to provide input into its production.

3.4 Informal engagement with these service areas took place via an e-mail consultation, undertaken in early 2018. Following this, the draft Social Value SPD was finalised in readiness for public consultation in May 2018. This process is documented in the Pre-Production Statement of Consultation which was published alongside the consultation version of the SPD.

4. Habitats Regulation Assessment (HRA) and Strategic Environmental Assessment (SEA) consultations

4.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 do not require a Sustainability Appraisal to be carried out on SPDs. However, under separate regulations the Council must formally consider (in a "screening document") whether each SPD requires a Habitat Regulation Assessment (HRA) and/or a Strategic Environmental Assessment (SEA). Accordingly, formal screening documents were prepared to accompany the draft Social Value SPD and these reports concluded that the proposed SPD does not require a full HRA or SEA. The screening opinions were available on request during the public consultation period.

4.2 No comments in respect of the screening documents were received during statutory consultation with the appropriate nature conservation bodies.

5. Process of formal consultation on the draft SPDs

5.1 The draft Social Value SPD was subject to a 6 week period of consultation from **29 May 2018 until 10 July 2018**. This formal consultation was undertaken in accordance with the relevant requirements outlined in section 3 of this report. The 6 week consultation period exceed the minimum of 4 weeks required by the regulations.

5.2 The Council made available on its website and in publicly accessible deposit locations, including Council One Stop Shops and libraries, all consultation material (including reference copies of the draft Social Value SPD and response forms). The consultation was advertised on the Council's website and in the local press. Statutory consultees and all of those registered on the Local Plan database were notified in writing on commencement of the consultation period.

5.3 Some of the consultation material was necessarily complex, although Council undertook steps to help members of the public and other stakeholders to engage with the consultation. Such measures included:

- The preparation of standard response forms and guidance notes for completing responses;
- An offer to provide large-print, Braille, audio and other language versions of materials where requested; and
- The ability to contact Council officers by telephone, email, post or in person (during normal office hours at the Huyton Municipal Building) to discuss the consultation and any problems arising.

5.4 Relevant pages on the Council's website and the response forms made clear that representations on the draft Social Value SPD must be returned to the Council in writing before the end of the consultation period. The Council accepted responses submitted by email or post, or by the use of the standard response form.

5.5 The Council collated all representations that were received either electronically or in paper form. Whilst personal information provided as part of a representation cannot be treated as confidential, as the Council is required to make all representations available for public inspection at the adoption stage of the SPD, personal information provided as part of representations, other than the names of individuals and organisations, will be protected through the redaction of personal data including postal addresses, telephone numbers, email addresses and signatures. To this end, the response form made clear the Council's obligations under General Data Protection Regulation 2018.

6. Overview of response to consultation on the draft SPDs

6.1 The Council received a total of 14 representations on the draft Social Value SPD during the period of consultation, with each respondent listed below (A-Z):

1. Canal and River Trust;
2. CD (Individual Resident)
3. Department for Education;

- 4. Fusion21;
- 5. GLP Limited (Indigo Planning);
- 6. Historic England
- 7. JS (Individual Resident);
- 8. Knowsley Chamber of Commerce;
- 9. Knowsley Community and Voluntary Services (KCVS);
- 10. Natural England;
- 11. Peel Land and Property (Indigo Planning);
- 12. People’s Powerhouse;
- 13. Prescot Town Council;
- 14. Wildlife Trust.

6.2 The breakdown of representations according to different categories of respondent is shown in **Table 1** below.

Table 1: Submissions by type of respondent	
Respondent type	Number
Member of the Public	2
Specific Consultation Body	5
Developer / landowner	2
Other Agency	5
Total	14

6.3 Appendix A itemises the issues that were raised by each respondent with respect to the draft Social Value SPD, together with the Council’s response and any changes made to the document, where applicable. These changes are reflected in the final adoption version of the SPD.

6.4 Any further changes made to the Social Value SPD between the draft public consultation version and the final adoption version relate only to minor changes and corrections (for example in relation to grammatical corrections or to improve clarity of wording) or updates (to reflect the passage of time between the consultation version and the adoption version being finalised (for example the introduction of the revised National Planning Policy Framework).

7. Next Steps

7.1 The Council will adopt and publish the Social Value SPD as formal planning guidance, in order to explain and assist with the implementation of relevant policies in the Knowsley Local Plan.

APPENDIX A:

Knowsley Adding Social Value to Development: Employment and Skills SPD 2018: Responses to Consultation Draft

Date of Consultation: 29/05/18 – 10/07/18

14 responses received from (A-Z):

- Canal and River Trust (CRT); CD - Individual Resident (CD); Department for Education (DE); Fusion21 (F21); GLP Limited (GLP)¹; Historic England (HE); JS - Individual Resident (JS); Knowsley Chamber of Commerce (KCC); Knowsley CVS (KCVS); Natural England (NE); Peel Land and Property (PLP)²; People’s Powerhouse (PP); Prescot Town Council (PTC); Wildlife Trust (WT).

No	Respondent	Comment	Council Response	Action
1-1	WT	Responded but did not wish to make comments.	N/A	N/A
2-1	KCC	Monitoring should not simply be at the end of the process. This is too late, there should be a facility for quarterly reporting so that outcomes can be measured and monitored in a timely fashion. Quick wins should be recorded as much as overall impact. Any project manager will tell you that you don’t wait until the end before you find out if a project has been a successful, you monitor, measure and assess as you go.	The diagram shown at Appendix 2 of the SPD provides a summary of the implementation phase for Social Values Strategies, and it is clear that monitoring will take place on a quarterly basis.	No further action required.

¹ Represented by Indigo Planning

² Represented by Indigo Planning

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No	Respondent	Comment	Council Response	Action
		<p>Producing an end of project report is “old fashioned” and not fit for Knowsley’s purpose. Impact measurement should be an ongoing process, not simply shown in a final report.</p>		
2-2	KCC	<p>What metrics is the Council using to measure Social Value? We might collect statistical data, how many people etc. and that’s fine, but actually that doesn’t tell us anything about the quality of outcomes that those recipients received ...trying to develop a performance monitoring structure that is actually meaningful and adds to that debate around how do we capture outcomes...thinking about data in a very different way...how can we manage and monitor outcomes for people so that we know that actually what we are doing is making a difference.</p>	<p>This is not strictly speaking a matter for the SPD, but there is not yet a common methodology or an industry wide framework for going about this.</p> <p>The Council’s approved delivery partner, using its own methods and systems, will have primary responsibility for measuring social value outcomes and then reporting on them. This arrangement has worked well in other local authorities.</p>	No further action required.

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No	Respondent	Comment	Council Response	Action
2-3	KCC	As above would like to see a greater degree of collection of qualitative types of data from the beneficiaries in order to evaluate the services and outcomes, e.g. Schools providing feedback, case studies from Colleges/Apprentices, reports from the third sector organisations that have been involved or who have won contacts within the supply chain.	This type of qualitative data will be covered in the monitoring reports produced by the Council’s approved delivery partner.	No further action required.
2-4	KCC	Social value should not simply be evaluated (as metric) but it should be translated into capturing change that is valued and valuable to Knowsley. Therefore we need to develop a monitoring system that finds way to link the experiences “on the ground” with aggregated project findings – to translate between individual stories of change and policy goals.	It is considered that the approved partner’s existing monitoring system achieves this to a certain degree.	No further action required.

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No	Respondent	Comment	Council Response	Action
3-1	CD	<p>I welcome the draft report; social value is an additional funding opportunity to S106 agreements.</p> <p>The report is focused on developers which will cover the majority of project expenditure and therefore justification of investing in employment and skills especially if there is “match” funding from the LCRCA.</p>	<p>Comment duly noted.</p>	<p>No further action required.</p>
3-2	CD	<p>Potentially, there is an untapped opportunity that professional consultancy services should also adhere to the social value agenda.</p> <p>Depending upon the value of the project up to 10% of the expenditure can be attributed to business case, planning, site / statutory investigations, project management, QS and post project monitoring & evaluation.</p> <p>These consultancy opportunities should be subject to the Employment and Skills SPD so that training for apprenticeships and graduates in these professional / technical areas can be exploited.</p>	<p>Whilst this would be a laudable aim, the procurement of professional/consultancy services is something that often happens outside the planning system and as such it would not really be possible to levy a planning obligation on this.</p> <p>There is also a lack of evidence to support such an approach at present and those with high levels of attainment should be able to access professional jobs in any case.</p>	<p>No further action required.</p>

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No	Respondent	Comment	Council Response	Action
		This will enable people to learn these key roles that are essential to deliver infrastructure developments across the LCR CA and in Knowsley in particular. Local people trained will be assets to the Borough, earn reasonable salaries and thus spending the Knowsley pound in Knowsley.		
3-3	CD	Employment and Skills SPD should also be linked via policy / business planning to secondary and higher education establishments within the Borough. If there are any formal training opportunities that developers are prepared to invest in we need to ensure that the curriculum is available within the Borough.	Comment duly noted.	No further action required.
4-1	HE	Responded but did not wish to make comments.	N/A	N/A

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No	Respondent	Comment	Council Response	Action
5-1	PTC	<p>The Town Council would like to register its support for the principles laid out in the Draft Adding Social Value to Development: Employment and Skills (SPD).</p> <p>However, it would retain its position of 2016 with regard to the local plan, in that it would oppose the release and subsequent development of any existing or formerly designated green belt or green space within the town.</p>	Comment duly noted.	No further action required.
6-1	DE	Responded but did not make any substantive comments in respect of the contents of the SPD.	N/A	N/A

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No	Respondent	Comment	Council Response	Action
7-1	JS	<p>Thank you for directing me to these documents. The concept of SVS is a laudable one that reflects to some extent the issues I put to the Council some time ago...answered by Gary See. It related to the Preston policy of attempting to keep much of Council spending within the Borough.</p> <p>In para 1.2, there could be an addition of health to the 3 additional benefits detailed, as if the measures were successful they could affect individuals health positively.</p> <p>Re para 3.14...within policy CS7 there should be a commitment to facilitate access to any developments, by cycling and foot...with provision of dedicated cycleways and footpaths. It is noted that in Prescott around my home there are cycling notices newly erected. The development of cycle routes will help reduce carbon emissions (CS22) and contribute to the health of individuals and the community as well.</p> <p>Re paras 4.6 and 4.11. These are laudable aims for the policy.</p>	<p>Comments duly noted. However, the comments regarding Policy CS7 are not a matter for the SPD and, in any event, the Council is unable to alter adopted planning policies outside the process of reviewing the Local Plan.</p>	<p>No further action required.</p>

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No	Respondent	Comment	Council Response	Action
8-1	PP	I wish to add my support to your approach regarding the inclusion of social value criteria in your planning and development processes. This is most definitely the right thing to do, as we must strengthen our civic “ask” of investors, be encouraging of businesses to think medium term about the communities they are wealth generating from, and most importantly councils should be less needy of working with developers who don’t see the wider picture. Well done and good luck with it.	Comment duly noted.	No further action required.
9-1	CRT	Responded but did not wish to make comments.	N/A	N/A

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No	Respondent	Comment	Council Response	Action
10-1	F21	<p>Fusion21 fully support the implementation of this SPD, in 2014 we acquired the Construction Futures project which acts as a delivery partner to Northamptonshire local authorities in embedding employment and skills targets with developers in Northamptonshire.</p> <p>This approach has demonstrated great success in generating opportunities for local people through development and to date has delivered in excess of 11,000 weeks of employment and training to over 450 beneficiaries.</p>	Comment duly noted.	No further action required.

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No	Respondent	Comment	Council Response	Action
10-2	F21	<p>The implementation of social value strategy at an early stage ensures that the social and economic regeneration needs of local authorities are built into the future labour demands of development. The social value strategy ensures that developers and contractors are fully involved in understanding their contribution to the local plan and are supported to deliver, and in most cases exceed, their targets. For example; at Monksmoor Park housing development the target number of employment, skills and training weeks was set at 2,369. Crest Nicholson, in partnership with Fusion21, have to date achieved 6,920 weeks, an over achievement of 292%. Job opportunities have been advertised locally resulting in 82% of apprentices/trainees and 86% of the general workforce being residents of Daventry.</p>	<p>Comment duly noted.</p>	<p>No further action required.</p>

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No	Respondent	Comment	Council Response	Action
10-3	F21	The approach taken in Northamptonshire in delivering social value through planning is one which is valued by local authorities and plays a pivotal role in ensuring that developers make a valuable contribution to local need.	Comment duly noted.	No further action required.
10-4	F21	<p>Our experience of working in this way means we have absolute confidence that in Knowsley a similar approach would result in:</p> <ul style="list-style-type: none"> • An increased number of apprenticeships due to sensitive target setting and investment in supporting local SME's. • More availability of employment opportunities for disadvantaged groups such as long term unemployed, NEET's and ex-offenders through support to developers to target these groups. 	Comment duly noted.	No further action required.

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No	Respondent	Comment	Council Response	Action
		<ul style="list-style-type: none"> • A stronger relationship between the local authority, developers and other Knowsley services will bring greater levels of transparency and cooperation in recruitment practices, resulting in jobs being advertised and recruited locally. • More meaningful relationships and partnerships between private/public and third sector organisations resulting in a full sector approach to addressing local issues; as well as providing a means to understand the future labour needs of development so that appropriate pre-employment and skills training can be delivered at the right time. • A model that complements the Knowsley 'Better Together' strategy and approach. • Potential to model long term outcomes that support the Knowsley Corporate Strategy. 		

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No	Respondent	Comment	Council Response	Action
10-5	F21	We have found that often developers are willing to contribute to local area regeneration priorities through the provision of employment and training opportunities, but require support to understand how to build the necessary relationships to make this happen, and how to embed these priorities in their processes. By Knowsley MBC and their approved provider giving a framework of contractual requirement and support via section 106 developers will be much more able to contribute to the priorities of Knowsley.	Comment duly noted.	No further action required.

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No	Respondent	Comment	Council Response	Action
11-1	KCVS	<p>Knowsley CVS (KCVS) is the independent local infrastructure support organisation for the voluntary, community, faith and social enterprise sector in Knowsley. KCVS acts as the “front door” to the plethora of voluntary, community and enterprise of various scale, scope and activity base that create Social Value within Knowsley Communities.</p> <p>As an organisation we fully welcome, endorse and support Adding Social Value to Development: Employment and Skills SPD. Further we believe that as an organisation we can add significant value to enabling the brokerage of meaningful engagement with the sector to maximise the value and benefits of the contents of Social Value Strategies across developments. This area appears to be underdeveloped within the consultation and is a key strength of KCVS.</p>	Comment duly noted.	No further action required.

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No	Respondent	Comment	Council Response	Action
11-2	KCVS	The link into the Voluntary, Community, Faith and Social Enterprise Sector in Knowsley, to ensure that local communities, enterprise and residents are embedded within Social Value Strategies with mutual benefit between the developer and the community is essential in our opinion to maximise the Social Value sought through this approach. This brokerage / connectivity function is a key role KCVS is keen to develop with KMBC and its Approved Partner.	Comment duly noted.	No further action required.
11-3	KCVS	We request that the document is refreshed to acknowledge and frame commitment in approach to The Deal with the Social Sector and KMBC (Knowsley Better Together) June 2017.	It is considered that the SPD already achieves this.	No further action required.
11-4	KCVS	Please note the endorsement of KCVS as a strategic partner of KMBC together with our commitment to continue to work closely with KMBC to maximise the benefits of Social Value in Knowsley.	Comment duly noted.	No further action required.

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No	Respondent	Comment	Council Response	Action
12-1	GLP	As currently drafted, paragraph 4.2 requires major developments to prepare and be accompanied by a SVS. However, not every major development will be suitable, or able, to provide a SVS. Therefore, the wording of the SPD needs to be clear that such strategies will only be requested where it is deemed suitable and appropriate.	Whilst it is important to demonstrate flexibility in applying the requirements of the SPD, the Council is anxious to avoid situations whereby applicants' for planning permission argue that their schemes should be exempt from the social value agenda on grounds of suitability/appropriateness. This would inevitably leave the document open to challenge and may undermine legitimate efforts to extract social value from large developments.	New paragraph added (Para 4.5); addresses concerns as regards flexibility.

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No	Respondent	Comment	Council Response	Action
12-2	GLP	<p>This flexibility, for determining whether it is suitable and/or appropriate for a scheme to be accompanied by a SVS, should also be incorporated into table SV1.</p> <p>SV1 requires a SVS to be provided unless it can be demonstrated that a strategy is already in place which will meet (or exceed) what the Council would expect to see within a SVS. However, there are no further details or clarification provided as to what alternative strategy would be accepted. This needs setting out so it is clear to developers what strategies might be accepted as an alternative to a SVS, for example a local labour / employment strategy. Flexibility should, therefore, be incorporated into SV1 to allow alternative strategies, where appropriate to come forward in place of a SVS.</p>	<p>It is considered that SV1 provides the development industry with sufficient flexibility, as developers are able to suggest alternative measures which have the equivalent impact of a Social Value Strategy in certain circumstances.</p> <p>In a case where exceptional circumstances are demonstrated by the applicant for planning permission, it would be incumbent on all parties to agree the alternative to a Social Value Strategy on an individual, site by site basis. This would help to ensure that the full range of alternative options are explored prior to reaching an agreement; listing or explaining the potential alternatives in the SPD could well prove to be unduly prescriptive and have the unintended consequence of limiting the number of options available to all parties.</p>	<p>See response to comment 12-1 regarding changes regarding flexibility.</p>

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No	Respondent	Comment	Council Response	Action
12-3	GLP	<p>In terms of recruitment and training opportunities for local residents, this is typically covered by many companies and developers as part of their local labour schemes and apprenticeship programmes. Whilst paragraph 4.8 states that such existing initiatives will be taken into account, it is not clear how these could be incorporated or sit alongside a SVS; further clarity on this matter is required.</p>	<p>The SPD is clear that the Council will take steps to avoid duplication of effort; it will not be necessary for developers to produce a Social Value Strategy where they can demonstrate that an equivalent programme is in use.</p>	<p>No further action required.</p>
12-4	GLP	<p>Furthermore, whilst encouraging take up of recruitment and training opportunities, including work placements, by local residents is supported, there needs to be sufficient flexibility to ensure that such opportunities are not solely restricted to local residents, in the event that there is no take up in the local area.</p> <p>For example, if there were no opportunities for joined up working with schools or colleges (i.e. work placements), then this shouldn't mean that a developer is unable to fulfil the requirements of what a SVS should cover or include.</p>	<p>Applicants seeking planning permission are urged to engage in pre-application discussions with the Council and many will do this in spite of the SPD. It is considered that negotiating the content of a Social Value Strategies during the pre-application discussion stage of large schemes, as encouraged by the SPD, would negate the risk of scenarios where this is "no take up" of opportunities.</p>	<p>No further action required.</p>

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No	Respondent	Comment	Council Response	Action
12-5	GLP	<p>Paragraph 4.11 sets out additional criteria that the Council would like to see a SVS commit to, including provision of apprenticeships for Knowsley residents under 25 years of age.</p> <p>Whilst developers and companies will be looking to support the local economy, the end goal is to deliver a specific development and to do this the best and most appropriate workforce for that project will be required. As set out above, it might be possible to source this workforce from the local area, however, there needs to be flexibility to allow developers to employ people from outside the Borough (and above the suggested age restriction) if the appropriate people aren't available in Knowsley. Likewise, construction jobs require people who are skilled in that trade, therefore, whilst people who have been out of work for over two years may still be qualified, the level of skill may not be up to date.</p>	<p>The content of para 4.11 is not considered to be unduly prescriptive; it merely sets out the Council's preferences and it does not necessarily tie any developer or applicant for planning permission to a specific course of action. Consequently, the Social Value Strategy agreed by all parties would not necessarily preclude the possibility of labour being sourced from outside the borough and for people aged 25 and over.</p>	<p>No further action required.</p>

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No	Respondent	Comment	Council Response	Action
12-6	GLP	In terms of supporting a local supply chain, there is support for encouraging this but again it should not form a mandatory requirement of all major developments. New developers moving into the area may already have a well-established supply chain that it wishes to continue using and requirements to alter such working relationships and patterns could be considered onerous.	As stated in the response to point 12-5 above, it is not considered that the SPD is unduly prescriptive in this regard and none of measures listed in the SPD are mandatory; the only ask of developers is that they produce a Social Value Strategy in the event that their scheme triggers the size threshold set out within SV1. The content of such strategies is then open to negotiation.	No further action required.
12-7	GLP	It is important that any requirements should not be onerous or limiting to business investment in the area. There are points where further clarification is required on how the SVS would work in practice and also areas where greater flexibility is required to ensure the SVS doesn't hinder delivery of developments.	<p>Whilst the concerns alongside are duly noted, it is considered that the SPD as currently drafted will ensure that the right skills and employment opportunities are provided at the right time, to the benefit of the developer as much as the local community.</p> <p>The very fact that there is no 'one size fits all' approach makes it impossible to explain how they will work in practice.</p>	Minor amendment to paragraph 4.6 to make it clear that onerous provisions which risk making development economically unviable will not be sought.

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No	Respondent	Comment	Council Response	Action
			<p>It would not be appropriate for the SPD to be overly prescriptive in terms of setting out requirements of Social Value Strategies and how these will relate to development; it should contain an element of flexibility to account for the wide range of developments to which it may apply and the fact that each of these will result in different requirements.</p> <p>The SPD is also clear that it will not be used to place financial burdens on the development industry and so it will not limit business investment.</p>	
13-1	PLP	<p>Peel are supportive of increasing local employment and skill levels through its developments. Many of its development sites across the country already have local labour and skills agreements in place which are controlled by S106 agreements.</p> <p>However Peel must seek to ensure that agreements such as this are not onerous for occupiers and do not discourage businesses from locating to the borough.</p>	<p>It is considered that the theme of social value is inextricably linked with the purpose of Policy CS4 of the Knowsley Local Plan: Core Strategy (2016), and the context for this link is clearly set out within para 3.10 of the draft SPD.</p>	<p>Minor amendment to paragraph 4.6 to make it clear that onerous provisions which risk making development economically unviable will not be sought.</p>

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No	Respondent	Comment	Council Response	Action
		<p>The most up to date National Policy Guidance states that SPD's should not be used to add unnecessary financial burdens on development...which have not been established in development plan policy. As the Knowsley Local Plan: Core Strategy (2016) does not directly reference social value or the SPD the adoption of the document would be found to be unsound</p> <p>The SPD will affect all types of development. Aside from residential sites all new businesses and developments within the borough will be affected in perpetuity as once the development has been finished the Social Value Strategy will still apply to the end use occupier.</p>	<p>The fact that the SPD provides scope to negotiate the content of a Social Value Strategy should help to avoid situations whereby the obligation to produce and deliver on such a strategy seems cumbersome and rather onerous for developers or applicants seeking planning permission.</p> <p>The test of soundness does not apply to SPDs; this is a matter for Development Plan Documents only, notwithstanding that the decision to adopt any SPD could be legally challenged within the six weeks following its adoption.</p>	

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No	Respondent	Comment	Council Response	Action
13-2	PLP	<p>The Knowsley Local Plan: Core Strategy (2016) does not directly outline social value as a potential S106 contribution. However the plan does seek to address the skills barrier in the borough with Policy CS4 requiring sustainable economic growth, accessibility to an appropriate range of jobs and targeted recruitment for local people.</p> <p>The SPD should therefore be seeking to meet the requirements of Policy CS4 whilst still encouraging sustainable development and investment as required by the NPPF.</p>	It is considered that the SPD is fully compatible with the requirements of national and local planning policies for the reasons set out within section 3 of the document and, as such, it does encourage sustainable development and investment.	No further action required.
13-3	PLP	Knowsley has ambitions for growth across all sectors of development. It is well located to attract investment in jobs and housing. However, the Council need to ensure that the requirements requested of developers are not onerous in nature particularly when occupiers may be looking at several sites across the north west.	As alluded to in our responses to some of the previous comments, it is not considered that the SPD will place an undue constraint on development in Knowsley or hamper the Council's ambitious plans for growth.	No further action required.

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No	Respondent	Comment	Council Response	Action
13-4	PLP	<p>The National Planning Policy Framework (NPPF) seeks to deliver sustainable development with a particular emphasis on building a strong, competitive economy.</p> <p>Paragraph 21 states that: <i>‘investment in business should not be over-burdened by the combined requirements of planning policy expectations’</i> furthermore policies should seek to address potential barriers to investment.</p> <p>Whilst job creation does form a part of a competitive economy the NPPF makes it clear that supporting investment in business is a key element of economic growth.</p> <p>The needs of these businesses must be supported by Local Planning Authorities.</p> <p>Therefore Knowsley must ensure that, in accordance with the NPPF, the SPD does not create a barrier to potential investment.</p>	<p>There is no reason to believe, at this early stage, that the SPD will create a potential barrier to investment in Knowsley given that it allows a fair degree of flexibility.</p> <p>As mentioned previously, the SPD is in accord with a post NPPF compliant Local Plan, which was examined relatively recently and conforms to national planning policy and guidance seeking to grow the economy and meet the needs of business.</p>	<p>See response to comment 13-1 above.</p>

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No	Respondent	Comment	Council Response	Action
13-5	PLP	<p>National Planning Policy Guidance (NPPG) sits alongside the NPPF and provides further guidance on how policy should be applied.</p> <p>Paragraph 003 Reference ID: 23b-003-20150326 discusses how policy on seeking planning obligations should be set out in the development plan. It states that:</p> <p><i>‘Supplementary planning documents should not be used to add unnecessarily to the financial burdens on development and should not be used to set rates or charges which have not been established through development plan policy’</i></p> <p>The Council, therefore, cannot seek additional financial benefits through the SPD. It must therefore amend the SPD to provide guidance on SVS and only seek provision in a S106 where financially viable.</p>	<p>As stated in para 3.15 of the SPD, there is sufficient flexibility in Policy CS27 of the Core Strategy (2016) to allow employment and skills training to be secured through s106 agreements. Therefore the Council can seek to capture social value through the SPD.</p> <p>The guidance mentioned alongside has been superseded by changes to national planning policy and guidance. But notwithstanding this, parts of Section 4 can be amended, in order to relieve any doubts over the appropriate use of planning obligations.</p>	<p>New paragraph added (Para 4.5); it is clear that the Council will not use the SPD to overburden development.</p>

APPENDIX A:

No	Respondent	Comment	Council Response	Action
13-6	PLP	<p>Section 4 of the SPD provides guidance on how Social Value Strategies will be requested and utilised. It states: <i>'to reduce the risk of burdens being placed on the smaller developer, Social Value Strategies will only be requested from major developments'</i>.</p> <p>However, not all major developments will be suitable or able to provide Social Value Strategies and therefore the wording of the SPD should make it clear that the strategies will only be requested where it is deemed suitable and appropriate.</p>	Refer to the Council's response to comment number 12-1.	New paragraph added (Para 4.5); addresses concerns as regards flexibility.

APPENDIX A:

No	Respondent	Comment	Council Response	Action
13-7	PLP	<p>The table SV1 should be updated to reflect a level of flexibility to be utilised where developments or sites may not be suitable for an SVS. This would give potential developers assurance that the requirements from the Council will not be considered onerous.</p> <p>The table states that the requirements will be expected to be met in full unless it can be demonstrated that a strategy is already in place as part of the scheme. It is not made clear in the SPD what would be considered sufficient to satisfy this requirement.</p> <p>Should there be an alternative to providing a SVS such as a local labour agreement this should be clearly explained.</p> <p>Furthermore this does not give flexibility for developments to not provide either of the above if it is not a suitable or viable option.</p>	<p>Certain parts of the text within Section 4 can be amended to reflect the fact that exceptional circumstances will exist in certain cases.</p>	<p>New paragraph added (Para 4.5); addresses concerns as regards flexibility.</p>

APPENDIX A:

No	Respondent	Comment	Council Response	Action
13-8	PLP	<p>The SPD provides an extensive list of the potential activities which could be covered within the strategy. It provides typical examples but is unclear about the exact level of provision which will be expected. Clarity is needed on the amount and type of activity which will need to be contained within an SVS.</p> <p>This section should be altered and put in a priority order therefore indicating each items level of importance. This will give clarity of the Council's minimum requirements for the SVS and developers can therefore make a judgement as to whether they will be able to meet the minimum requirements.</p>	<p>The list of potential activities is illustrative. Therefore it is not intended to be prescriptive, rather to ensure that Social Value Strategies can be tailored to individual circumstances.</p> <p>There are no priorities or minimum requirements for the type of activities to be included in a Social Value Strategy, as their content should reflect the site specific circumstances, which are not a foregone conclusion.</p>	No further action required.

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No	Respondent	Comment	Council Response	Action
13-9	PLP	<p>We have the following comments on the examples of activities listed at section 4.6.</p> <ul style="list-style-type: none"> • Targeted recruitment and training requirements, ensuring that apprenticeship and other work opportunities for Knowsley residents help to alleviate unemployment; - many companies currently support initiatives such as this which take the form of local labour agreements or apprenticeship schemes. Clarity is needed on the crossover of these provisions and how they can / will be incorporated into the SVS. • Work placement opportunities for Knowsley residents designed to support education and learning; - clarity is needed on how the work placement scheme would be linked to local schools and colleges. Should there not be these opportunities available then developers and operators may not be able fulfil the requirements of the SVS. 	<p>Comments duly noted, but these activities are merely indicative of what might be included in a Social Value Strategy and are subject to negotiation (refer to para 4.7 of the draft SPD). Therefore it is not considered that greater clarity is required; it would be neither helpful nor appropriate to provide more prescription in the SPD.</p>	<p>No further action required.</p>

APPENDIX A:

No	Respondent	Comment	Council Response	Action
		<ul style="list-style-type: none"> • Targeted vacancy filling by Knowsley residents or maximising the use of employment supported partners; - see point above. This appears similar to a local labour agreement which is seen on other sites. • Supporting the integration of the local supply chain, helping to develop a wider business base; - this is considered onerous particularly for established businesses who might be moving into the area. Whilst a local supply chain should be encouraged, businesses should not have to completely alter their existing supply chain to meet the requirements of the Council's proposed SPD and subsequent S106. This could potentially discourage operators from moving into the borough. 		

APPENDIX A:

No	Respondent	Comment	Council Response	Action
		<ul style="list-style-type: none"> • Provision of opportunities for social enterprises, which have explicit social, economic or environmental aims; - this is unclear. For many company's social enterprise might not be something which they traditionally have been involved in and therefore would need additional guidance on how this could work for them. If an operator is not currently involved in social enterprise this request may seem onerous. Clarity is needed on the potential level of involvement required. • Participation in the promotion of education initiatives, supporting the transition between school and work; - this is again unclear. For many operators this will be covered by their apprenticeship schemes. Further clarity is needed if the Council is requiring input above and beyond this. 		

APPENDIX A:

No	Respondent	Comment	Council Response	Action
		<ul style="list-style-type: none"> Participation in for a created to promote community development, maximising the benefits of a strong voluntary and community sector. – this is unclear. Operators may seek to build a community within their own workforce and potentially 'give back' to the local area in the form of charity work and volunteer days. However it is hard to understand how this will be measured and actioned. 		
13-10	PLP	<p>Section 4.11 then goes on to define the measures which the Council would like to see the SVS commit to. It is unclear what the difference is between the 'actions' listed in section 4.6 and the 'measures' listed in 4.11. The measures appear to be the goals / aims of the SVS and the actions ideas which could be implemented by an operator to achieve them. The SPD should be reworded and clarity given on how the measures could be achieved through the actions.</p>	<p>It is considered that reversing the order of these paragraphs would help to achieve this.</p>	<p>Section reordered; now the actions listed in para 4.6 are located beneath the measures listed in para 4.11.</p>

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No	Respondent	Comment	Council Response	Action
13-11	PLP	<p>The measures are listed below with comment in red;</p> <ul style="list-style-type: none"> Provision of apprenticeships for Knowsley residents aged under 25, which can be from the construction or end use phases, or a combination of the two; - many operators already run apprenticeship schemes. However there needs to be some flexibility in the requirements for these apprentices being Knowsley residents. Whilst companies may seek to support the local economy they will be looking to ensure that they have the best possible workforce. If appropriate people aren't available within Knowsley the flexibility needs to be there to look elsewhere. 	<p>Again, these measures are indicative and at no point does the SPD explicitly state that they are a requirement.</p>	<p>No further action required.</p>

APPENDIX A:

No	Respondent	Comment	Council Response	Action
		<ul style="list-style-type: none"> • Provision of employment opportunities in the end use phase and which have appropriate support to make them suitable for long-term unemployed Knowsley residents (i.e. Those who have been out of work for at least two years); - as per comments above. Whilst operators actively seek to employ those who have been out of work for over two years they may require a level of skills which cannot be met by these people. The requirements of the SPD should not negatively impact an operator’s ability to run its business efficiently. • Provision to notify the Council or any other agency nominated by the Council, of job vacancies arising from both the construction and end use occupation; and – this is an achievable requirement. However the operator must still be able to advertise any vacancies themselves outside of the Council’s control. 		

APPENDIX A:

No	Respondent	Comment	Council Response	Action
		<ul style="list-style-type: none"> Provision for delivery of bespoke pre-employment and skills training for Knowsley residents that will provide them with the skills to access the jobs that are being created. – this is an onerous requirement. Commercially if operators can access a workforce who do not require additional training prior to employment it would not make financial sense to engaged in skills training. Should employers need to train staff prior to their employment this should be undertaken at their discretion. <p>The measures should be amended to ensure they are viable for potential operators and provide flexibility in their approach. The Council should avoid onerous requirements particularly those which will come at a large ongoing cost which isn't required by other authorities.</p>		

APPENDIX A:

No	Respondent	Comment	Council Response	Action
13-12	PLP	<p>The role of the SPD is to provide guidance to developers on how social value can be secured via a S106 agreement.</p> <p>As set out in the NPPF and NPPG the SPD should not be onerous or limiting to business investment.</p> <p>The use of a Social Value Strategy within a S106 is not covered within the Knowsley Local Plan: Core Strategy (2016). The NPPG states that SPD's which place a financial burden on development which has not been previously outlined in planning strategy should not be adopted. The inclusion of many of the requirements outlined about within a S106 would place an additional financial burden on developers, business owners and operators across the borough.</p> <p>As such the adoption of the SPD would be unsound and outside of the guidelines provided in the NPPG.</p>	<p>Whilst the concerns alongside are duly noted, it is considered that the SPD as currently drafted will ensure that the right skills and employment opportunities are provided at the right time, to the benefit of the developer as much as the local community.</p> <p>It would not be appropriate for the SPD to be overly prescriptive in terms of setting out requirements of Social Value Strategies and how these will relate to development; it should contain an element of flexibility to account for the wide range of developments to which it may apply and the fact that each of these will result in different requirements.</p> <p>The SPD is also clear that it will not be used to place financial burdens on the development industry and so it will not limit business investment.</p>	<p>See response to comment 13-1 above.</p>

APPENDIX A:

No	Respondent	Comment	Council Response	Action
		<p>The SPD does not provide sufficient information or clarity of the requirements of Social Value Strategies and how these will directly relate to development. The SPD should be amended to remove the onerous requirements outlined above and made clear how the Council will assist developers in working towards the measures in practice.</p> <p>Peel are concerned that the SPD, in its current form, will lead to S106 requirements which will be off putting to operators in an already competitive development market. Whilst Knowsley should be seeking jobs for local people it also must attract the occupiers and businesses to bring these jobs to the borough.</p>	<p>As mentioned previously, the test of soundness does not apply to SPDs; this is a matter for Development Plan Documents only, notwithstanding that the decision to adopt any SPD could be legally challenged within the six weeks following its adoption.</p>	
14-1	NE	Responded but did not wish to make comments.	N/A	N/A

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