

KNOWSLEY

Developer Contributions
Supplementary Planning Document
June 2016



1	Introduction	1
	What is this document and why is it needed?	1
	What are developer contributions?	3
	Preparation stages and procedural matters	3
2	Policy context	4
	National policy, legislation and regulations.....	4
	Local policy	5
3	Local approach to developer contributions.....	9
	Why contributions are sought.....	9
	How contributions are sought.....	10
	When contributions are required to provide infrastructure.....	16
4	Detailed guidance.....	18
	Highways and transport provision	18
	Flood risk mitigation	19
	Greenspace provision	21
	Decentralised energy	32
	Education provision	33
	Health, community and leisure facilities	34
	Public realm and design	35
	Affordable housing	36
	Other infrastructure and developer contributions	41
	Sustainable Urban Extensions (SUEs).....	41
5	Implementation and monitoring.....	42
	Pre-application planning advice	42
	Viability and the negotiation of contributions	42
	Pooling of developer contributions	44
	Legal agreements.....	45
	Appendix 1: Residential capacity rates	47
	Appendix 2: Detailed Housing Definitions.....	48
	Appendix 3: Glossary	50

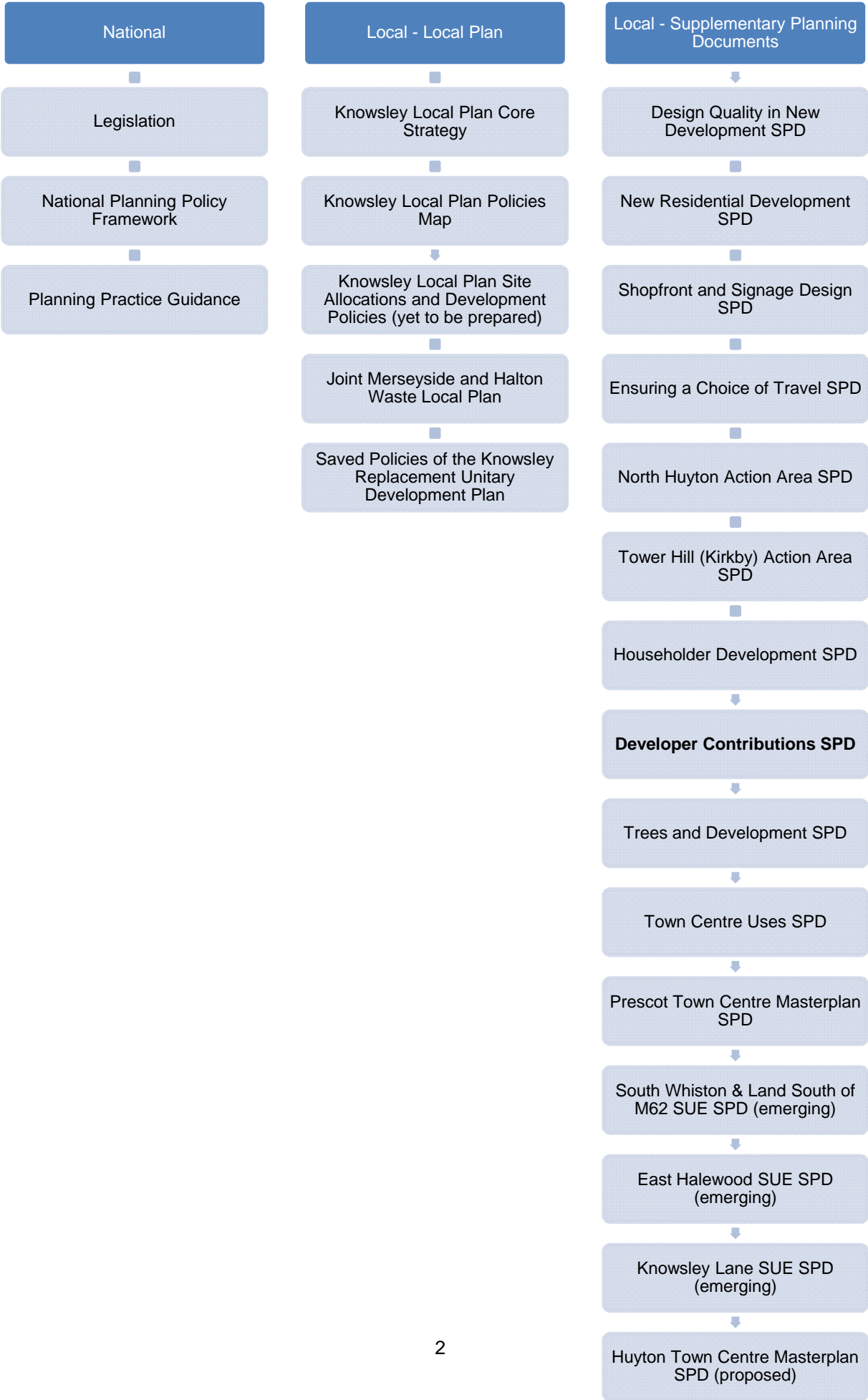
1 Introduction

What is this document and why is it needed?

- 1.1 This document has been prepared by Knowsley Metropolitan Borough Council (Knowsley Council or KMBC) as a Supplementary Planning Document (SPD). By setting out the way in which the Council will implement its approach to developer contributions, sought as part of new development, it supplements and complements certain policies within the Local Plan. The full range of documents comprising the Local Plan is available [online](#).
- 1.2 Legislation and national planning policy and guidance set out the parameters for the operation of developer contributions and securing infrastructure provision in England. The Council's strategic approach to developer contributions is set out in the Knowsley Local Plan Core Strategy and Policy CS 27 in particular. The position of this SPD within the wider national and local planning policy context is shown in figure 1.1 below.
- 1.3 This SPD supplements the Core Strategy policies by providing detailed guidance on how developer contributions will operate in Knowsley. This guidance is designed to be of particular use to developers, planning officers, stakeholders and local residents, and seeks to provide greater certainty at the earliest stages of the planning process, before a planning application is submitted or a development site is purchased, so that the cost implications of developer contributions can be fully taken into account. It provides a transparent framework for how the Council's expectations with respect to developer contributions can be met in practical terms, and to ensure legislative compliance with the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).
- 1.4 This adopted SPD is accompanied by a number of supporting documents:
- Developer Contributions Technical Annex
 - Report of Consultation
 - SEA / HRA Screening reports
- 1.5 Paper copies of documents are available within Council libraries and One Stop Shops during normal opening hours. For further information about this document, please view the Council's [website](#) or contact the Council's Local Plan team at localplan@knowsley.gov.uk or 0151 443 2326 or write to:

Local Plan team,
Planning Services,
Archway Road,
Huyton,
Merseyside,
L36 9YU

Figure 1.1: National and Local Planning Context



What are developer contributions?

- 1.6 Developer contributions, also known as planning obligations, are tools available to Local Planning Authorities to utilise within the planning process. Specifically, their use should be considered when an otherwise unacceptable development could be made acceptable in planning terms through a contribution being provided by the developer. The contribution can either be “in kind” (i.e. infrastructure supplied by the developer) or a financial (i.e. paid to the Council or passed to a third party to provide the infrastructure). They are used to secure measures that cannot generally be secured by imposing a planning condition or by other statutory means.

Preparation stages and procedural matters

- 1.7 This document replaces the “Greenspace Standards and New Development” SPD adopted in 2007, and the note produced by the Council in April 2015 entitled “Interim Approach to Developer Contributions”. These documents have been revoked.
- 1.8 The SPD adopted in 2010 entitled “Ensuring a Choice of Travel” will remain in operation alongside this Developer Contributions SPD, although it will be updated in due course to reflect the changes to policy as local plan documents are adopted.
- 1.9 At the current time, Knowsley Council is not pursuing implementation of the Community Infrastructure Levy. Therefore the Council will continue to rely on developer contributions secured through Section 106 agreements to contribute towards infrastructure where required. The SPD has been prepared in the light of pooling restrictions on planning obligations, which came into effect in April 2015. Further details are set out in section two of this document.
- 1.10 The Town and Country Planning (Local Planning) (England) Regulations 2012 do not require a Sustainability Appraisal to be carried out on SPDs. However the potential requirement for a Habitats Regulation Assessment (HRA) and / or Strategic Environmental Assessment (SEA) based upon any environmental concerns introduced or influenced by the SPD must be considered. In response, an SEA / HRA screening documents has been prepared, which concluded that a full HRA and / or SEA assessment is not required for this SPD.
- 1.11 Public consultation on a draft version of this SPD was completed in February and March 2016. The results of this process are set out within the Report of Consultation which accompanies this SPD.

Reviewing this SPD

- 1.12 This SPD may need to be reviewed once regulations bring into force relevant aspects of the Housing and Planning Bill / Act, as this proposed legislation may have implications for the provision of affordable housing through developer contributions.

2 Policy context

National policy, legislation and regulations

- 2.1 The National Planning Policy Framework (NPPF) (DCLG, 2012)¹ includes national planning policies that are relevant to developer contributions. This is supplemented by the Planning Practice Guidance (PPG)², which is regularly updated. In terms of decision making, the presumption in favour of sustainable development carried within national policy is of particular importance. Development that accords with the statutory development plan, which for Knowsley is the constituent documents of the Knowsley Local Plan, should be approved without undue delay.
- 2.2 As required by paragraph 204 of the NPPF and the Community Infrastructure Levy Regulations 2010 (as amended), where planning obligations are a material consideration for a planning decisions, they must be:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.

Detailed information on how Knowsley Council adheres to these national requirements is set out in section 3 of this document.

The Community Infrastructure Levy

- 2.3 The Community Infrastructure Levy (CIL) was introduced through the Planning Act 2008, followed by secondary legislation in 2010. The levy allows local authorities to raise funds from owners or developers of land undertaking new developments. The CIL is collected through the preparation of a Charging Schedule, supported by a range of infrastructure planning and economic viability evidence.
- 2.4 Regulation 123 of CIL Regulations 2010 (as amended) sets out limitations on the pooling of planning obligations from 1st April 2015. After this date no more than five separate planning obligations may be entered into to provide funding for a specific infrastructure project or type of infrastructure. This restriction counts retrospectively to all obligations signed by after 6th April 2010. By way of example if four obligations for a type of infrastructure such as “open space” have been entered into since 2010, only one additional obligation for “open space” can be entered after April 2015.
- 2.5 In 2014, the Council decided against the implementation of a Community Infrastructure Levy Charging Schedule (CIL) in the short term, but will review and potentially revise this approach having regard to relevant evidence.

¹ See: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² See: <http://planningguidance.communities.gov.uk/>

- 2.6 If the CIL was to be adopted in Knowsley, it would be a non-negotiable schedule of tariffs set down in a document referred to as the CIL Charging Schedule, which would be reviewed on a regular basis. The money raised through the levy would help to fund the infrastructure needed to deliver the objectives of the Core Strategy, the central document within the Knowsley Local Plan.
- 2.7 Whether a Local Authority has introduced the CIL or not, national legislation must be complied with, therefore local guidance is needed to set down the local approach to seeking developer contributions towards infrastructure provision in line with regulation 123 of the CIL Regulations 2010 (as amended) to mitigate any negative impacts of development within the borough.

Ensuring viability and deliverability

- 2.8 Pursuing sustainable development requires careful attention to development viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened³. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
- 2.9 Through the formulation of the Knowsley Local Plan, and using the evidence from the Economic Viability Assessment (EVA)⁴, viability and deliverability has been taken into account through development of a hierarchy of “policy asks” within Policy CS 27 of the Knowsley Local Plan Core Strategy. More information on how this will be implemented in Knowsley is described in section three of this document which describes the rationale and prioritisation of the local policy approach for developer contributions.

Local policy

Local Plan: Core Strategy

- 2.10 The Knowsley Local Plan Core Strategy was adopted by Knowsley Council in January 2016. The Plan sets out the Borough’s spatial policy framework for delivering development and change over the plan period (2010-2028) and provides a range of policies, including setting out the strategic framework and defining the scope of developer contributions.

³ DCLG (2012). National Planning Policy Framework (NPPF), Para. 173

⁴ Knowsley Economic Viability Assessment (Keppie Massie et al, 2012)

- 2.11 Policy SD 1: Sustainable Development is an important consideration in the preparation and determination of all planning applications, as the policy provides the overall context for sustainable development within Knowsley, throughout the planning process, in-line with national guidance.
- 2.12 Policy CS 2: Development Principles sets out the local principles which will underpin any new development within Knowsley. For developer contributions, this policy should be read with other relevant policies some of which are set out below.
- 2.13 Policy CS 27: Planning and Paying for New Infrastructure sets out when new development will be expected (where necessary given the scale and nature of the proposal) to provide additional on-site or ancillary infrastructure and when development will be expected to provide financial contributions towards the provision of strategic infrastructure. An excerpt of the policy text is show on page 12 of this document.
- 2.14 Policy CS 27 is the key policy that sets down when contributions will be needed to support development, however there are a range of policies within the Core Strategy which specifically require developer contributions. These are:
- Policy CS 7 "Transport Networks"
 - Policy CS 15 "Delivering Affordable Housing"
 - Policy CS 17 "Housing Sizes and Design Standards"
 - Policy CS 19 "Design Quality and Accessibility in New Development"
 - Policy CS 21 "Greenspaces and Trees"
 - Policy CS 22 "Sustainable and Low Carbon Development"
- 2.15 There is sufficient flexibility provided by Policy CS 27 so that any additional infrastructure requirements not covered by the above policies, but integral to ensuring that development remains acceptable in planning terms relative to the site specific circumstances, can be delivered through developer contributions.
- 2.16 Further details can be found within the Local Plan Core Strategy document available to view on the Council's website at www.knowsley.gov.uk/localplan.
- 2.17 Knowsley Council has produced a set of local standards which are used to guide negotiations and decisions being made regarding developer contributions. Detailed guidance is set down in section 4 of this document. The local requirements stem from the Economic Viability Appraisal (EVA) work undertaken to support the Core Strategy, particularly Policy CS 27.

Other Relevant Policy

2.18 The Merseyside and Halton Joint Waste Local Plan was adopted in July 2013. Within this Plan, Policy WM8 is relevant in terms of sustainable waste management design and Policy WM9 is relevant in terms of new waste management development, including recycling facilities.

Infrastructure Delivery Plan

2.19 The Knowsley Infrastructure Delivery Plan (IDP) identifies the key items of infrastructure required to deliver the Core Strategy, how and when these are proposed to be delivered, and by whom. The latest version of the IDP was produced in 2012 and is available on the Council's website, but the IDP is a living document and will evolve as additional planning policy documents are drafted and adopted, and as the IDP is monitored and reviewed. As the IDP is updated, it will continue to play a key role in supplying evidence to support the need to secure developer contributions in Knowsley.

Sustainable Urban Extensions

2.20 The Knowsley Local Plan Core Strategy includes site allocations called Sustainable Urban Extensions (SUEs), which are areas removed from the Green Belt to meet residential and employment development needs.

2.21 Core Strategy Policy SUE 2 sets out that planning permission within the largest three SUEs ("Knowsley Lane, Huyton", "East of Halewood" and "South of Whiston and Land South of the M62") will only be granted where proposals are consistent with a single detailed master plan approved by the Council. Planning permission for development within these SUEs must be linked to any necessary legal agreements regarding the improvement, provision, management and maintenance of infrastructure, services and facilities and open spaces and other matters necessary to make the development acceptable within the SUE in accordance with the single detailed master plan.

2.22 For the remaining six Sustainable Urban Extensions which are not subject to detailed master planning, there is likely to be a need for the provision of infrastructure and utilities to ensure the sustainable delivery of these developments.

Site Allocations and Development Policies

2.23 Additional site allocations and development management policies shall be mainly detailed in the Local Plan: Site Allocations and Development Policies document.

Other Supplementary Planning Documents (SPDs) and Guidance

2.24 Knowsley Council has a suite of adopted and emerging SPDs, some of which are of particular relevance to this Developer Contributions SPD. Please see page 2 of this document for the full list of SPDs.

2.25 The Ensuring a Choice of Travel SPD remains in force but will be updated to reflect the current set of planning policies through the adopted Core Strategy.

Other strategies and evidence base documents

2.27 The following documents are also relevant to developer contributions. All documents are available via the Council's website (www.knowsley.gov.uk/localplan):

- The Merseyside Third Local Transport Plan
- The Knowsley Housing Strategy 2016-2021
- Joint Strategic Needs Assessment
- Education Strategies and Education Technical Note
- Knowsley Economic Viability Assessment
- Knowsley Greenspace Audit
- Knowsley Playing Pitch Assessment
- Knowsley and Sefton Strategic Flood Risk Assessment, Parts 1 and 2
- Knowsley Renewable and Low Carbon Energy Options Study
- Knowsley Industrial Park Energy Network Feasibility Study
- Technical Report: Developer Contributions
- Technical Report: Affordable Housing Policy

The Greenspace Asset Management Plan (AMP) is a live document that is constantly updated; excerpts of the AMP for particular areas are available for review upon request.

3 Local approach to developer contributions

Why contributions are sought

As required by paragraph 204 of the NPPF and CIL Regulation 122, where planning obligations are a material consideration for a planning decision, they must be:

- **Necessary to make the development acceptable in planning terms;**
- **Directly related to the development; and**
- **Fairly and reasonably related in scale and kind to the development.**

- 3.1 As part of the planning process, a developer may be required to enter into a legal agreement to provide infrastructure and services on or off the development site where this is not possible to achieve through planning conditions. These agreements are known as “Planning Obligations” and are a mechanism to deliver those matters that are necessary to make the development acceptable in planning terms. There can be several planning obligations within a single legal S106 legal agreement, relating to for example an offsite open space project and on site delivery of affordable houses. Grouped together, they are often referred to as “developer contributions”, particularly where they involve sums of money to pay for offsite works, and throughout the rest of this document they will be referred to in this manner.
- 3.2 Developer contributions are secured through Section 106 Agreements (S106) of the Town and Country Planning Act, 1990 (TCPA 1990). These require the Council, the landowner and any other party with a legal interest in the development site (such as a mortgagee) to sign the legal agreement. Once agreed, developer contributions are bound to the planning consent and those with an interest in the land, rather than to an individual developer. This means that if a developer ceases trading, the new owner of the land is still required to satisfy the terms of the legal agreement.
- 3.3 Unilateral Undertakings can also be secured in line with S106 of the TCPA 1990; these are simplified agreements which are relatively quick and straightforward to complete. The Council is not bound by the agreement as it is entered into by the landowner (and any other party with a legal interest in the development site), hence the term unilateral rather than bilateral. They can assist in ensuring that planning permissions are granted speedily, which benefits both applicants and the Council. A Unilateral Undertaking will typically consist solely of the payment of financial contributions, to be paid prior to commencement of development.
- 3.4 Funding for off-site highways works are generally sought under Section 278 (S278) of the Highways Act 1980, but can be sought in appropriate cases by S106 agreement. Section 38 (S38) of the Highways Act 1980 is used to guide adoption agreements for public highways, and is typically used for roads within new housing estates.

How contributions are sought

The mechanisms

- 3.5 Through its determination of planning applications, the Council will consider whether otherwise unacceptable development could be made acceptable through the use of conditions or developer contributions. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects⁵. Developer contributions should only be used where it is not possible to address unacceptable impacts through a planning condition. Figure 3.1 clarifies the use of planning conditions and developer contributions by listing the key forms of provisions likely to be sought, and how each might be secured.
- 3.6 The Local Plan Core Strategy contains a number of policies which specifically require developer contributions, see paragraph 2.14 of this SPD for a list of these policies. To support new development and to make it acceptable in planning terms, developers may need to provide developer contributions through in-kind provision of infrastructure or financial contributions.
- 3.7 Where a developer contribution is required, this will typically take the form of a named infrastructure project; where this is secured through a S106 legal agreement; this named project will then be incorporated into the wording of the S106 agreement. A “project” is something that can be reasonably tendered for as a single item, to be delivered by contractors, for example a “new hockey pitch at Funtimes park”, rather than “quarter of a hockey pitch at Funtimes park”.
- 3.8 Restrictions on the pooling of planning obligations introduced by the CIL regulations mean that the Council can only pool up to five planning obligations for delivery of a specific item or type of infrastructure to mitigate the local impact of development. The named project will be informed by the evidence on infrastructure that supports the delivery of the Knowsley Local Plan Core Strategy, such as the Infrastructure Delivery Plan and the Greenspace Asset Management Plan.
- 3.9 The S106 legal agreement must be signed by all parties and sealed by the Council prior to the issuing of the planning permission. When the Council believes that a developer contribution is required to make the development acceptable in planning terms, and the applicant disagrees or refuses to sign a legal agreement, or where insufficient information has been submitted regarding the viability of the development, this may lead to a refusal of planning permission.

⁵DCLG (2012). National Planning Policy Framework (NPPF), Para. 206

Figure 3.1: requirements secured through planning conditions and developer contributions

Type of infrastructure required	Planning Condition	Developer Contributions
Highways and transport provision	✓	✓
Public transport, walking and cycling	✓	✓
Flood risk mitigation	✓	○
Greenspace provision		
<i>Delivered onsite</i>	✓	x
<i>Delivered offsite</i>	x	✓
Decentralised energy	✓	○
Education	x	✓
Health, community and leisure facilities	x	✓
Public realm and design		
<i>Delivered onsite</i>	✓	x
<i>Delivered offsite</i>	x	✓ ¹
Affordable housing		
<i>Delivered onsite</i>	✓ ²	✓
<i>Delivered offsite</i>	x	✓
Other infrastructure	✓	○
<p>Notes</p> <p>This table is not an exhaustive or definitive list and other provisions may need to be secured through planning conditions or developer contributions.</p> <p>○ Developer contributions may be required in some instances to make development acceptable in planning terms</p> <p>1. Developer contributions may be used to ensure public realm links from the development site to proximate areas of existing or proposed public realm within town centres.</p> <p>2. Planning conditions will only be used to secure affordable housing onsite where the scheme is entirely comprised of affordable units.</p>		

3.10 Applicants are advised to consult the Council's Planning Service at an early stage in the planning process to discuss the requirements relating to specific development proposals. This can be done as part of the pre-application advice service and more information on that service can be found in section five of this document.

The adopted local policy for developer contributions

Policy CS 27 Planning and Paying for New Infrastructure

Infrastructure Provision Principles

1. Knowsley's communities will be supported by an appropriate range of infrastructure, including any additional infrastructure which is required as a result of new development. New development will be required to support, as appropriate:

- a. Safeguarding of existing infrastructure;
- b. Maintenance and improvement of existing infrastructure;
- c. Replacement of inadequate infrastructure; and
- d. Provision of new infrastructure.

2. Proposals for new development will be required to demonstrate that any negative impacts that the development may have on the improvement, replacement or provision of new infrastructure will be avoided and/or appropriately mitigated as part of the planning process.

3. Proposals for new development must have regard to the Knowsley Infrastructure Delivery Plan, insofar as this is appropriate to the scale and nature of the development.

Developer Contributions

4. New development will be expected (where necessary given the scale and nature of the proposal) to:

- a. Demonstrate compliance with Local Plan policies which specifically require developer contributions;
- b. Provide additional on-site or directly ancillary infrastructure as required to make the development acceptable in planning terms. This may include in-kind provision of infrastructure and/or financial contributions; and
- c. Provide financial contributions towards the provision of strategic infrastructure to support local communities together with Borough-wide and other strategic development requirements. Such contributions may be secured through set charges or infrastructure tariffs to be introduced by the Council in other Local Plan documents and/or a Community Infrastructure Levy Charging Schedule, as appropriate.

Economic Viability

5. Plan-level evidence regarding the economic viability of new development in Knowsley will be used to support the setting of any infrastructure charging or tariffs introduced by the Council.

6. Where legal agreements are to be used to secure developer contributions in accordance with clause 4 of this policy, these could be subject to site specific negotiations regarding the impacts of the contributions on the economic viability of new development, where the policy permits this as an option. Where a developer believes that meeting policy requirements in relation to developer contributions would place development at risk, the developer will be required to submit development-specific economic viability evidence to support this position.

Such evidence must clearly account for site-specific circumstances and costs and must be undertaken objectively and transparently, in order that it can be scrutinised by the Council. The developer will also be required to provide funds for the independent scrutiny of any viability evidence submitted to the Council.

7. Where the Council is satisfied that viability evidence demonstrates that a developer is unable to fully fund all of the developer contributions sought, the Council will make a balanced assessment of whether planning permission should be granted notwithstanding that not all the contributions sought can be fully provided. In such cases contributions sought will be prioritised in the following order having regard to the advice in table 10.2:

- a. Firstly, contributions which are essential for public safety or to achieve a minimum acceptable level of design quality;
- b. Secondly, developer contributions which are necessary to address a local infrastructure requirement or deficiency that would be caused or exacerbated by the development;
- c. Thirdly, any remaining developer contributions except those in clause d) below;
- d. Finally, those contributions which have the status of being “encouraged” by the Council’s planning policies.

8. Further guidance about the Council’s approach will be provided in the Local Plan: Site Allocations and Development Policies document and a Supplementary Planning Document.

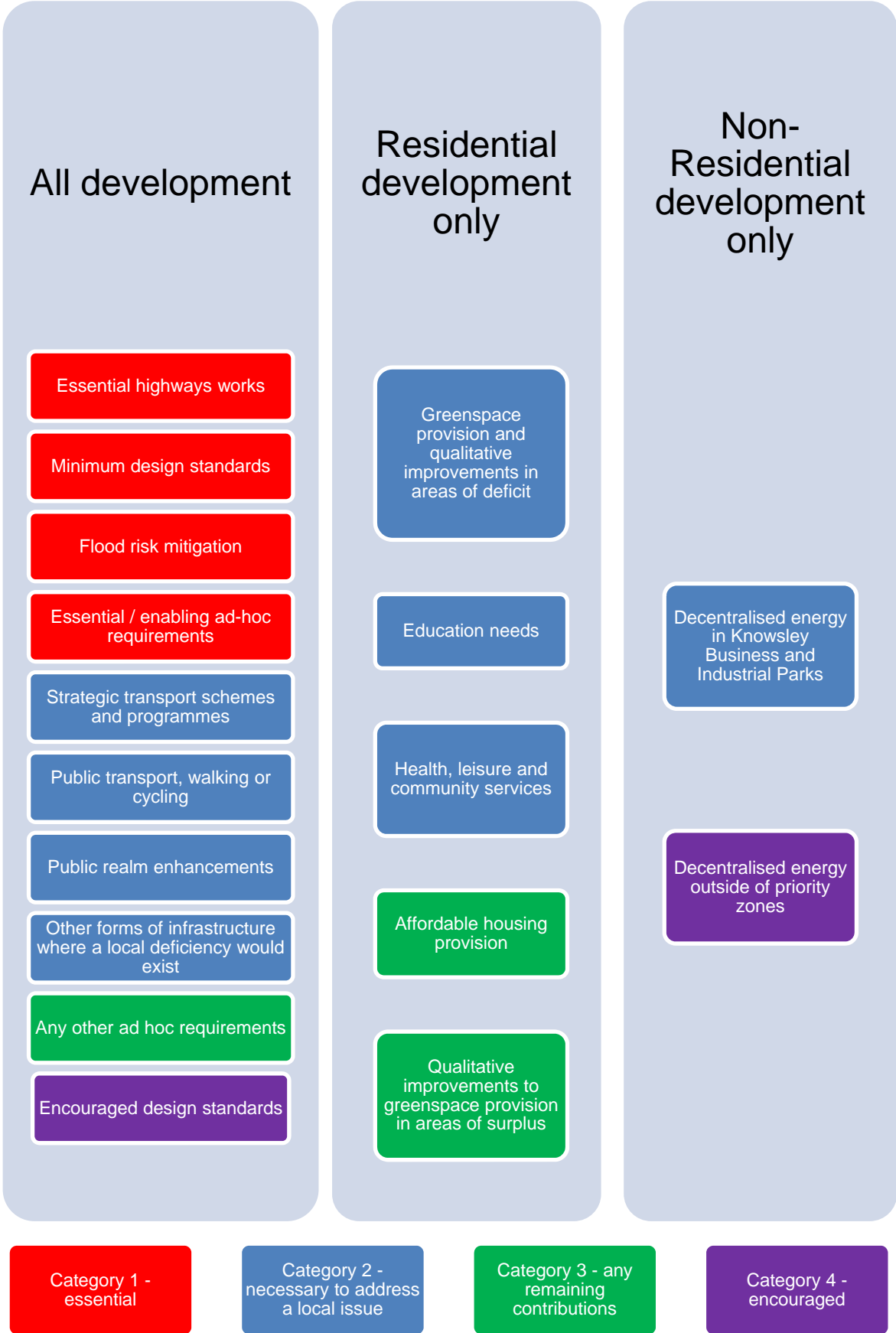
The priorities

3.11 The Knowsley Economic Viability Assessment (EVA) assessed the baseline viability of new developments in the Borough and the likely impacts of the policies in the Core Strategy upon this baseline viability. The requirements on new development in the Core Strategy are referred to as “policy asks”. The study analysed each policy in the emerging Core Strategy to determine the likely additional cost if new development was to fully comply with their requirements. Taking all “policy asks” together would have a very serious impact on the viability of a large number of developments. The study concluded that economic viability is likely to be challenging for a significant proportion of new development. Further to this work, the Developer Contributions Technical Report was prepared to support the examination of the Core Strategy, and explored the challenge to overall viability caused by the cumulative impact of “policy asks”.

3.12 Following on from this work, the Council developed a hierarchy of “policy asks” within Policy CS 27 of the Core Strategy and its supporting text. This approach prioritises certain “policy asks” for delivery over others when development viability has been demonstrated to be challenging. This guidance is broken down into a hierarchy of four categories; the relationship between this hierarchy, infrastructure requirements and the contributions that will be sought is depicted in figure 3.2.

- 3.13 The policy approach on developer contributions ensures that there is sufficient flexibility for decision making purposes, as the terms of these agreements can be negotiated with the local planning authority. This is essential to ensure that the viability and deliverability of development is not undermined and therefore accords with NPPF paragraph 173.
- 3.14 Where developers have concerns about the cost of delivering infrastructure to make a development acceptable in planning terms, a financial viability assessment must be submitted as evidence in conjunction with the planning application. This appraisal should: utilise industry accepted best practice for the methodology for the appraisal; be presented in a transparent way; and include build costs, site value, sales value and programme, details of any exceptional costs, and finance costs. An assessment will then be made as to whether planning permission can be recommended for approval.
- 3.15 For more information on ensuring the economic viability of specific developments, please see section five of this document.

Figure 3.2: prioritisation of infrastructure required to support sustainable development



When contributions are required to provide infrastructure

Type of development

- 3.16 Developer contributions will be required across all areas of Knowsley; there are no developments which are exempt from consideration by virtue of their location.
- 3.17 Developer contributions will not be sought in the same way from all forms of development, as different schemes will require varying forms of mitigation to make them acceptable in planning terms. The Council has identified some developer contributions which would need to be considered for all qualifying development, whilst other contributions are sought only for residential development, or for commercial development. For example, it would not be appropriate to seek a contribution for education provision to mitigate the development of a 1,000 square metre industrial unit; however a development of 2,000 dwellings may need a new primary school. A summary showing the relationships between different types of new development and the need for developer contributions for supporting infrastructure is depicted in figure 3.3, although it is important to note that this is a guide and the individual requirements may vary dependant on the specifics of the proposed scheme.
- 3.18 Affordable housing schemes are not exempt from the need to deliver supporting infrastructure which may be secured by developer contributions. To ensure sustainable development, these schemes may still be expected to provide appropriate highways, flood risk and open space contributions to ensure the development is acceptable in planning terms.

Size of development

- 3.19 Different sized developments will have different impacts with respect to the need to seek developer contributions. Some developments may be too small to merit the seeking of developer contributions, but this will be dependent on the type of development, its relative size, and which contributions are applicable. The Council has set size thresholds below which certain developer contributions may not apply, this is also depicted in figure 3.3.
- 3.20 The Council will not accept efforts to deliberately split developments so that individual parts do not attract developer contributions. An example of this unacceptable approach would be artificially subdividing a development of 28 dwellings into two developments of 14, in order to avoid the threshold for provision of affordable housing (which is 15 or more units).

Figure 3.3: guidance for when developer contributions may be necessary to make developments acceptable in planning terms

Type of provision	Highways and transport	Public transport, walking and cycling	Flood risk mitigation	Greenspace provision	Decentralised energy	Education	Health, community and leisure facilities	Public realm and design	Affordable housing	Other
Householder extensions	x	x	x	x	x	x	x	x	x	❖
Agricultural development	x	x	x	x	x	x	x	x	x	❖
Community facilities	✓	✓	✓	x	x	x	x	✓	x	❖
Affordable housing¹	✓	✓	✓	✓	x	x	x	✓	✓	❖
Residential development										
Replacement dwellings	x	x	x	x	x	x	x	x	x	❖
1 – 10 dwellings	x	x	x	x	x	x	x	x	x	❖
11 – 14 dwellings	✓	✓	✓	✓	x	x	x	✓	x	❖
15 – 59 dwellings	✓	✓	✓	✓	x	x	x	✓	✓	❖
c. 60 – 399 dwellings 300 – 2,000 persons	✓	✓	✓	✓	x	◆	◆	✓	✓	❖
c. 400+ dwellings 2,000+ persons	✓	✓	✓	✓	x	✓	✓	✓	✓	❖
Non-residential development										
0 – 99 square metres	x	x	x	x	x	x	x	x	x	❖
100+ square metres	✓	✓	✓	x	✓	x	x	✓	x	❖
Knowsley Business and Industrial Parks	✓	✓	✓	x	✓	x	x	x	x	❖
Notes										
1. Affordable housing schemes are not exempt from other contributions and may be expected to provide appropriate highways, public transport, flood risk and open space contributions.										
❖ May be required to secure other provisions that are not specifically identified within this document to make the scheme acceptable in planning terms. These may include for example, habitat replacement schemes, air quality monitoring stations, or relocation measures for protected species.										
◆ May be required where the cumulative effects of several proximate developments, or phases of a larger development, accommodate a population of around 2,000 persons										

4 Detailed guidance

- 4.1 Policy CS27 of the Core Strategy (excerpt on page 12 of this document) provides the policy context and framework for the majority of developer contributions that are sought in Knowsley, and this is complemented by additional policies within the Core Strategy which help to deliver infrastructure provision.
- 4.2 The following topic areas are expanded in more detail in this section of the SPD, although some topics have their own freestanding SPD which provide more detailed guidance than would be appropriate to include within this document:
- Highways and transport, public transport, walking and cycling;
 - Flood risk;
 - Greenspace provision;
 - Decentralised energy;
 - Education;
 - Health, community and leisure facilities;
 - Public realm and design;
 - Affordable Housing; and
 - Other mitigation requirements.

Highways and transport provision

- 4.3 Core Strategy Policy CS7 states that development should be located and designed to prioritise accessibility and sustainable modes of travel.
- 4.4 The Council has an existing SPD – Ensuring a Choice of Travel (2010), which provides further detail on how this should be delivered. This SPD will be retained although some aspects of the document will be updated to provide clarity on which aspects of the SPD link to policies in the Core Strategy, and which continue to link to saved policies from the Unitary Development Plan (UDP).
- 4.5 The Ensuring a Choice of Travel SPD includes planning requirements on parking standards, Design and Access Statements, Minimum Accessibility Standard Assessments, Transport Assessments, Transport Statements, Travel Plans and Air Quality Assessments. The document states that where a development is not able to meet the minimum criteria for accessibility as prescribed by the Accessibility Checklist, the Council may refuse planning permission, impose conditions or seek financial and/or non-financial contributions in order to deal with the specific issues connected with the development. The Council may also seek contributions to secure sustainable cycling, walking and public transport in the area, to help deliver the

needs identified in the IDP, the Local Transport Plan (LTP) and Highways Investment Programmes.

- 4.6 The Council uses S38 and S278 agreements where necessary and appropriate for on- and off- site highways works to deliver the development and maintain public safety. There may be some instances where S106 agreements are required to ensure the provision of infrastructure, for example outline planning applications where the development is delivered in phases.

Key Guidance - Highways and transport provision

New development will be required to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles.

Where unacceptable impacts are identified as a result of the development, developer contributions will be required to improve the accessibility of the location; the contribution will be based on the estimated cost of delivering the project(s).

- 4.7 There is no standard calculation formula for development contributions relating to highways, as the cost of any potential contributions are informed by the site specific nature of the project(s) and any mitigation necessary to make the development acceptable.

Flood risk mitigation

- 4.8 Core Strategy Policy CS24 states that all development which is within or otherwise affects an area of flood risk or is larger than one hectare shall be accompanied by a site-specific Flood Risk Assessment. The Flood Risk Assessment should include a description of existing flood risk management measures including drainage systems and proposals for Sustainable Drainage Systems.
- 4.9 The Flood Risk Assessment should describe existing flood risk management measures including drainage systems and proposals for Sustainable Drainage Systems. These details need to be consistent with other parts of the planning application such as design statements, details of landscaping, highways, etc.
- 4.10 The Council, having considered existing evidence and taken advice from the Environment Agency, the Lead Local Flood Authority (which is also the Council) (and any other Flood Risk Management Authority) will advise when further flood mitigation measures are necessary to manage flood risk associated with or caused by development.

4.11 Details of flood risk mitigation measures will normally need to be submitted and approved as part of a planning application or to satisfy pre-commencement planning conditions before construction can commence.

4.12 An excerpt from Core Strategy Policy CS24, “Managing Flood Risk” states that:

4) New development shall include flood mitigation measures, where necessary, to manage flood risk associated with or caused by the development. These measures shall:

- a) Be designed to contribute to the biodiversity of the Borough unless it can be demonstrated that this would not be technically feasible;
- b) Incorporate a Sustainable Drainage System;
- c) Be fully described in the planning application; and
- d) Be funded by the developer, including long term maintenance.

5) The drainage of new development shall be designed to reduce surface water run-off rates to those associated with a green-field site by treating it at its source. The chosen method of implementation should take account of site size, ground contamination or conditions, and potential damage to adjacent buildings or sites.

4.13 If on-site mitigation measures are required and are to be undertaken within the development site, such works may be capable of being agreed as part of the planning application and secured by condition of any planning permission granted or planning obligation for works to be undertaken; this would not normally include financial contributions.

4.14 If it is necessary and feasible to deliver new or improved off-site flood defences or flood alleviation works to facilitate development, such works should normally be funded by the developer.

Key Guidance - Flood risk mitigation

All development which is within or otherwise affects an area of flood risk or is larger than 1 hectare in size may trigger the requirement for developer contributions, to mitigate and manage any potential flood risk.

The developer should fund flood mitigation measures necessary to manage flood risk associated with or caused by development. There are no standard calculations for development contributions relating to flood risk, as the value of any potential contributions are informed by the site specific nature of the mitigation necessary to make the development acceptable. The long term maintenance of flood mitigation measures should be secured by establishing management for the development to

ensure they are maintained in perpetuity for the benefit of residents and other occupiers; where this is not possible, developer contributions may be used instead.

Where a number of developments in the same locality share a requirement for new or improved off-site flood defences or flood alleviation works and are coming forward concurrently, any solutions should be designed to reflect the cumulative capacity of the developments. Any developer contribution secured from each development should be proportionate to its scale whilst still funding the infrastructure required; restrictions on pooling of contributions will be adhered to in these circumstances.

- 4.15 Off site mitigation of flood risk, such as swales or attenuation tanks, will normally be secured via a S106 agreement to ensure that the developer delivers the necessary works and that future maintenance commitments are met, which is typically a minimum of 30 years for this type of infrastructure.

Greenspace provision

- 4.16 New residential development within Knowsley places an increased pressure upon existing greenspaces within the immediate locality of the development and the wider Borough. Core Strategy policy CS 21 requires the protection of existing greenspace, and for new residential developments to contribute to the following forms of greenspace:

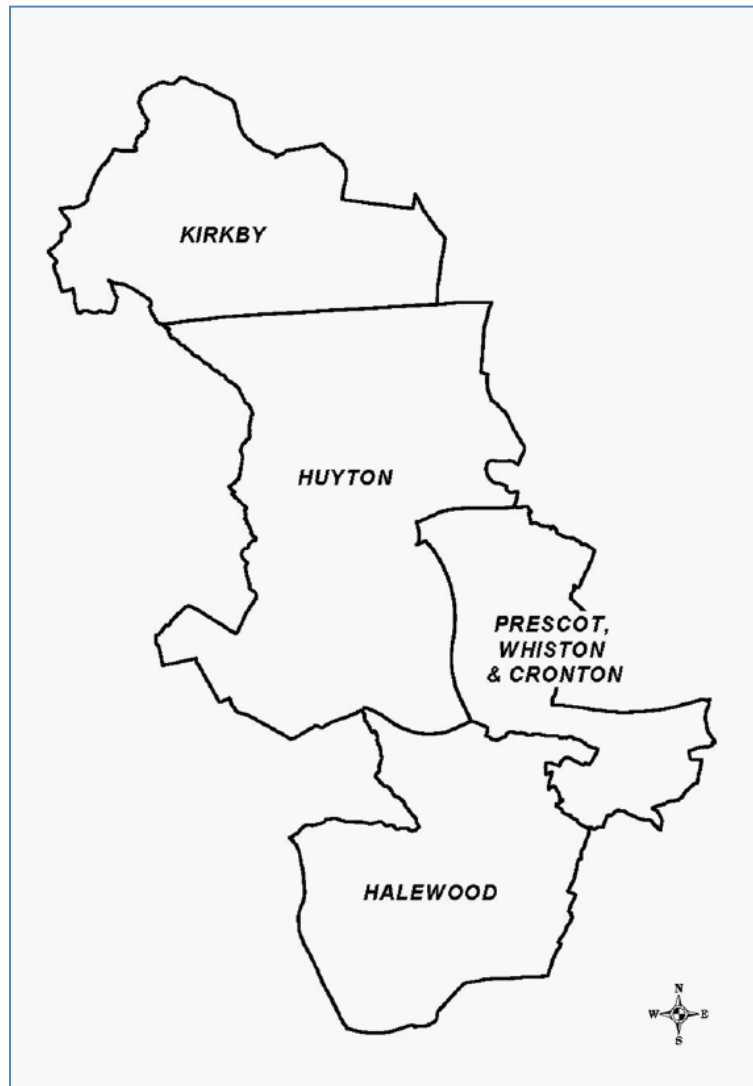
- **Public Open Spaces**
(i.e. parks and gardens, amenity greenspace, provision for young children and allotments); and
- **Outdoor Sports Provision**
(i.e. playing fields and equipped outdoor courts).

- 4.17 New residential development will place additional pressure on existing facilities, therefore to make development schemes acceptable in planning terms, they will be required to provide public open space and outdoor sports facilities. The type of provision or contributions required will vary with the type, scale and location of development. New development will not be expected to remedy existing deficiencies, but where these deficiencies are made worse by new development, the existing deficiencies will be used to prioritise the locations for mitigation when delivered by off-site provision.

- 4.18 The measurement of open space within Knowsley against quantitative, qualitative and accessibility standards is based around the division of the Borough into Substantial Residential Areas (SRAs) and Community Areas (CAs). There are currently four Community Areas in Knowsley and 38 SRAs, with the boundaries of CAs depicted in figure 4.1 and the boundaries of each SRA identified individually within the Developer Contributions Technical Annex that supports this SPD.

4.19 An SRA is a residential area that should be self-sufficient in public open space. The designation of SRA boundaries ensures that the measurement of quantitative surpluses and deficits applies to the population within and consistent with the local standards for public open space. Community Areas (CAs) are a collection of SRAs which relate to the largest settlements within Knowsley and have been identified to account for residents of the Borough travelling beyond SRA boundaries to utilise outdoor sports provision and facilities.

Figure 4.1 Boundaries of Community Areas (CAs)



4.20 When considering proposals for new development in order to ensure the best access to high quality greenspaces for all residents, the Council will seek to address identified requirements through the most appropriate (or a combination) of the following options:

- On-site provision;
- New off-site provision secured via developer contribution; or

- Enhancement of existing off site provision in surrounding areas secured via developer contribution.

Key Guidance - Greenspace provision

Development in excess of 10 new residential units, or where there are fewer units but there is a combined gross residential floorspace of more than 1,000 square metres, will be required to make provision for, or a contribution towards, public open spaces and outdoor sports. The type of provision and mechanism for delivery will be influenced by the residential capacity of the development.

Non-residential development, such as new industrial, office, warehousing or retail development, will not normally be required to make provision for open space unless that would lead to a loss of an existing open space, or indoor / outdoor sports provision.

Developments below the threshold of 10 units

- May be required to protect an area of natural and semi natural greenspace or biodiversity interest where it might be negatively impacted on by the development scheme, this will normally be secured through planning conditions.

Small new residential developments above 10 units or 1,000sqm

- Residential capacity of around 30 - 300 persons will normally be required to make a financial contribution towards off-site provision, unless the design of the scheme includes the required standards for provision.

Large new residential developments above 10 units or 1,000sqm

- Residential capacity of around 300 persons or more will normally be required to include provision of new open space on-site up to the required standards, plus a commuted sum towards maintenance, or an agreed maintenance programme. Where the location or layout of the site makes it difficult to provide high quality on-site provision, a developer contribution to off-site provision of identified projects within existing greenspaces that serve the development may be acceptable.

Where small new residential developments within the same SRA cumulatively exceed the threshold of 300 persons, and the individual proposals are unlikely to deliver suitable onsite provision, developer contributions may be used to provide new spaces or invest in existing spaces for all residents to utilise and access. In these circumstances, each contribution towards open space provision should be proportionate to the scale and density of the individual residential development.

Once the residential capacity of the development has been established, the requirements for provision of public open space and outdoor sports provision should be calculated in line with the standards shown in figures 4.2 and 4.3. Where these standards cannot be delivered on site, or only partially delivered on site, developer contributions will be used to secure the delivery of off-site provision.

- 4.21 For residential developments that meet the threshold, the level of provision required will be calculated based on the anticipated number of additional persons that the development will accommodate. To calculate the number of persons, the size and number of dwellings should be multiplied by the residential occupancy rates, as set down in appendix 1 of this document.
- 4.22 For outline planning applications where the final details of residential capacity may be subject to change, the planning obligation will be linked to the per-resident calculation.
- 4.23 Contributions are only required for the net addition of residents within the application site. In circumstances where vacant dwellings are brought back into any lawful use, or existing dwellings are demolished to be replaced by new dwellings, a deduction equivalent to the pre-existing dwelling capacity should be made from the required contribution. Such deductions do not apply where the dwellings are considered to have been abandoned.
- 4.24 The quantitative and accessibility standards for public open spaces provision within SRAs and the quantitative standards for Outdoor Sports Provision are set out in the Core Strategy; these standards are respectively replicated in figures 4.2 and 4.3 of this document. The local standards reflect the recommendations of the: Knowsley Greenspace Audit (September 2012) which provided an audit of all open space provision throughout the Borough and recommended priorities for open space, recreation and sports provision; and the Knowsley Playing Pitch Assessment, (September 2012) which involved an initial audit of all pitches, users and providers in Knowsley.

Figure 4.2: Substantial Residential Area (SRA) Standards for Greenspace Quantity and Accessibility

Typology	Description	Quality standard (hectares per 1,000 residents)	Quality standard (m ² per person)	Accessibility Standard (maximum recommended distance)
Park and Garden	Formal and urban parks and gardens	0.8	8	1.2km (15 minute walk)
Amenity Greenspace	Areas of informal greenspaces in and around housing areas	0.5	5	800m (10 minute walk)
Provision for children and Young People	Play spaces and provision for young people, e.g. skate parks and play areas	0.1	1	800m (10 minute walk)
Allotments	Areas for growing fruit and vegetables	0.05	0.5	1.6km (20 minute walk)

Figure 4.3: Community Area Standards for Outdoor Sports Provision Quantity and Accessibility

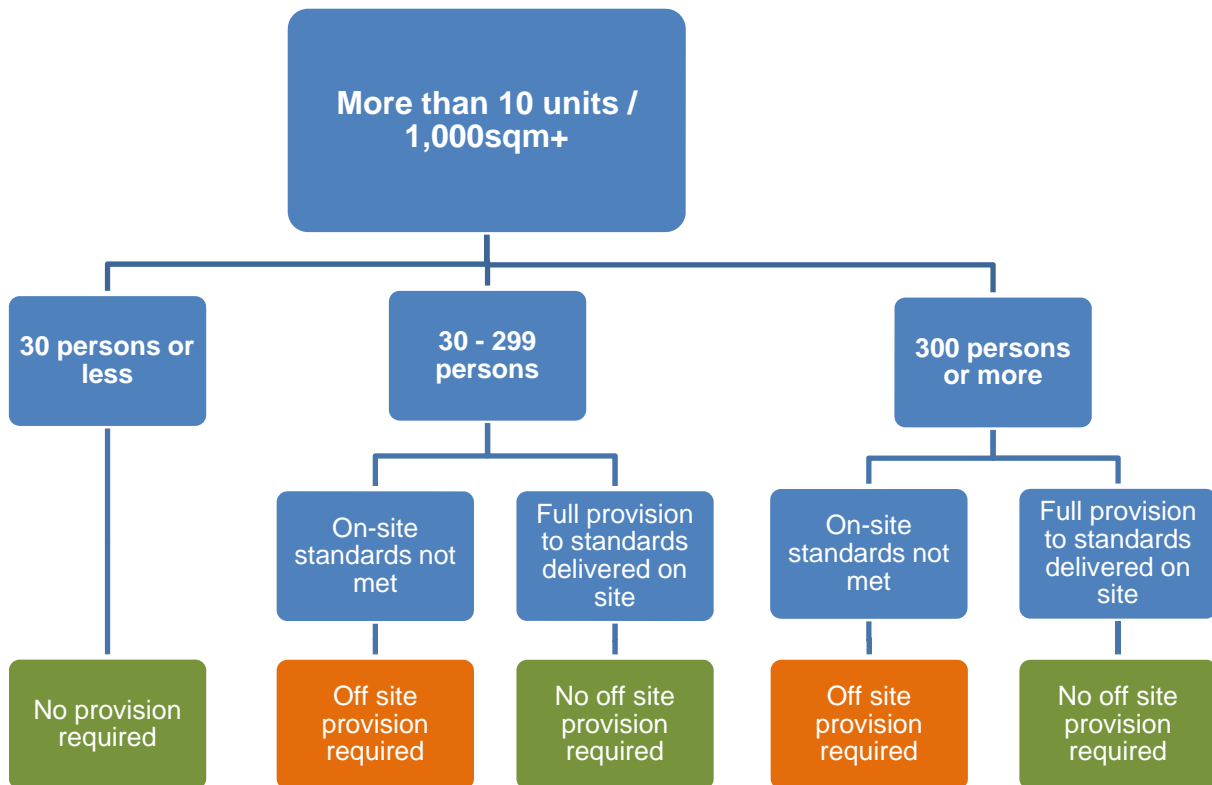
Community Area	Playing Pitch Site Standard (hectares per 1,000 residents)*	Non Pitch Site Standard (hectares per 1,000 residents)*	Cumulative Standard (hectares per 1,000 residents)*	Accessibility Standard (maximum distance to nearest facility)
Kirkby	1.07	0.08	1.15	2.4km (30 minute walk / 5 minute drive)
Huyton	1.03	0.08	1.11	2.4km (30 minute walk / 5 minute drive)
Prescot, Whiston, Cronton and Knowsley Village	1.10	0.08	1.21	2.4km (30 minute walk / 5 minute drive)
Halewood	1.14	0.08	1.22	2.4km (30 minute walk / 5 minute drive)

* excludes sites not available for Community Use and Golf Courses

Worked example of a development of 20 houses located in Huyton, with a residential capacity of 60 persons

Type of provision	Quantity
Park and garden	480 sqm
Amenity greenspace	300 sqm
Provision for children and young people	60 sqm
Allotments	30 sqm
Outdoor sports	666 sqm

Figure 4.4: Greenspaces thresholds for provision in residential development



On-site provision

4.25 On-site provision should be carefully incorporated into the design of development with a size, space and accessibility to enable it to provide residential and amenity value and usage, as opposed to a passive landscape function. Provision of green space within new development can also be explored in conjunction with the principles of flood risk mitigation and Sustainable Drainage Systems.

4.26 On site provision will normally be sought for large residential developments of 300 persons or more (circa 60 dwellings) where individual typologies of public open space within the SRA / CA are below local quantity standards (based upon estimated population, post completion of proposed development) and:

- An overall deficit of provision in the SRA / CA would otherwise occur or worsen; or
- An overall surplus of provision in the SRA / CA would remain, but the surpluses within existing typologies are unsuitable to address deficits in the remaining typologies.

4.27 Where there is a mix of quantitative surplus and deficit typologies of greenspace in the locality of a large development, the deficit typologies should be prioritised for on-site provision. Where there is still a shortfall against standards for that development, developer contributions should be used to fund off-site projects to make qualitative improvements to existing greenspaces.

4.28 When providing on-site green space, developers should provide a maintenance payment for 15 years based upon the individual typology / typologies provided. This payment will enable the Council to adopt the land and provide appropriate maintenance in the future. Alternatively, it may be appropriate for a private maintenance agreement to be agreed between the developer and the Council, this should be agreed in lieu of a payment and ensure that the space is maintained to the Council's specified quality standards.

Off-site provision

4.29 Where on-site provision is unsuitable, impractical, or incapable of addressing the deficit, or where it cannot be met fully on site, contributions towards alternative off-site provision will be required where eligible infrastructure projects are identified. The scale of the contribution should be calculated using a formula that takes into account the size of the development, type of dwellings, local quantity standards and the cost of providing / enhancing the different typologies of public open space. This contribution will then be used for eligible projects.

4.30 Figure 4.5 shows the space standard of provision for public open space per person, together with the indicative maximum total cost of providing this offsite. Figure 4.6 shows outdoor sports provision, reflecting the local standards applied to each Community Area, with revised costs for the 2016/17 financial year. These details

should be used as the starting point to estimate the maximum cost of off-site provision. Calculations for off-site provision for specific developments should use the current provision costs which can be found in the Developer Contributions SPD Technical Annex. These costs are reflective of local circumstances and are based upon the SRA and typology position relative to local standards and the most recent qualitative standards. The costs are consequently lower as they take into account where certain typologies do not currently have a deficit and therefore are unlikely to need substantial investment to bring them up to a standard to support further growth.

4.31 Notwithstanding the identification of SRAs and CAs as geographic units for application of local standards for public open space provision, there may be some circumstances, for example when development is close to an adjacent SRA or CA boundary, where a development requirement can reasonably and necessarily be accommodated by project(s) in a neighbouring SRA / CA. In these circumstances, the accessibility standard distances should be applied.

4.32 If an application has been received and on-site provision cannot reasonably be provided and there are no projects which can be identified to directly related to the development then off site contributions should not be sought. In such circumstances, it is a matter for planning judgement whether the benefits of the proposal outweigh the harm resulting from the absence of a developer contribution.

Figure 4.5: Cost of Provision and Maintenance by Public Open Space Typology

Typology	Standard (m ² per person)	Cost of Provision (£ per m ²)	Cost of Enhancement (or Maintenance) (£ per m ²)	Maximum total per resident (provision plus maintenance costs x standard required)
Park and Garden	8	£12.69	£25.37	£304.48
Amenity Greenspace*	5	£6.34	£6.53	£64.35
Provision for Children and Young People	1	£111.83	£27.33	£139.16
Allotments	0.5	£19.03	£2.55	£10.79
Total	15.5			£518.78

Notes:

Costs provided as at 01/04/2016 with annual RPI inflation updates applied to SPD base figures from 01/11/2007. Further increases are applied as of the 1st April each year.

The maximum totals reflect circumstances where the typologies are in deficit and eligible projects are available to provide new provision and should not be taken as the value to be requested from developments.

* Semi natural and woodland can be classed as amenity greenspace, as long as this is publically accessible.

Figure 4.6: Cost of Provision and Maintenance of Outdoor Sports Provision by Community Area

Community Area	Standard (m ² per person)	Cost of Provision (£ per m ²)	Cost of Enhancement (or Maintenance) (£ per m ²)	Maximum total per resident (provision plus maintenance costs x standard required)
Kirkby	5.75	£101.48	£26.64	£736.69
Huyton	5.5			£704.66
Prescot, Whiston, Cronton and Knowsley Village	6			£768.72
Halewood	6			£768.72
Notes:				
Costs provided as at 01/04/2016 with annual RPI inflation updates applied to SPD base figures from 01/11/2007. Further increases are applied as of the 1st April each year.				
The maximum totals reflect circumstances where the typologies are in deficit and eligible projects are available to provide new provision and should not be taken as the value to be requested from developments.				

Project selection

- 4.33 Developer contributions are only requested to address the needs arising from the development to meet local standards, and to avoid worsening any existing deficits. In some instances although a development may not be delivering sufficient open space on site, a developer contribution may not be required as the typologies of open space may be of a suitable standard to accommodate and mitigate that new development's impact within that SRA. This fine-grained analysis of open space provision demonstrates Knowsley's approach to ensuring that developer contributions are "fairly and reasonably related in scale and kind to the development".
- 4.34 The Council's Green Space Strategy (GSS) and associated Technical paper and Green Space Asset Management Plan (AMP) shape how the funding for off-site contributions received is spent by identifying priorities for enhancement, which are largely informed by the local standards relating to minimum quantity, quality and accessibility in the Local Plan Core Strategy.
- 4.35 Developer contributions toward provision and enhancement of the park and garden typology will be prioritised towards opportunities in the SRA within which the site is located and / or the relevant accessibility distance. However in the absence of eligible projects meeting these criteria, the Council will reasonably consider alternatives in Borough Parks (as identified by the GSS) within the CA of the development site in question. Borough Parks are considered capable of alternatively addressing such needs due to their broader catchment area.
- 4.36 Eligible projects could also include those relating to existing natural and semi natural sites within an SRA, which provide an alternative recreation function relative to a quantitative deficit of park and garden and / or amenity greenspace; and where there

is no prospect of new provision within those typologies. To ensure the contribution is fairly and reasonably related in scale and kind to the development, the contribution value should reflect the enhancement cost of the typology for which the project is considered to be substituting.

4.37 If eligible projects cannot be identified then the associated contribution should not be sought. In such circumstances, planning judgement will be required in terms of whether the benefits of the development outweigh the absence of a developer contribution and the associated improvements that would otherwise be sought.

Worked example: A development located in Halewood of 50 dwellings

Type of unit	Residential capacity per unit	Number of units	Total capacity (persons)
3-bedroom	4	20	80
4-bedroom	5	30	150
		TOTAL	230

Open space provision

Typology	standard (m ² per person)	cost of provision (£ per m ²)	cost of maintenance (£ per m ²)	MAXIMUM Standard x (Provision + Maintenance)	Contribution
Park and garden	8	£12.69	£25.37	£304.48	£70,030.40
Amenity greenspace	5	£6.34	£6.53	£64.35	£14,800.50
Provision for children and young people	2	£111.83	£27.33	£278.32	£64,013.60
Allotments	0.5	£19.03	£2.55	£10.79	£2,481.70
TOTAL MAXIMUM CONTRIBUTION					£151,326.20

Outdoor sports provision

Community area	standard (m ² per person)	cost of provision (£ per m ²)	cost of maintenance (£ per m ²)	MAXIMUM Standard x (Provision + Maintenance)	Contribution
Halewood	6	£101.48	£26.64	£768.72	£176,805.60
TOTAL MAXIMUM CONTRIBUTION					£176,805.60

4.38 In this example scenario, the developer has demonstrated viability issues, which means they can only contribute towards provision for children and young people, and outdoor sports provision. An example of the wording for the legal agreement would be: "A contribution of £64,013.60 to be spent on the provision and maintenance of new play equipment in Funtimes Park, and £176,805.60 to be spent on resurfacing Funtimes MUGA." Each of these is a discrete project that counts as one slot each towards the maximum limit of five for the pooling of obligations, therefore four more contributions could be sought for each project in a similar manner.

Tree provision

- 4.39 Where the Council accepts that tree loss is unavoidable, the applicant will be required to comply with Local Plan Core Strategy Policies CS 8 and CS 21, specifically in relation to tree replacement. Any replacement planting will have to take into account the number; sizes and species of the trees lost and should contribute to the extension of tree and woodland cover across the Borough.
- 4.40 Where it is not reasonably possible to achieve the tree replacement numbers within the development site, the Council may require a financial contribution to achieve the planting and maintenance of the trees off site in line with Local Plan Core Strategy Policies CS 21 and CS 27.
- 4.41 Contributions towards tree planting will be based on the actual cost of the project, as quoted by contractors on behalf of the Council. The rates for provision vary, dependant on where the trees need to be planted, and the replacement specimens required. Information is provided in the Technical Annex; this gives an indication of recent costs of provision and will be updated on a regular basis.
- 4.42 The Council has prepared an SPD entitled Trees and Development. This document explains the Council's approach in relation to the role of trees and landscaping in sustainable development and provides guidance relating to:
- Promoting best practice for proposals incorporating trees and landscaping within new developments;
 - Development proposals affecting existing trees, woodlands and other vegetation;
 - Requirements for detailed survey of all existing trees; and
 - Requirements for provision of replacement trees.
- 4.42 For more detailed information on trees and landscaping in relation to development, please refer to that SPD, which is available from the Council.

Decentralised energy

- 4.43 The Knowsley Industrial Park Energy Network Feasibility Study assessed the feasibility of developing distributed energy infrastructure. The assessment determined that developing decentralised energy infrastructure in the form of energy centres and heat network(s) to provide low carbon energy is commercially viable.
- 4.44 Core Strategy Policy CS 22 requires new development to minimise carbon emissions through sustainable design and construction techniques, utilising allowable solutions or, in Knowsley Industrial Park and Knowsley Business Park, by connecting to decentralised energy systems. An excerpt from Policy CS 22 is shown below:

Priority Zones and Decentralised Energy Networks

4) Knowsley Industrial Park and Knowsley Business Park are identified as a "Priority Zone". Within this area the Council and its partners will facilitate renewable and low carbon infrastructure by (subject to feasibility) requiring new development to:

- a) Make provision for connection to an existing or planned decentralised energy network; and
- b) Be designed to enable future connectivity in terms of proposed site layout, infrastructure and heating provision, including consideration of connections at a later date or phase.

- 4.45 Knowsley Industrial Park and Knowsley Business Park are identified as a "Priority Zone" in Policy CS 22 of the Core Strategy. Within this area, new development will be required to make provision for connection to an existing or planned decentralised energy network, and be designed to enable future connectivity in terms of proposed site layout, infrastructure and heating provision, including consideration of connections at a later date or phase. Securing these provisions will normally be through the design of the development; however S106 agreements made need to be used to prescribe the nature of development or control the use of land to ensure that these future connections to decentralised energy networks can be made.

Key Guidance - Decentralised energy

Developers will have the option to contribute towards the Council's Community Energy Fund used to deliver carbon reduction projects if they are unable to meet zero-carbon targets through on site measures.

Education provision

4.46 The Core Strategy does not include a specific policy for education provision, rather “educational needs” are detailed in the hierarchy within policy CS 27.

4.47 To support the examination of the Core Strategy a document entitled “AD61 - Education Capacity - Technical Note May 2015” was prepared to supplement the Council’s current evidence base, and to assist in the delivery of education provision to support new development in Knowsley. Whilst that technical note undertook a review of potential educational requirements resulting from proposed development in Knowsley it cannot categorically state how many additional pupils will be introduced to the Borough as a result of house building. This is because the number of new pupils introduced to an area is subject to a number of variables, some of which cannot be precisely modelled at the current time. These include, but are not limited to, factors such as:

- Rate of development (or “build out”) of new development up to 2028;
- Number of new Knowsley residents and children of school age that will occupy new dwellings; and
- Future parental choices regarding school attendance.

This Education Capacity Technical Note is available on the Council’s website, and will be updated on a regular basis.

Key Guidance - Education provision

New residential development will lead to population growth in the locality and may consequently have an impact on capacity within local schools. Where this growth cannot be accommodated by existing capacity at primary and secondary school facilities, developer contributions will be secured to help deliver additional capacity either through expansion of existing facilities or through the provision of new facilities.

Based on residential capacity of new dwellings in Knowsley, a development of around 400 dwellings is the threshold at which provision for education facilities may be required.

Where an application is received for 400 or more dwellings which results in population growth of 2,000 persons, or where there are several smaller applications in a locality or there is a phased planning application that cumulatively delivers 400 dwellings or 2,000 persons, a developer contribution towards education provision* may be needed to meet the needs of the future population.

* For the avoidance of doubt, education provision encompasses all of Knowsley Council’s legal duties including: Early Years and Childcare; Primary School; Secondary School; and Sixth Form.

Contributions will only be required where the demand for school places created by development cannot be absorbed by existing capacity at that point in time. The contributions will be based on the benchmarked costs at that point in time for delivering an educational facility (primary or secondary, based on local capacity needs), in Knowsley.

Health, community and leisure facilities

- 4.48 The Core Strategy does not include a specific policy for health, community and leisure facilities, rather they are detailed in the hierarchy of asks within policy CS27.
- 4.49 Knowsley Council and NHS Knowsley have a series of health care strategies, including those related to the provision of local health care services. This is contained within the current Commissioning Strategic Plan, known as “Health and Wellbeing for All”. The Joint Strategic Needs Assessment describes the future health, care and well-being needs of local communities and provides local intelligence required to underpin the strategic commissioning process.
- 4.50 Areas that are predicted to have population growth of around 2,000 people due to a new development, or the cumulative impacts of several smaller developments that combine to form the same population growth, may need additional GP provision and a developer contribution can be used to help deliver this provision.
- 4.51 There are no standards included for community facilities or tourism and the arts, these will be discussed on a case by case basis.

Key Guidance - Health, community and leisure provision

Based on residential capacity of new dwellings in Knowsley, a development of around 400 dwellings is the threshold at which provision for health care facilities may be required.

Where an application is received for 400 or more dwellings which results in population growth of 2,000 persons, or where there are several smaller applications in a locality that in combination deliver 400 dwellings or 2,000 persons or more, a developer contribution may be needed to help provide new or expanded health care facilities. Where feasible, the provision of co-located health care facilities with community and leisure services may be considered.

- 4.52 Please see appendix 1 of this document to calculate residential capacity figures.

Public realm and design

- 4.53 Policy CS 19 of the Core Strategy sets out principles for new development to enhance design quality and accessibility, including the creation of spaces used as public realm.
- 4.54 There are two SPDs which cover design issues: the Design Quality in New Development SPD sets out the Council's aspirations and expectations for design standards in new development and includes that all new development should provide high quality public realm; the New Residential Development SPD identifies general design principles for new residential development, including principles on public realm. Please see these two SPDs for more detailed information on design issues.
- 4.55 Discussion with applicants regarding the design of the development will help to ensure a high quality public realm, this will normally be secured through the use of planning conditions rather than developer contributions. Planning Practice Guidance states that: "*Planning obligations should not be sought where they are clearly not necessary to make the development acceptable in planning terms.*"⁶ In the case of public art, it is often beneficial to include it within the design of the public realm, which can be undertaken in a number of ways for example through the use of public seating designed by local artists, ornamental brise-soleil, or murals that feature on gable walls.
- 4.56 For development within SUEs which are delivered in phased consents, or for development within town centres, it may be appropriate to use S106 agreements to ensure the delivery of space that functions as public realm for latter phases of the development, or to ensure that the scheme connects with other areas of existing or proposed public realm outside of the development boundary.

⁶ http://planningguidance.communities.gov.uk/blog/guidance/planning-obligations/planning-obligations-guidance/#paragraph_004 Reference ID: 23b-004-20150326

Affordable housing

4.57 Core Strategy Policy CS 15 requires new market sector housing developments which have a capacity of 15 dwellings or more to provide affordable housing.

4.58 Affordable Housing is defined in the NPPF as:

“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.”

More detailed definitions for the different types of affordable housing are contained in appendix 2 of this document. The Council will only consider housing to be “affordable” where it is compliant with the definition within NPPF or any nationally described standard that supersedes or adds to this definition.

4.59 The Strategic Housing Market Assessment (SHMA) 2010 recommended that the Council should seek contributions towards affordable housing provision of up to 25% in market sector housing developments of 15 dwellings or more. It also recommended that 75% of affordable housing should be affordable rented and 25% in intermediate tenures. The targets for provision were altered for areas outside the SUEs as part of the Core Strategy examination process to 10%, and this is reflected within the adopted policy.

4.60 The Knowsley Housing Strategy sets out the strategic priorities for housing within the borough. The strategy focuses on three objectives:

- Increase the number of homes;
- Improve the quality of homes;
- Improve access to housing.

4.61 When affordable housing is proposed to be delivered in connection with market housing developments, the Council will use S106 legal agreements to secure the provision of affordable housing either in-kind or by commuted financial contributions, and to ensure that the affordable housing provision remains at an affordable price for future eligible households.

Key Guidance - Affordable housing provision

For market sector housing developments which have a capacity of 15 dwellings or more, the provision of affordable housing sought will be:

- 10% on sites within the current urban area
- 25% on sites identified as Sustainable Urban Extensions.

New affordable housing provision should be broken down in 75% for affordable rent and 25% for intermediate housing. A different tenure mix may be permitted where it can clearly be demonstrated that development would not be financially viable and affordable housing provision is being maximised.

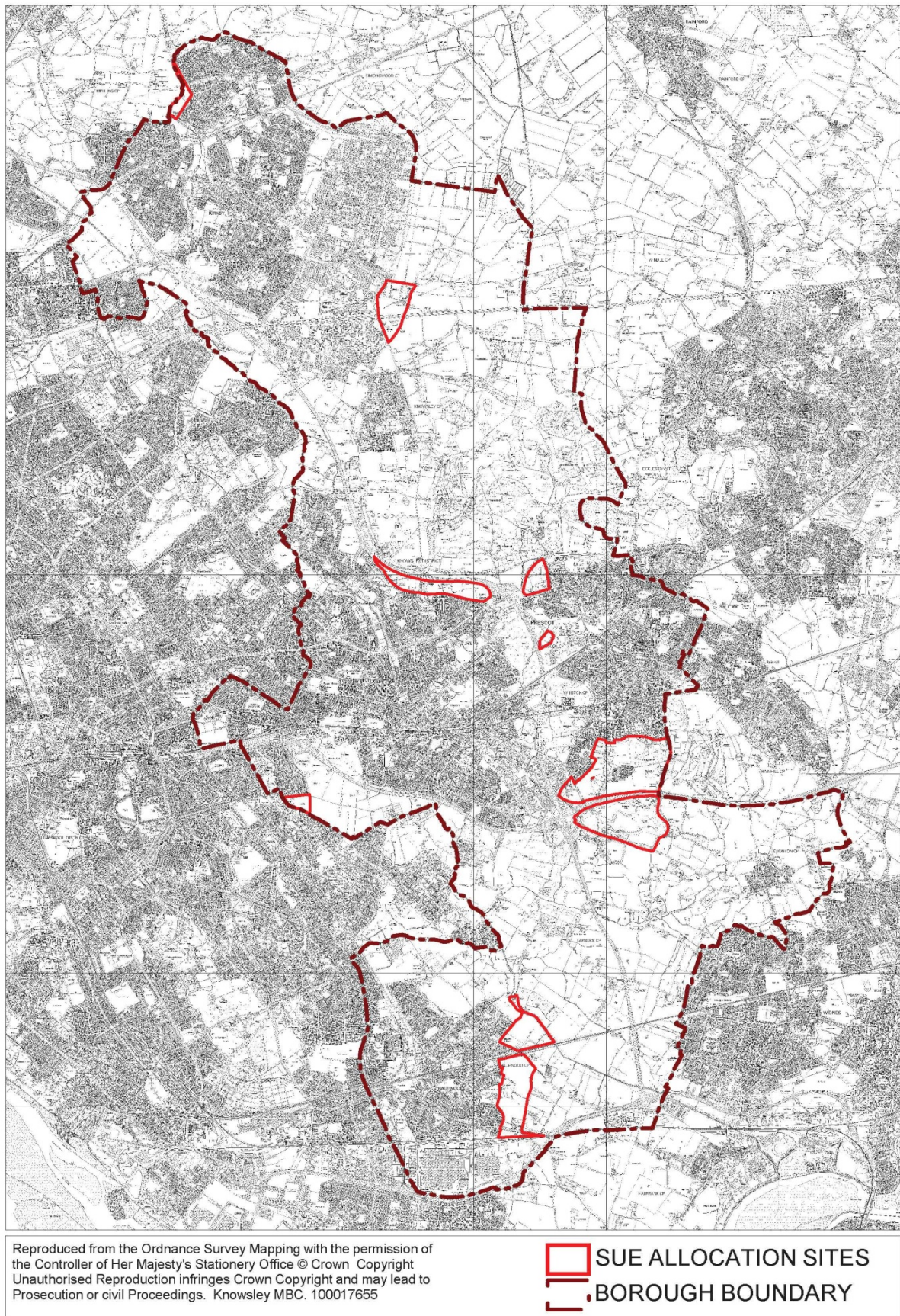
The following discounts will normally be required when providing affordable dwellings:

- 55% discount off Open Market Value (OMV) for Affordable Rent; and
- 35% discount off the OMV for Intermediate Housing

Affordable housing provided should:

- Be as provided on site, except in exceptional circumstances;
- Be fully integrated into the overall design of the development;
- Indistinguishable from market housing provided;
- Reflect the overall mix of property type and sizes; and
- Be phased to ensure that the delivery of the affordable units reflects the phasing of the scheme as a whole.

Figure 4.7: Location of Sustainable Urban Extensions in Knowsley



- 4.62 It is recognised that where a registered provider (RP) of social housing or another developer develops a property for shared ownership, occupiers may have the right to staircase to full ownership. On re-sale there will therefore be no subsequent benefit to future occupiers, as the current occupier would be entitled to sell the unit at the full market value of the property. In these cases, the Council expects any recyclable receipts arising to be reinvested within Knowsley for affordable housing provision.
- 4.63 Where affordable housing provision is met partly or fully off-site, the onus is on the developer to demonstrate why this affordable housing obligation should be discharged in this manner and all parties must agree. If accepted, an off-site provision must be equivalent in nature, or the financial contribution should be of comparable value to the discount off the open market value.
- 4.64 Where it is agreed that a financial contribution is appropriate, this should be paid to the Council where it will be ring-fenced for the provision of affordable housing within Knowsley. These sums will be utilised for new affordable housing schemes, bringing vacant properties back into use as affordable housing and improving or converting existing housing for use as affordable housing.
- 4.65 To calculate the financial contribution that is payable in lieu of on-site provision, firstly the value of on-site affordable housing provision within the market location of the planning application site should be established in conjunction with guidance from the RP for that area. This discounted value is the sum that an RP would reasonably expect to pay for it. The difference between the discounted value of the affordable housing units and the Open Market Value (OMV) will constitute the affordable housing financial contribution. Within the EVA discounts of 55% and 35% were used to assess viability for Affordable Rent and Intermediate Housing respectively.
- 4.66 Figure 4.8 shows an example calculation for an indicative development site, to demonstrate how to calculate financial contributions required to satisfy affordable housing policy requirements.
- 4.67 As part of the Affordable Housing Programme, the Council and its Registered Provider partners have put together a delivery schedule, outlining the schemes, including some with planning permission, that are expected to be delivered over a four year period. This will be used to help guide the spending of affordable housing contributions. Unlike other types of infrastructure provision, where planning obligations are used to secure contributions for offsite affordable housing provision, these obligations are not constrained by the same pooling restrictions for five projects or more.

Figure 4.8: Worked example for calculating financial contribution towards offsite provision of affordable housing

Worked Example	
Total number of dwellings	64
Target affordable housing provision (percentage)	25%
Target affordable housing provision (units)	16
Open market housing provision (units)	48
Tenure split	
Affordable rent (percentage of affordable provision)	75%
Affordable rent (units)	12
Affordable Rent - discount from open market value	55%
Intermediate housing (percentage of affordable provision)	25%
Intermediate housing (units)	4
Intermediate housing - discount from open market value	35%
Calculations for value of scheme without affordable housing	
Open market value (OMV) of a typical unit	£150,000
Total OMV of entire scheme <i>Based on 64 x £150,000</i>	£9,600,000
Calculations for value of scheme with affordable housing	
Open market units <i>Based on 48 x £150,000</i>	£7,200,000
Affordable Rent	
Value of each unit <i>Based on 55% discount</i>	£67,500
Combined value <i>Based on 12 units</i>	£810,000
Intermediate Housing	
Value of each unit <i>Based on 35% discount</i>	£97,500
Combined value <i>Based on 4 units</i>	£390,000
Total value of scheme with target affordable housing provision	£8,400,000
Developer contribution for offsite provision	
<i>Based on difference between two values</i> <i>£9,600,000 - £8,400,000</i>	£1,200,000
Note: discounts from OMV are based on figures used in EVA for local provision of affordable housing	

Other infrastructure and developer contributions

4.68 For utilities such as Water Supply, Waste Water, Gas, Electricity and Communications, these will be supplied by the statutory undertakers for these services.

4.69 Developer contributions may be used to secure other types of mitigation that are not specifically identified within this document to make the scheme acceptable in planning terms. These may include for example, habitat replacement schemes, air quality monitoring stations, or relocation measures for protected species.

Sustainable Urban Extensions (SUEs)

4.70 The Local Plan Core Strategy includes site allocations called Sustainable Urban Extensions (SUEs), which are areas removed from the Green Belt to meet residential and employment development needs. The largest three SUEs (“Knowsley Lane, Huyton”, “East of Halewood” and “South of Whiston and Land South of the M62”) will only be granted planning permission where proposals are consistent with a single detailed masterplan approved by the Council.

4.71 For the five Sustainable Urban Extensions which are not subject to detailed master planning, there is likely to be a need for investment into infrastructure and utilities to ensure the sustainable delivery of these sites. The developer will be expected to work with infrastructure and utilities providers to ensure that development can be serviced and these costs should be borne as part of the overall development costs.

4.72 Other developer contributions as detailed in the rest of this SPD will be sought in the usual manner for SUEs, in compliance with paragraph 204 of the NPPF.

5 Implementation and monitoring

Pre-application planning advice

5.1 Knowsley Council provides a pre-application planning advice service (also known as “pre-app”). The purpose of the pre-app service is for prospective applicants to get advice before the submission of a planning application to improve the quality of the application and increase the likelihood of approval. The advice provided can help developers to:

- Understand planning policies that apply to the development and what information needs to be provide with the application.
- Understand if specialist help is needed with tree surveys, listed buildings, conservation areas and flood risk and ecological assessments.
- Understand what developer contributions may be required to make the development acceptable in planning terms.
- Identify problems and change the application before it is submitted.
- It can also help fast-track the proposed scheme through to a decision, once it has been formally submitted as a planning application.

5.2 If applicants are concerned that planning obligations could affect viability, they are advised to submit an economic viability assessment during pre-application stage, thus providing an opportunity to assess viability evidence early in the process.

5.3 More information on the pre-app service can be found on the Council’s [website](http://www.knowsley.gov.uk/residents/building-and-planning) at www.knowsley.gov.uk/residents/building-and-planning. Here you can find the written guidance on the service, a pre-application advice request form and the fee schedule for the service, as the cost is based on the type and scale of development that is being proposed. Where applicable, part of this fee will go towards the cost incurred by the Council’s consultants to scrutinise viability evidence as part of this process.

Viability and the negotiation of contributions

5.4 The Council’s Economic Viability Assessment informed a hierarchy of “policy asks” which were set down in Policy CS 27 of the adopted Core Strategy. This hierarchy prioritises certain “policy asks” for delivery over others when development viability has been demonstrated to be insufficient, giving guidance to developers in establishing which “policy asks” should be given priority. This hierarchy will be used during pre-application discussions and negotiations on developer contributions during the planning application decision process.

5.5 The policy approach on planning obligations ensures that there is sufficient flexibility for decision making purposes, as the terms of these agreements can be negotiated with the Council. This is essential to ensure that the viability and deliverability of development is not undermined and therefore accords with NPPF paragraph 173. Where viability evidence demonstrates that a developer is unable to fully fund all of

the developer contributions sought, a balanced assessment will be required as to whether planning permission can be granted notwithstanding that not all of the contributions sought can be provided.

- 5.6 An economic viability appraisal should be undertaken on an open book basis and should include the following information:

Costs

- Build costs per square metre
- External works
- On site secondary infrastructure
- Professional fees
- Details of any exceptional development costs
- Market value of site, together with fees
- Legal fees and marketing costs
- Interest payments

Receipts

- Sales values, supported by evidence
- Income from selling freehold interest

Developers' profit

- Expressed as a value; and
- Expressed as a percentage of the gross development value.

- 5.7 For more detailed advice on that information that should be submitted for a viability appraisal, please contact the Council's Planning Service or visit the Council's website. It is likely that independent professional consideration of the economic viability of the development would be required. The Council will consider the information submitted, before discussing with the applicant the need to refer the information on for independent assessment.

- 5.8 Where there are disputes over viability, the Council may require the developer to set down three appraisals for their scheme:

- Firstly, an economic appraisal for the development reflecting the costs of supplying all the policy requirements and developer contributions, demonstrating the profit margin for the scheme.
- Secondly, an economic appraisal for the development, with none of the policy requirements and developer contributions, demonstrating the profit margin for the scheme.

- Thirdly, where applicable, the point between the first two scenarios where the development provides a profit margin to the developer that is at the acceptable rate of return in line with current best practice.

5.9 A lack of demonstrable viability will not automatically mean that developer contributions can be fully discounted and planning permission granted. To ensure a scheme is acceptable in planning terms, a balance must be sought, and the developer will be expected to work with the Council to achieve the most acceptable package of developer contributions for all concerned.

Renegotiations

5.10 Where contributions are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

5.11 Developers can request the amendment or re-negotiation of an existing planning obligation where it is agreed to be reasonable and necessary to facilitate delivery of development without causing unacceptable harm, or where circumstances may have altered, for example changing economic circumstances. These re-negotiations will be required to submit information on the economic viability of the development, and subject to an open book appraisal in the same manner as set out above.

Pooling of developer contributions

5.12 Developer contributions secured by S106 agreements are affected by restrictions imposed by the Community Infrastructure Levy regulations with respect to the extent to which planning obligations can be collected from individual developments and then collated or “pooled” for later expenditure. S278 agreements and anything delivered through the use of planning conditions is not affected by this restriction.

5.13 A maximum of five obligations can be pooled towards a single project or type of infrastructure, therefore new S106 agreements must be specifically worded to ensure that this limit is not breached. The Council has records of what legal agreements (together with the detailed obligations within) have been signed since April 2010, to ensure that any new contributions do not secure items which have already met or surpassed in the limitation of five obligations. For clarity, this pooling restriction applies to obligations agreed, not obligations collected, therefore it may be possible to sign five agreements but never received any contributions as the developments do not meet their trigger points for delivering the contribution.

Legal agreements

- 5.14 The Council intends to use a range of legal tools to secure developer contributions and which will include, where appropriate, Section 106 agreements and Unilateral Undertakings. For highways contributions, the Council will consider the appropriateness of the use of legal agreements including Section 278 agreements.
- 5.15 Applicants are advised to appoint a suitably qualified Solicitor to represent their interests.
- 5.16 A fee will need to be paid prior to the sealing of the legal agreement to cover the Council's reasonable legal and administrative costs for drafting and completing legal agreement; without this a planning permission will not be issued. While the majority of legal agreements will not warrant a monitoring fee, where the developer has requested payment of contributions to be phased, the Council may impose a fee to reflect the increased administrative and financial burden of monitoring such obligations. The fee will vary depending on the monitoring required and will be in addition to the obligations identified within the legal agreement.
- 5.17 The Council may accept the inclusion for the phased payments of developer contributions where there is sufficient evidence to justify this, and where it does not place an undue administrative burden upon the Council. It is the responsibility of the developer to demonstrate the benefits of phased payments, and gain agreement from the Council prior to the signing of the legal agreement. Phased payments of developer contributions will be made through the passage of time after the commencement of development rather than through percentage completion of development, as this approach is more transparent. It is the responsibility of the development to ensure that phased payments are made on time.
- 5.18 Individual legal agreements will specify the timeframes for planning obligations to be spent on the relevant project(s). The standard time period for this will be 10 years from the date of receipt to the point at which it is spent on a project, and this will be included within the provisions of each legal agreement. If monies remain unspent by the end of the relevant contribution period, the Council will refund them upon request, as it is unreasonable for the Council to hold money indefinitely. For some planning applications, particularly those that are outline or phased consents, a longer timeframe may be appropriate as the growth proposed in the Core Strategy covers the period to 2028 and beyond, this will be discussed with the developer as part of the application process.
- 5.19 The Council will monitor compliance with legal agreements to ensure the provisions of the legal agreement are met, and that payment of financial contributions and non-financial obligations are delivered.

- 5.20 It is the responsibility of the developer to contact the Council to make arrangements to pay any contributions that are due or deliver the required infrastructure as. Where this does not take place and where payment of monies is overdue by more than 21 days, it will be subject to late payment interest in line with the contents of the legal agreement, this will normally be defined as the base rate plus 3%. Persistent non-payment or non-compliance will result in legal action being taken, with any unpaid amounts, including interest and associated costs, being pursued.
- 5.21 S106 agreements will be registered as a local land charge, with the specific details of each obligation recorded on a database. It is the responsibility of the developer to request the removal of a local land charge once the obligations have been satisfied.
- 5.22 Monitoring reports for developer contributions and historic S106s will be published on an annual basis, noting what payments are due, what monies have been received, what monies are overdue, and what the funds have been committed to and spent on.

Appendix 1: Residential capacity rates

The following table is based on figures provided in a document entitled: "[Technical Housing Standards](#)", published by the Department for Communities and Local Government (CLG) in 2015, and uses the lower end of the range of number of persons per dwelling size.

Residential capacity rates

Size of dwelling	Number of Persons
Studio / 1 bedroom	2
2 bedrooms	3
3 bedrooms	4
4+ bedrooms	5

Example calculation: development comprised of 11 new three-bedroom dwellings. Three-bedroom dwellings have a residential capacity of four persons, so the calculation would be as follows:

$$11 \times 4 = 44 \text{ persons}$$

Appendix 2: Detailed Housing Definitions

Definitions of housing tenures are adapted from Annex 2 of the NPPF and from the Homes and Communities Agency website, which may change from time to time.

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Windfall housing

Sites which have not been specifically identified as available in the Local Plan process (i.e. In Monitoring Reports or evidence base documents such as the Strategic Housing Land Availability Assessment).

Specialist and Supported Accommodation

Accommodation designed or designated specifically to meet the needs of older and/or vulnerable people, as follows:

Older people are defined as people over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs. Accommodation for older people includes all housing which is specially designed or

designated for older people; for example, sheltered housing, extra care housing, registered care homes, retirement housing or clusters of bungalows solely let to older people.

Vulnerable people are defined as homeless families with support needs; offenders and people at risk of offending; people with alcohol problems; people with drug problem; people with HIV or AIDS; people with learning disabilities; people with physical or sensory disabilities; people with mental health problems; refugees; rough sleepers; single homeless people with support needs; teenage parents; people at risk of domestic violence; young people at risk; and young people leaving care. This vulnerability covers a wide range and levels of need and not all vulnerable people need supported housing - for many, remaining in their own or their family home with support may be the best solution. Some people may require on-going support and care in permanent supported housing accommodation, whereas for others the need for support may be for a limited period requiring tailored services that may be only for a few months or perhaps up to two years in order to support residents into more independent living, a settled lifestyle, education, training and employment. Accommodation for vulnerable people includes all housing which is specially designed or designated to meet the particular requirements of these groups.

Appendix 3: Glossary

Allowable Solutions

The measures permitted for dealing with residual emissions remaining after taking account of carbon compliance measures in the Government's proposed changes to the Building Regulations.

Carbon Compliance

The minimum level of carbon reductions compared to current levels, to be required under the Building Regulations on development sites (through a combination of energy efficiency and low or zero carbon energy generation) and through direct connection to the building from on-site or off-site sources of low and zero carbon heat.

Combined Heat and Power (CHP)

The use of a heat engine/power station to simultaneously generate both electricity and useful heat.

Community Area (CA)

A collection of Substantial Residential Areas (SRA) which relate to the largest settlements in Knowsley (Huyton, Kirkby, Prescot / Whiston and Halewood) which is used to calculate the surplus and deficits for outdoor sports facilities relative to adopted standards under policy CS21. The size of the Community Areas reflects the fact that residents of the Borough travel beyond SRA boundaries to visit such facilities.

Community Energy Fund (CEF)

A fund which will be able to accept payments under the Government's Allowable Solutions mechanism to provide carbon emission reductions that cannot be achieved on-site in line with contemporary Building Regulations (Part L). Contributions to the Community Energy Fund are used to deliver low carbon and/or energy efficiency programmes.

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The CIL must be collected through the preparation of a Charging Schedule, supported by a range of infrastructure planning and economic viability evidence.

Communities and Local Government (DCLG or CLG)

A governmental department which sets policy on local government, housing, urban regeneration, planning and fire and rescue. CLG have responsibility for all race equality and community cohesion related issues in England and for building regulations, fire safety and some housing issues in England and Wales.

Developer Contribution

In-kind or financial contributions provided by developers to contribute to the cost of infrastructure and other items, in order that the development is acceptable in planning terms and accords with the policies in the Local Plan. This can take the form of a legal agreement or the operation of a tariff-based system for contributions. Legal agreements may take the form of a "planning obligation", which is a legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

District Heating (DH)

A system for distributing heat generated in a centralised location for residential or commercial heating requirements. DH systems can promote higher efficiencies and better levels of pollution control.

Economic Viability Assessment

The assessment of a development scheme, in order that the level of financial viability can be established. Such assessments are undertaken by developers in advance of pursuing a scheme. This can be calculated from development costs, profit and land value, all of which are deducted from scheme value to work out a residual value (positive or negative) which indicates the viability of the scheme. A variety of methods are available. It can be used to inform policy positions, and on a scheme-by-scheme basis when planning applications are being assessed.

Green Belt Land

Designated land – primarily open land – around built-up areas designed to limit urban sprawl and to define town and country areas. It is generally protected land with a strong presumption against development.

Green Infrastructure (GI)

A concept recognising the environmental, social and economic, often multi-functional value of the network of natural environmental components and green and blue spaces that lies within and between towns and villages. In the same way that the transport infrastructure is made up of a network of roads, railways and airports, etc. Green Infrastructure has its own physical components, including parks, rivers, street trees and moorland.

Homes and Communities Agency (HCA)

The national housing and regeneration agency. The HCA has enabling and investment roles, including the provision of funding for affordable housing, bringing land back into productive use and enabling local authorities to achieve housing and regeneration ambitions for their own areas.

Infrastructure Delivery Plan (IDP)

Supporting the Core Strategy and the wider Local Plan, this will set out the range of existing, planned and required infrastructure within the Council area. This will identify standards of provision which should be adhered to, and set out the key infrastructure projects which will be critical to the successful delivery of the Local Plan.

Merseyside Environmental Advisory Service (MEAS)

This is a specialist unit which provides advice on specific environmental matters to the six District Councils making up the Liverpool City Region, delivering high quality environmental advice and sustainable solutions to our Local Authority customers for the benefit of the people and environment of the Liverpool City Region

Outdoor Sports Provision

A term which includes: grass playing pitches (public and privately owned), artificial playing pitches, golf courses, bowling greens, tennis courts, and any land which may be currently vacant but that has been in sports use within the previous five years.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Public Realm

The space between and surrounding buildings and open spaces that are accessible to the public and including streets, pedestrianised areas, squares and river frontages.

Registered Provider (of Social Housing)

Independent, not-for-profit private sector organisations providing social housing. They are the UK's major provider of homes for rent, as well as providing opportunities for shared ownership. They were previously also known as "Registered Social Landlords" or "Housing Associations".

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, the sun and from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Safeguarded Land

Comprises areas and sites which may be required to serve development needs in the longer term, i.e. beyond the end of the plan period (post 2028). Safeguarded land should be genuinely capable of development when needed and be where future development would be an efficient use of land, well integrated with existing development.

Shared Ownership

An arrangement where the ownership of a property is shared, usually between a Registered Social Landlord (RSL) and a private purchaser.

Strategic Flood Risk Assessment (SFRA)

A document which is normally produced by a local planning authority in consultation with the Environment Agency, and which forms the basis for preparing appropriate policies for flood risk management at the local level.

Substantial Residential Area (SRA)

A residential area that should, in order to provide a satisfactory residential environment, be self sufficient in public open space. The overall proportion of open space within these areas is measured as a surplus or deficit relative to population in accordance with adopted standards. Maps defining the existing boundaries of the SRAs are contained within the Developer Contributions Technical Annex.

Sustainability Appraisal (SA)

An assessment of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. For the Knowsley Local Plan, this covers the requirements of Strategic Environmental Assessment.

Sustainable Drainage Systems (SuDS)

These systems provide an alternative to the traditional methods of dealing with water drainage, aiming to mimic the natural movement of water from a development, slowing run-off, reducing flood risk, improving water quality and potentially providing attractive features.

Sustainable Urban Extensions (SUEs)

Areas which are being removed from the Green Belt to accommodate Knowsley's needs for new housing and employment development up to 2028 and beyond. Sustainable Urban Extensions are areas which are capable of development when needed and to provide for an efficient use of infrastructure and land which is well integrated with existing development.

Transport Assessment (TA)

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel Plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action which is articulated in a document that is regularly reviewed.

Zero Carbon

Meaning no net increase in carbon dioxide emissions resulting from the energy used in occupying building, including space heating, hot water, cooking, lights and appliances. The Government, with assistance from the Zero Carbon Hub, is currently developing a new definition of zero carbon development.

KNOWSLEY

Developer Contributions
Technical Annex
June 2016



Contents

What is this document and why is it needed?	1
Greenspace Contribution Costs by SRA & Typology (From April 2016)	2
Boundaries of each Substantial Residential Area (SRA)	12
SRA 1	12
SRA 2	12
SRA 3	13
SRA 4	13
SRA 5	14
SRA 6	14
SRA 7	15
SRA 8	15
SRA 9	16
SRA 10	16
SRA 11	17
SRA 12	17
SRA 13	18
SRA 14	18
SRA 15	19
SRA 16	19
SRA 17	20
SRA 18	20
SRA 19	21
SRA 20	21
SRA 21	22
SRA 22	22
SRA 23	23
SRA 24	23
SRA 25	24
SRA 26	24
SRA 27	25
SRA 28	25
SRA 29	26
SRA 30	26

SRA 31	27
SRA 32	27
SRA 33	28
SRA 34	28
SRA 35	29
SRA 36	29
SRA 37	30
SRA 38	30
Tree Planting	31
Costs of provision	31

What is this document and why is it needed?

This document provides technical information to support the guidance provided in the Developer Contributions SPD. This document will be amended as needed to ensure that the information remains up to date.

A Substantial Residential Area (SRA) is a residential area that should, in order to provide a satisfactory residential environment, be self sufficient in public open space. The overall proportion of open space within these areas is measured as a surplus or deficit relative to population in accordance with adopted standards.

This document contains the two sets of technical information that are relevant to securing appropriate developer contributions for the provision of greenspace in Knowsley.

Firstly it provides a breakdown of contribution requirements on an SRA basis for each individual typology based upon the costs for the 2016/17 financial year; these figures are based upon the most recent qualitative assessment relative to local standards as identified in the Council's Monitoring Report. The calculations are reflective of local circumstances and are based upon the SRA and typology position relative to local standards.

Secondly, boundaries for each SRA are provided; these provide geographic units for the application of local standards for public open space provision. These areas will help to guide the identification of projects for the provision of public open space, where these projects are required to make new developments acceptable in planning terms.

Greenspace Contribution Costs by SRA & Typology (From April 2016)

SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
1	Shevingtons Lane	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£153.21
Maximum Total				£537.84	£416.49
2	Tower Hill	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£153.21
Maximum Total				£639.32	£416.49
3	Kirkby Park	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£153.21
Maximum Total				£426.01	£416.49
4	Westvale	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Surplus		£1.27

SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
		Outdoor Sports Provision	Surplus		£153.21
Maximum Total				£528.32	£416.49
5	Northwood	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Surplus		£1.27
		Outdoor Sports Provision	Surplus		£153.21
Maximum Total				£629.81	£416.49
6	Southdene	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£153.21
Maximum Total				£639.32	£416.49
7	Field Lane	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Deficit	£63.43	£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£153.21
Maximum Total				£457.72	£416.49
8	Knowsley Village	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27

SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£632.65	£409.83
9	Stockbridge Village	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£632.65	£409.83
10	Fincham	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£520.83	£409.83
11	Hillside	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£632.65	£409.83
12	Huyton Farm	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Deficit	£63.43	£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27

SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£562.88	£409.83
13	Page Moss	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£632.65	£409.83
14	Bluebell	Parks & Gardens	Surplus	0	£202.97
		Amenity Greenspace	Deficit	£63.43	£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£562.88	£409.83
15	Huyton Village	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£419.34	£409.83
16	Whiston Lane	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Surplus		£1.27

SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£521.65	£409.83
17	Swanside	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Deficit	£63.43	£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£664.37	£409.83
18	Court Hey	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Deficit	£63.43	£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Surplus		£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£441.54	£409.83
19	Bowring Park	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£531.17	£409.83
20	Roscoes Wood	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27

SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£632.65	£409.83
21	Huyton Park	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Deficit	£63.43	£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Surplus		£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£441.54	£409.83
22	St. Johns	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£520.83	£409.83
23	Huyton Quarry	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£146.54
Maximum Total				£419.34	£409.83
24	North Prescot	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27

SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£544.49	£423.15
25	South Prescot	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£432.66	£423.15
26	East Prescot	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£645.98	£423.15
27	Cross Lane	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Surplus		£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£534.98	£423.15
28	Milton Avenue	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27

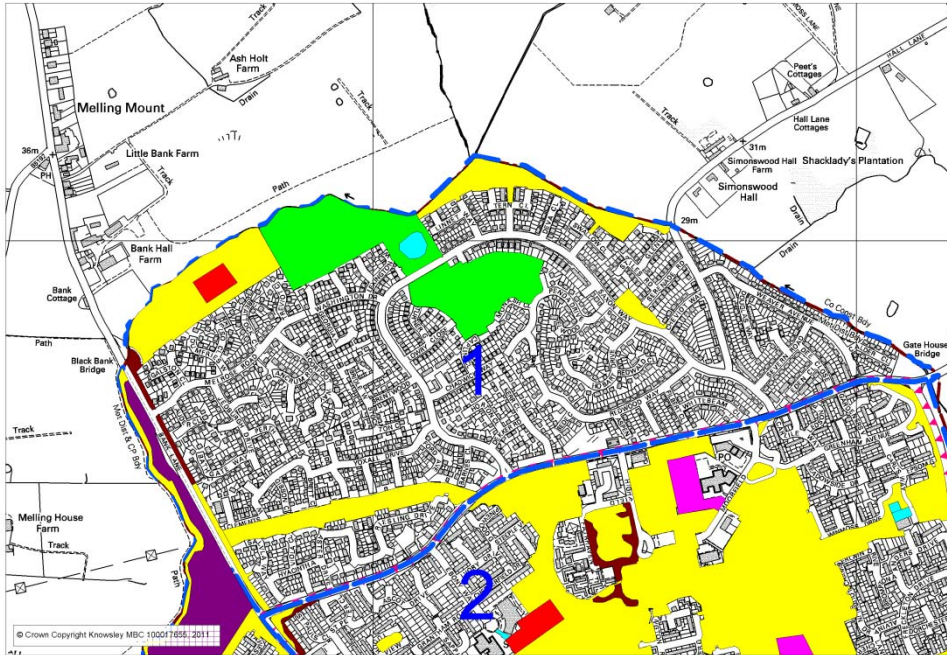
SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£645.98	£423.15
29	Windy Arbor	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£544.49	£423.15
30	Lickers Lane	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£645.98	£423.15
31	Cronton Village	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Deficit	£63.43	£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£464.38	£423.15
32	Macketts Lane	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27

SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£432.66	£423.15
33	Okell Drive	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£544.49	£423.15
34	Court Farm	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£645.98	£423.15
35	Halewood Village	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£432.66	£423.15
36	Wood Road	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Deficit	£63.43	£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27

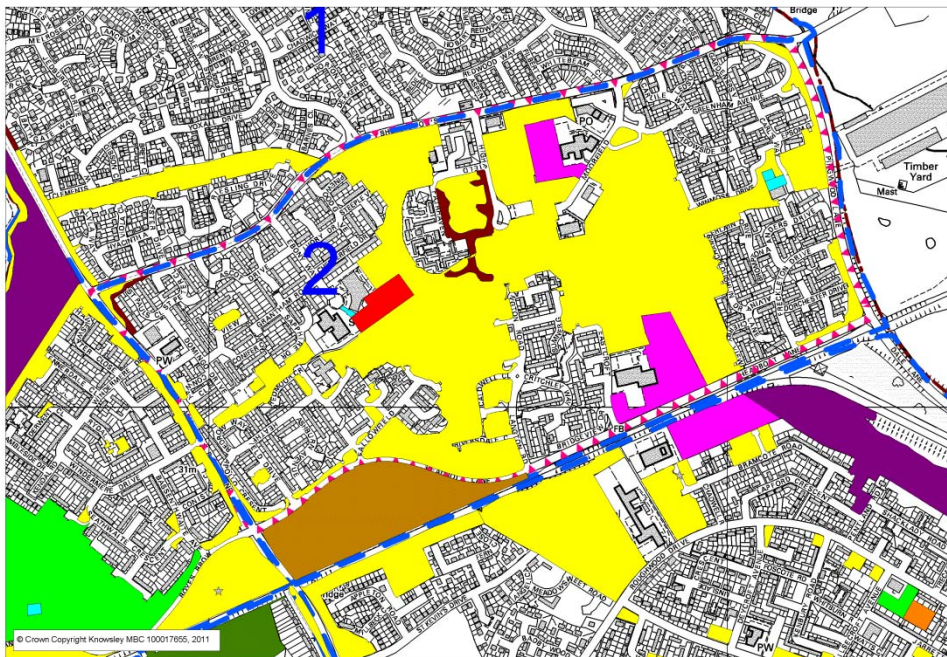
SRA	Area	Typology	Quantity Surplus / Deficit (ha)	Contribution per Resident (£)	Contribution per Resident (£)
				Where off site projects for new provision available (prioritised for deficits only - reflects full provision and maintenance for typology)	Projects for enhancement of existing provision only (where new provision is alternatively provided, exclude relevant typologies to avoid double counting)
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£464.38	£423.15
37	Baileys Lane	Parks & Gardens	Deficit	£304.45	£202.97
		Amenity Greenspace	Deficit	£63.43	£31.71
		Provision for Children & Young People	Surplus		£27.33
		Allotments	Deficit	£10.79	£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£565.86	£423.15
38	Torrington Drive	Parks & Gardens	Surplus		£202.97
		Amenity Greenspace	Surplus		£31.71
		Provision for Children & Young People	Deficit	£139.16	£27.33
		Allotments	Surplus		£1.27
		Outdoor Sports Provision	Surplus		£159.86
Maximum Total				£534.98	£423.15

Boundaries of each Substantial Residential Area (SRA)

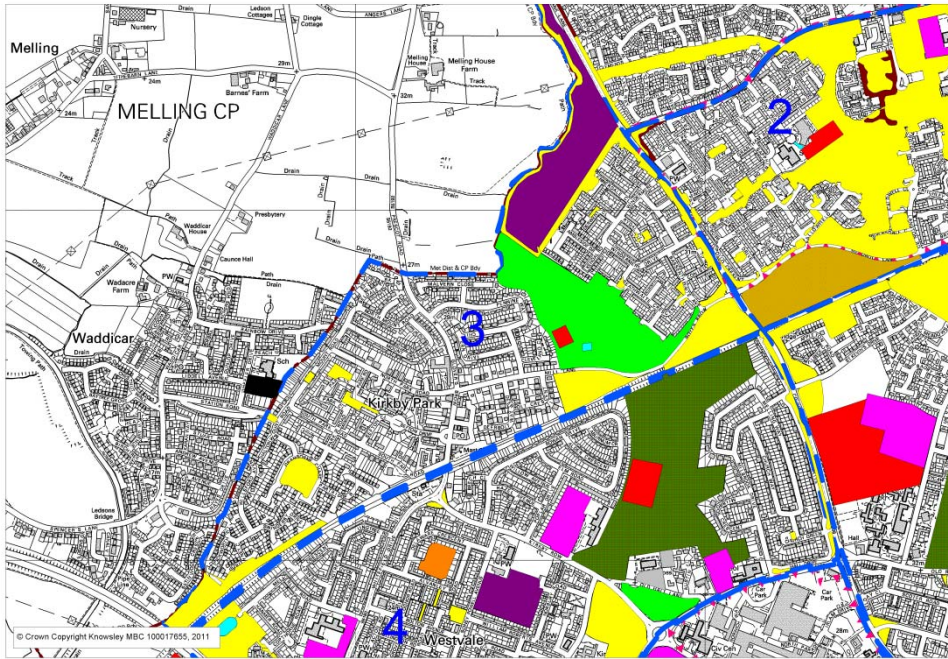
SRA 1



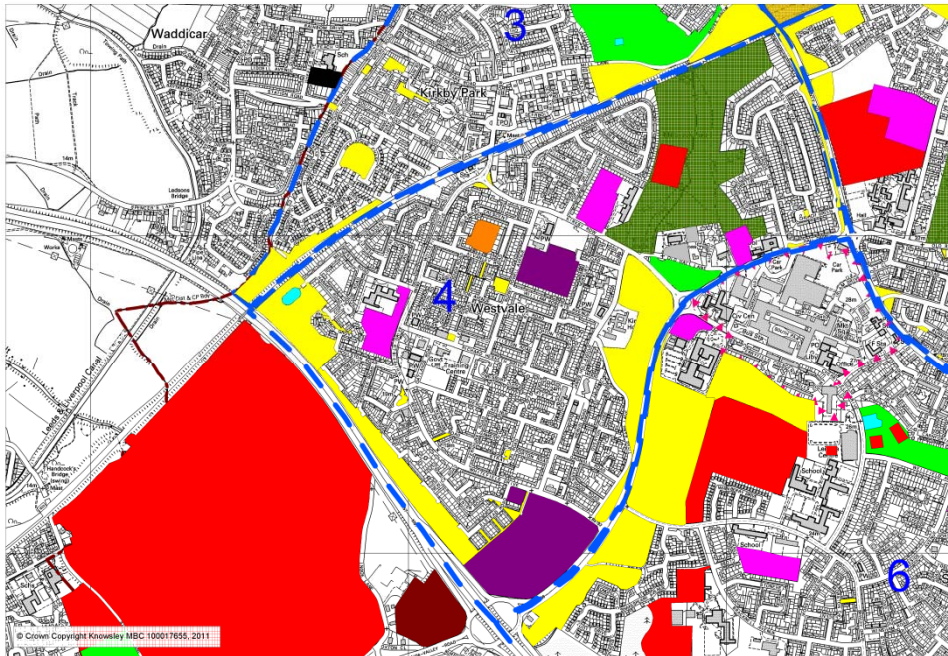
SRA 2



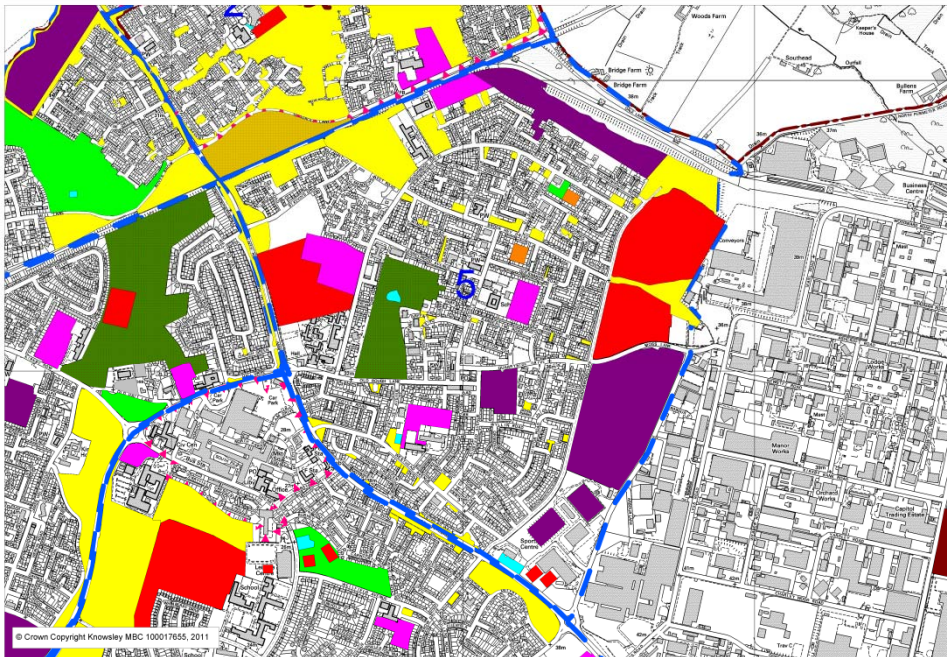
SRA 3



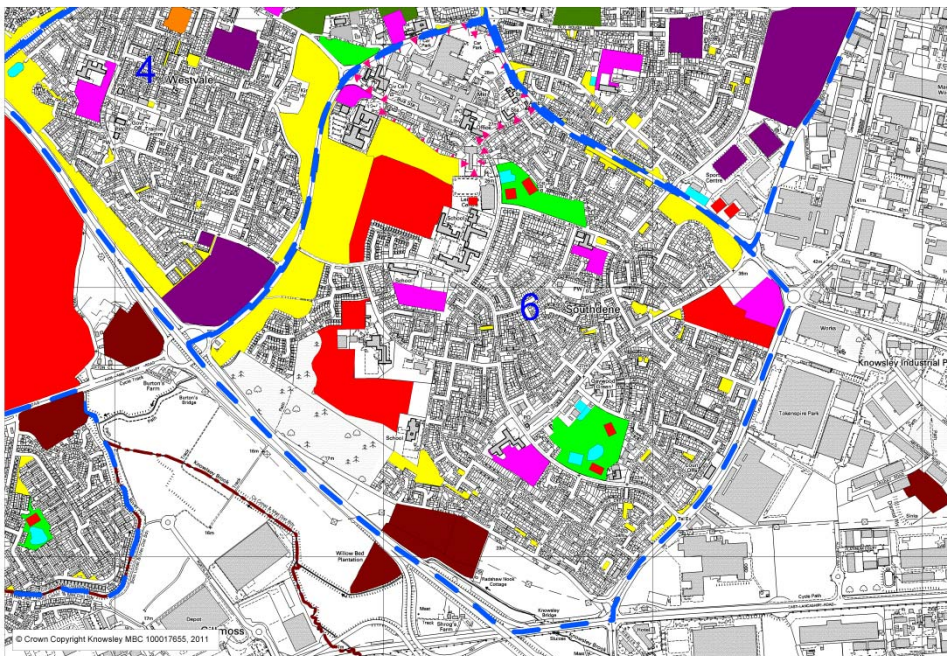
SRA 4



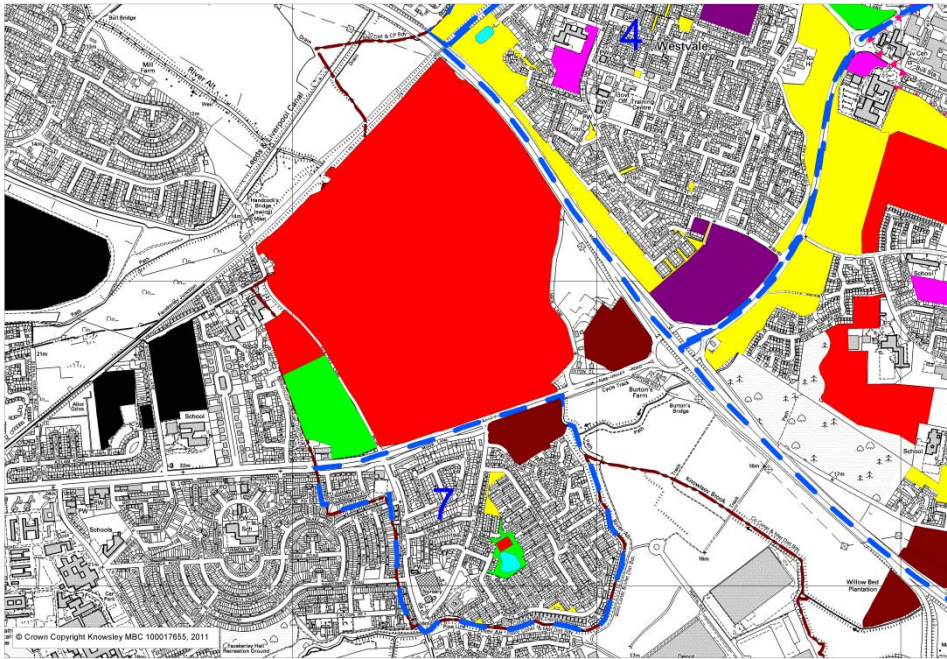
SRA 5



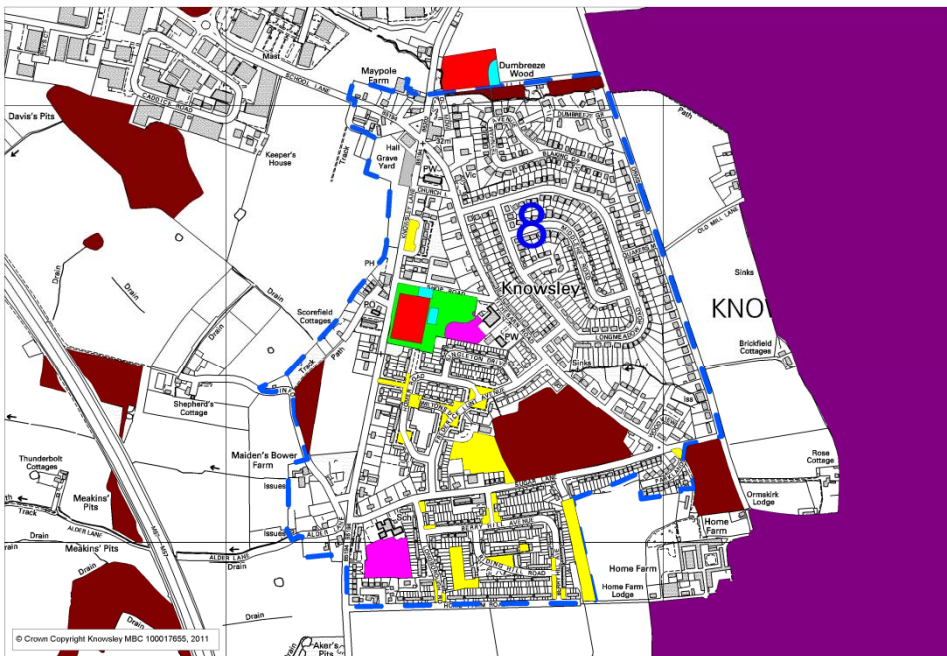
SRA 6



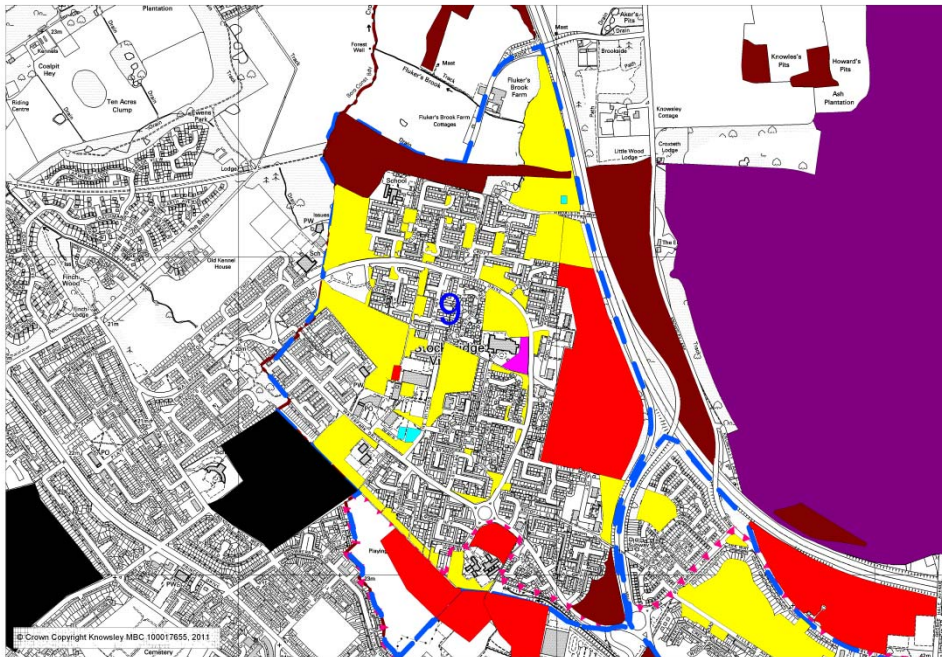
SRA 7



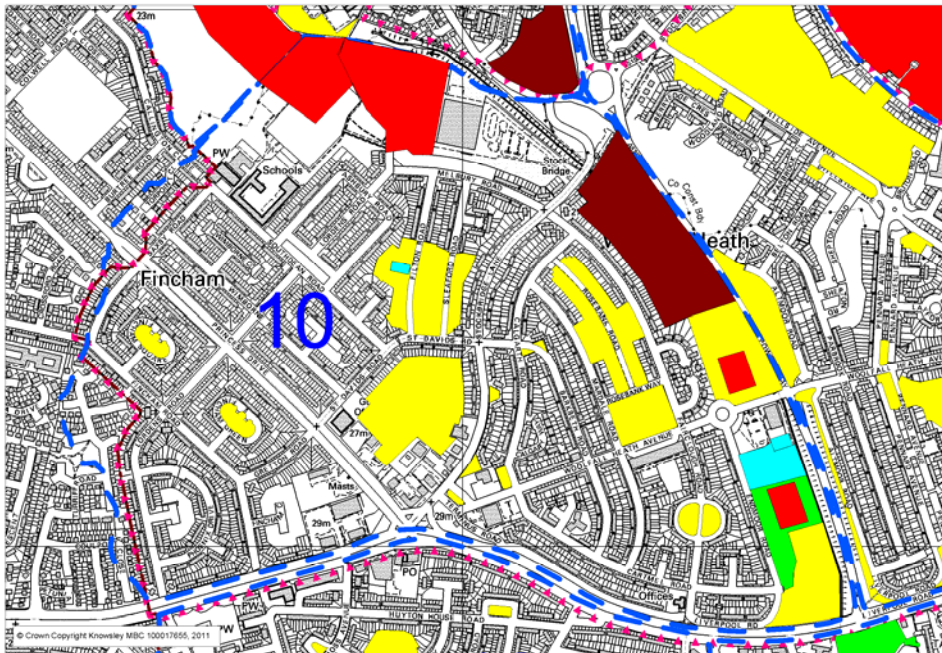
SRA 8



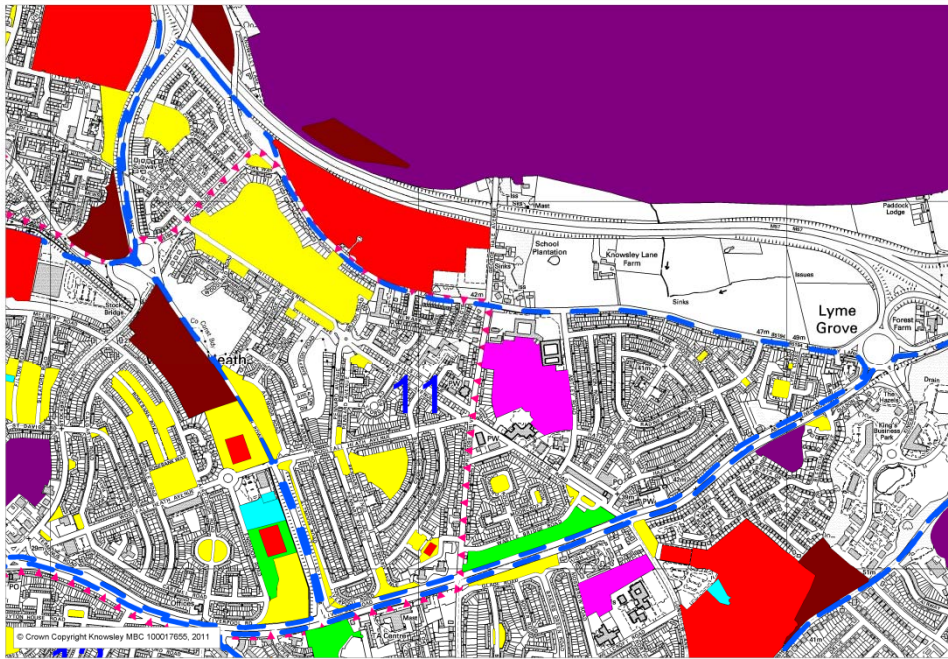
SRA 9



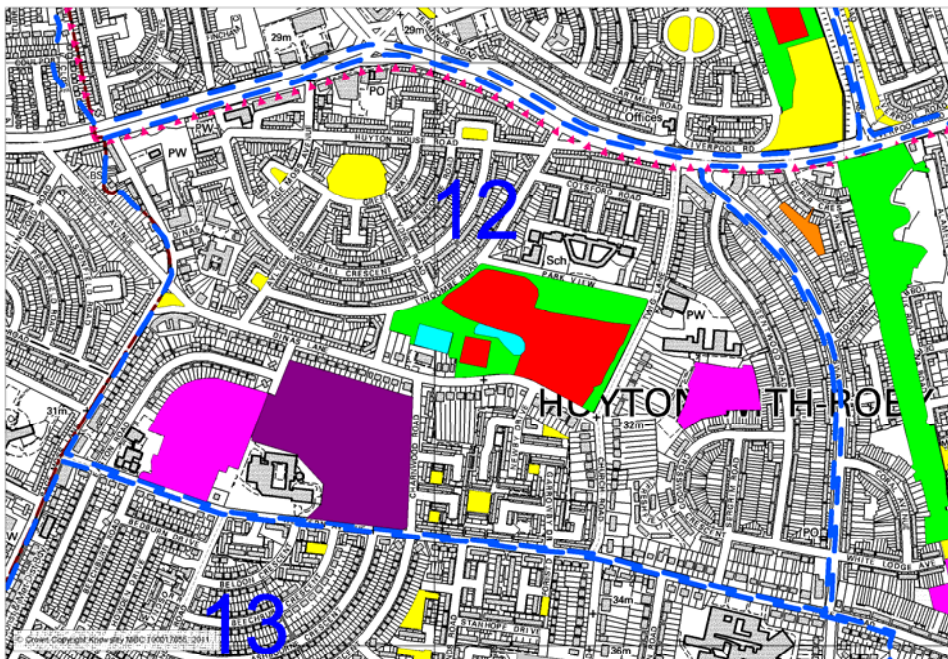
SRA 10



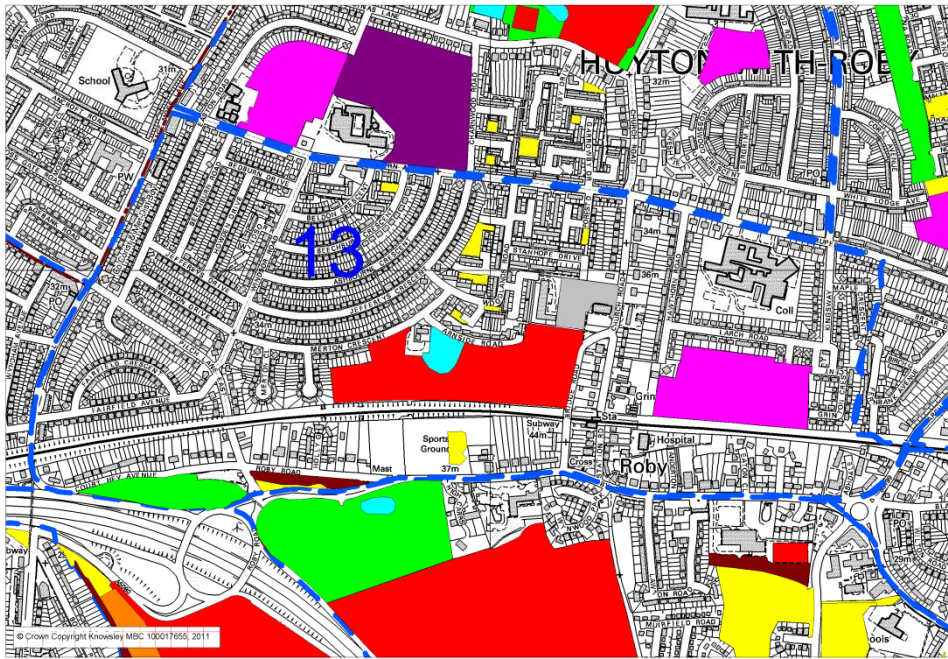
SRA 11



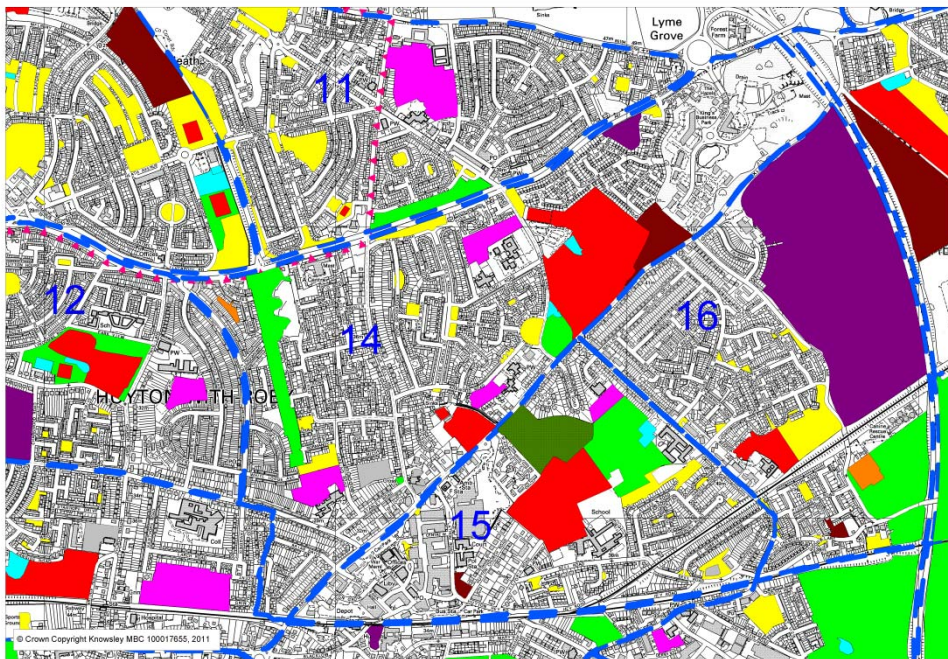
SRA 12



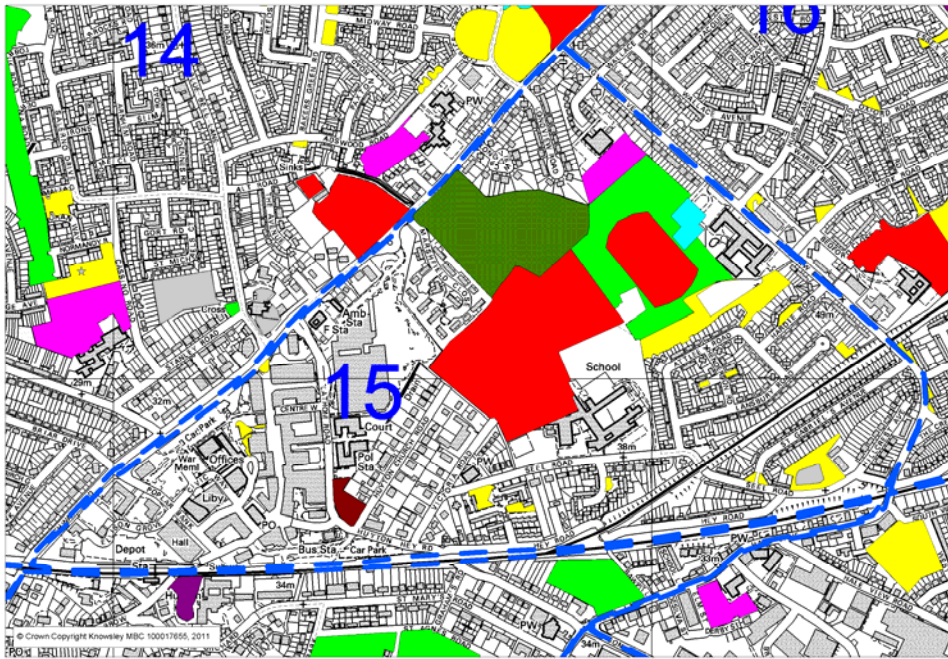
SRA 13



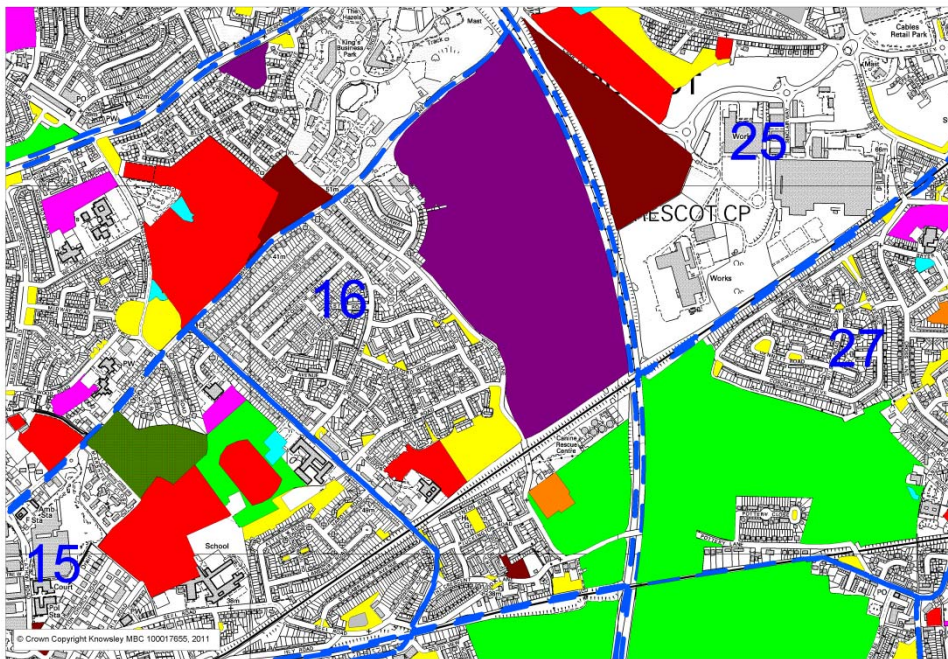
SRA 14



SRA 15



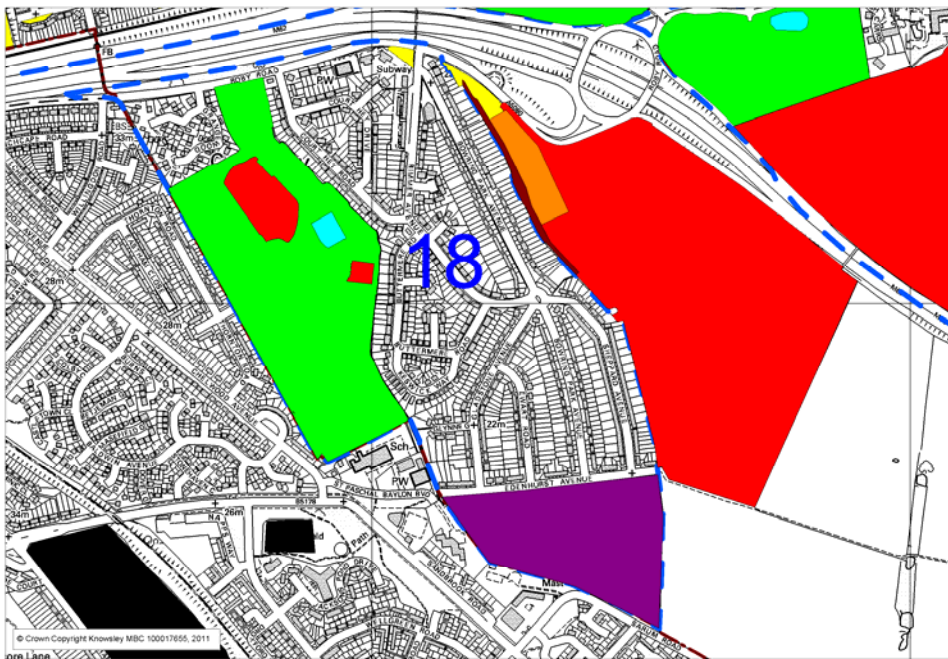
SRA 16



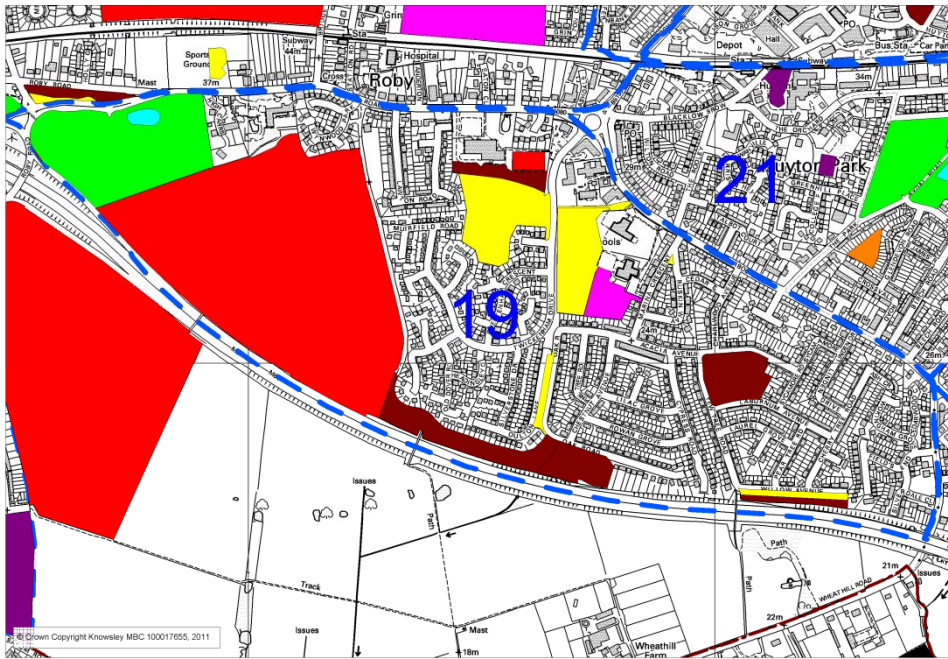
SRA 17



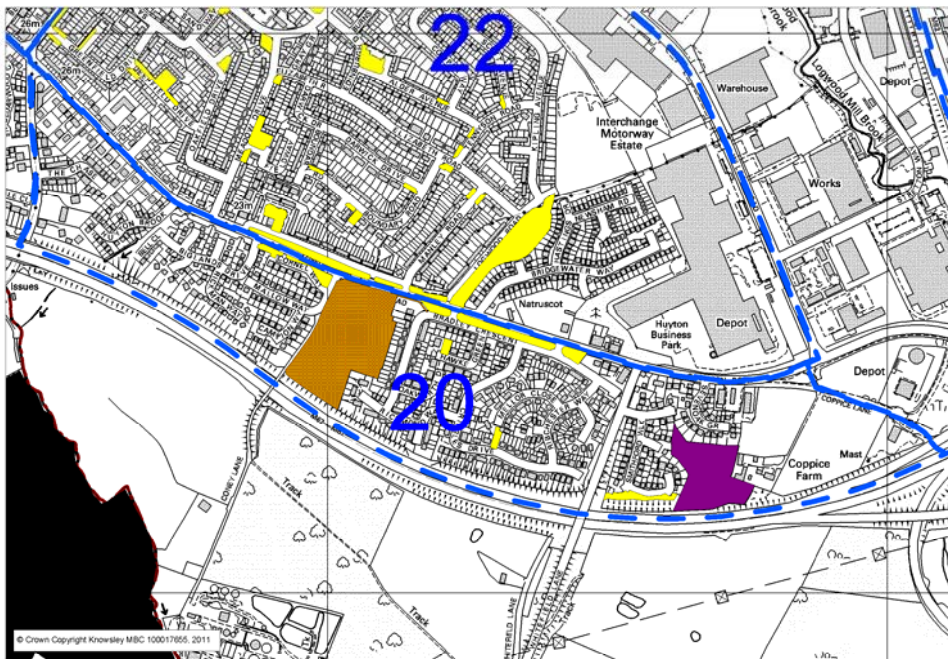
SRA 18



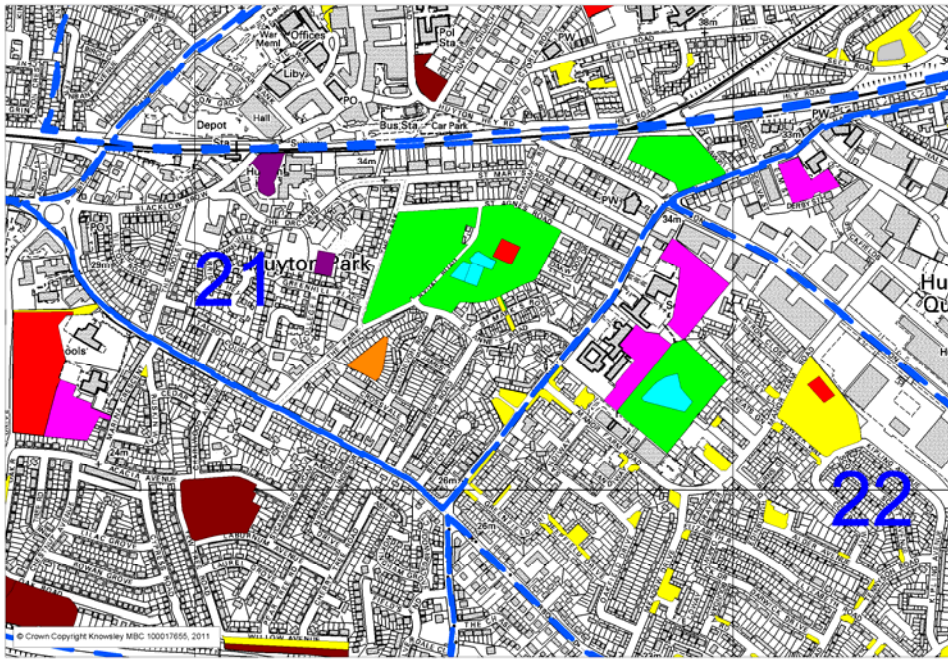
SRA 19



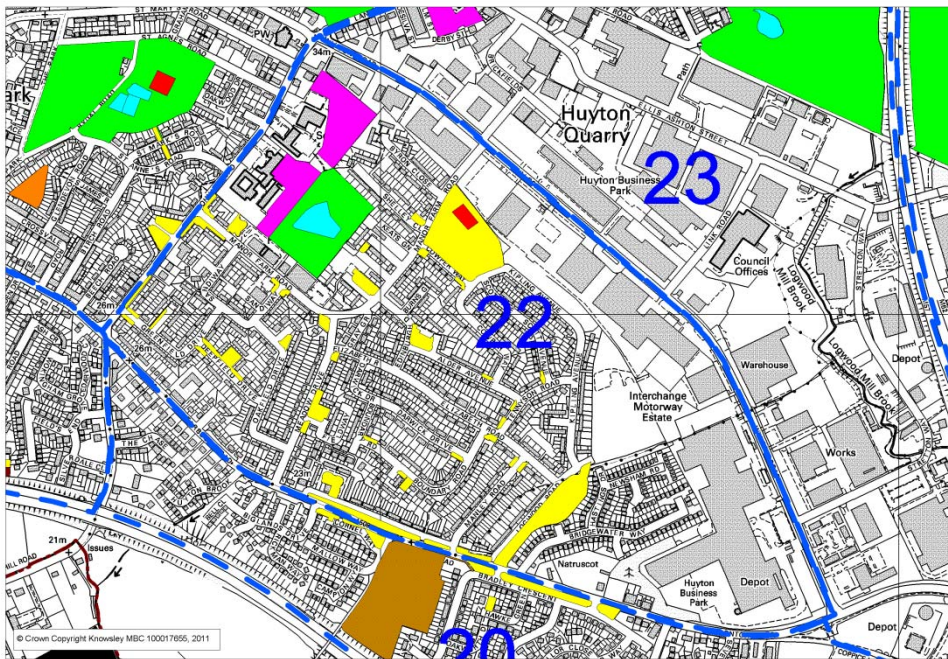
SRA 20



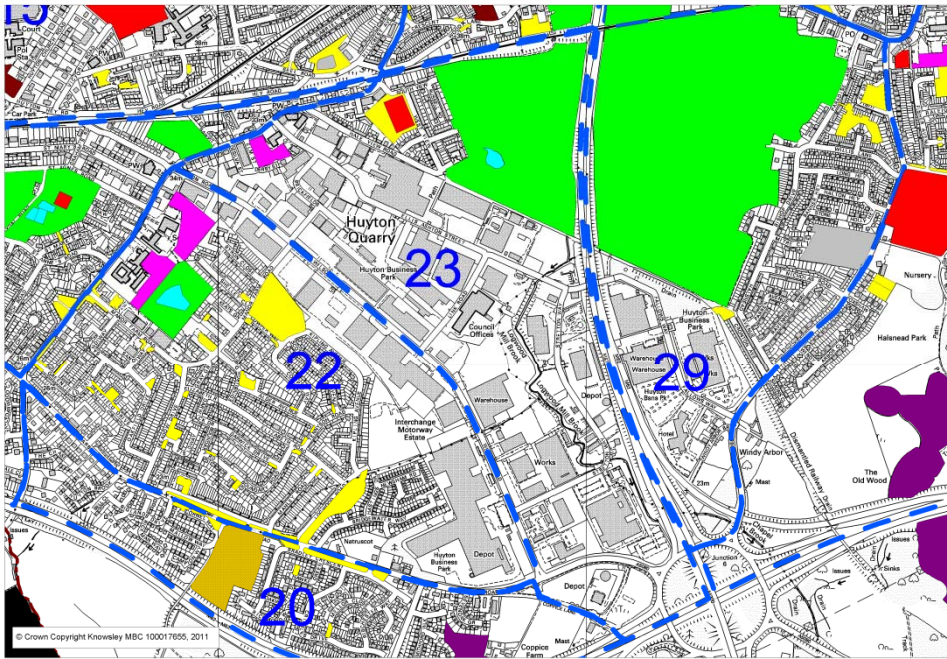
SRA 21



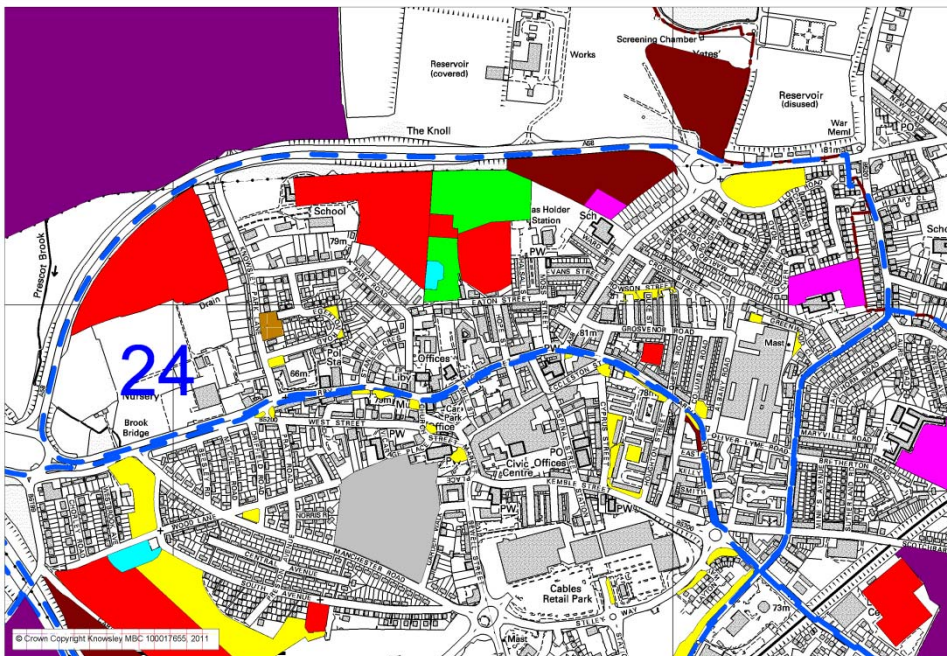
SRA 22



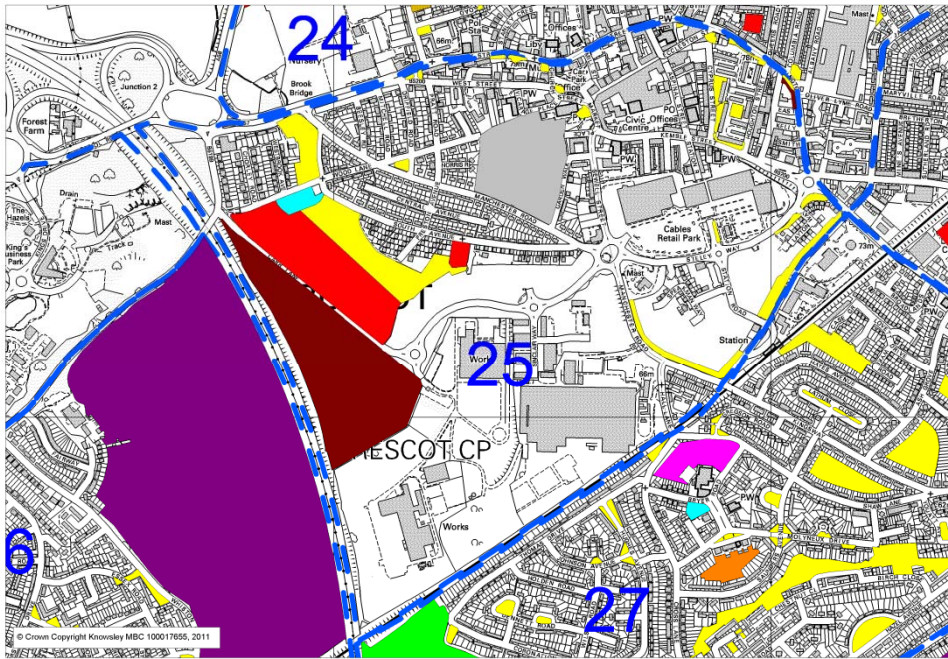
SRA 23



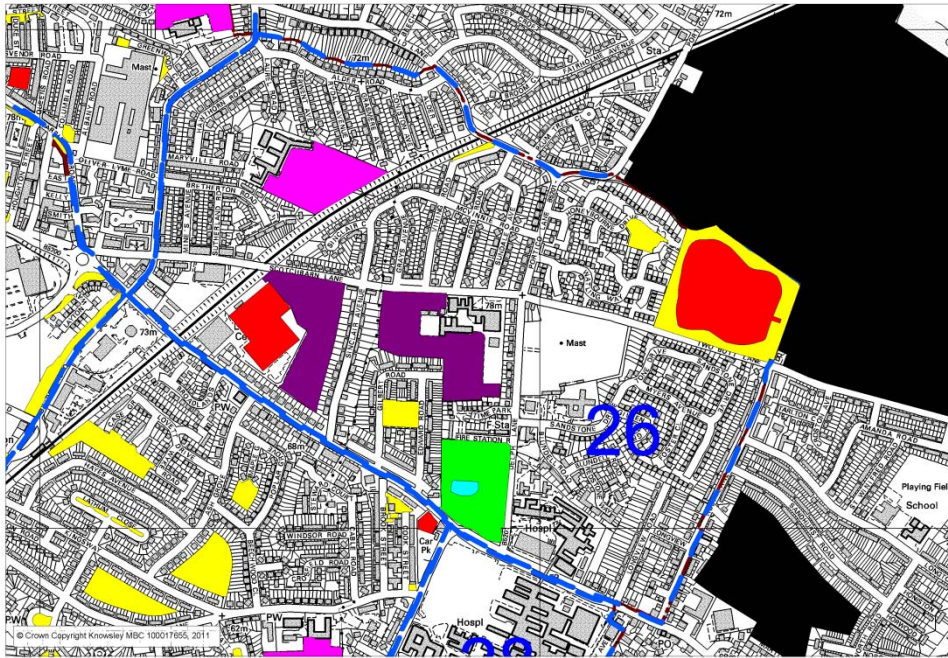
SRA 24



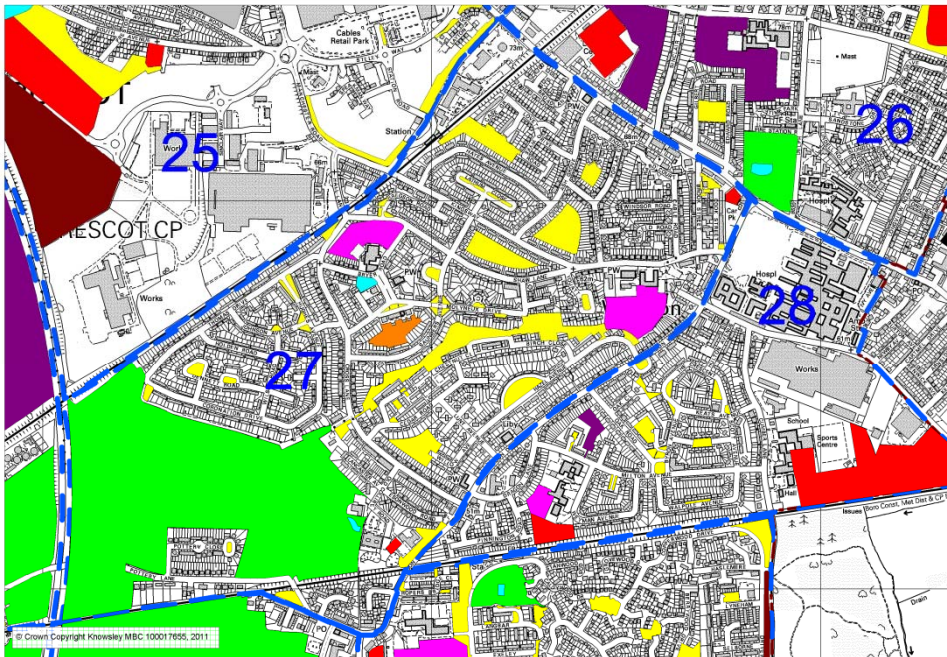
SRA 25



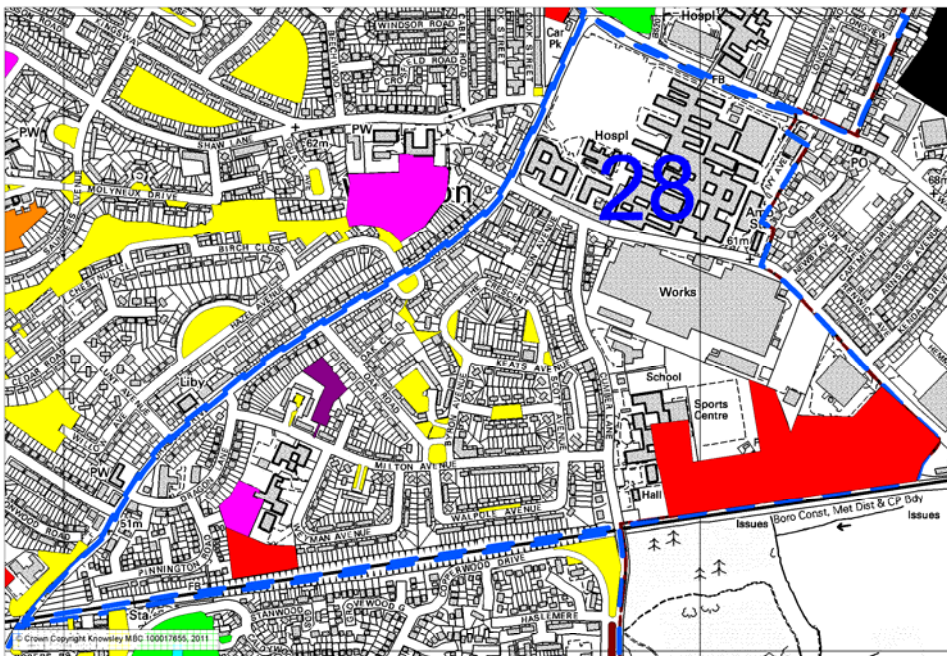
SRA 26



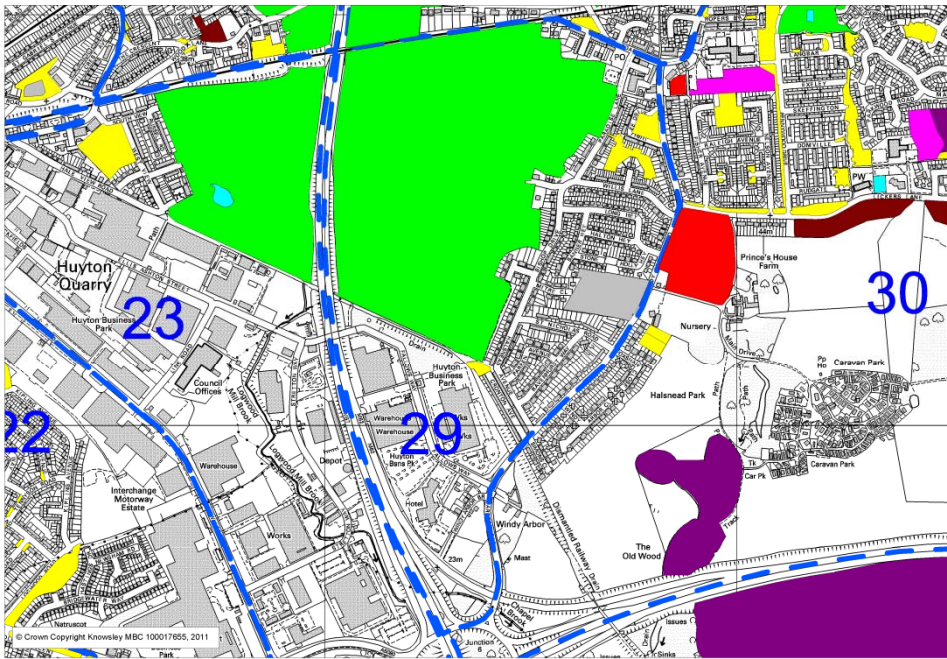
SRA 27



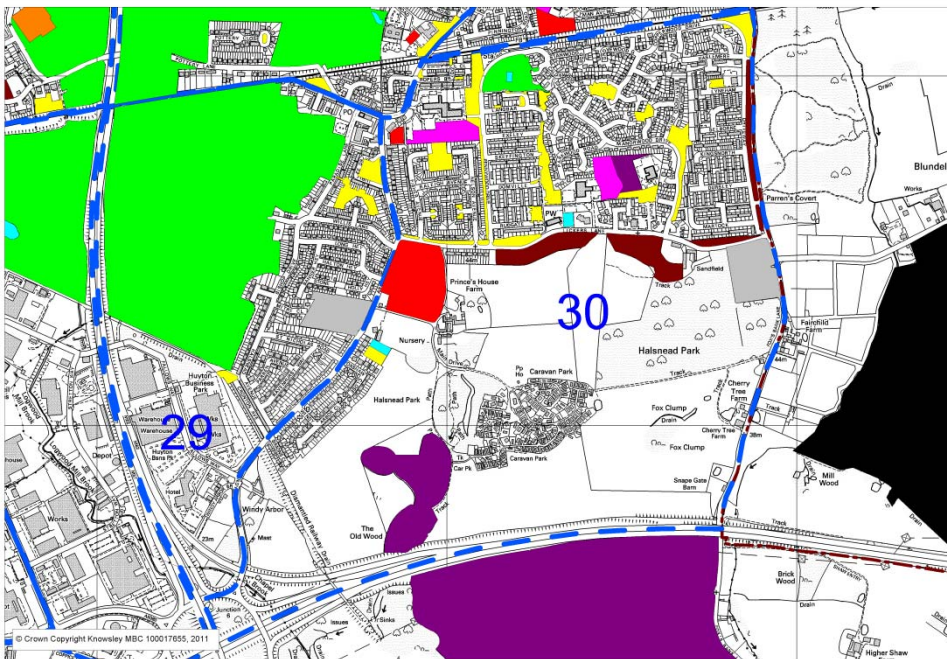
SRA 28



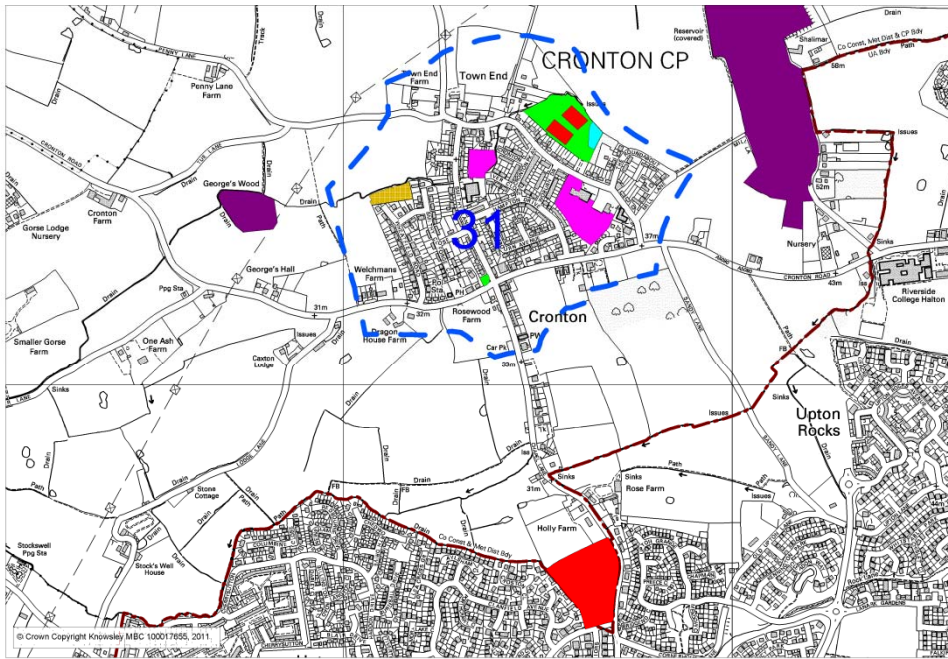
SRA 29



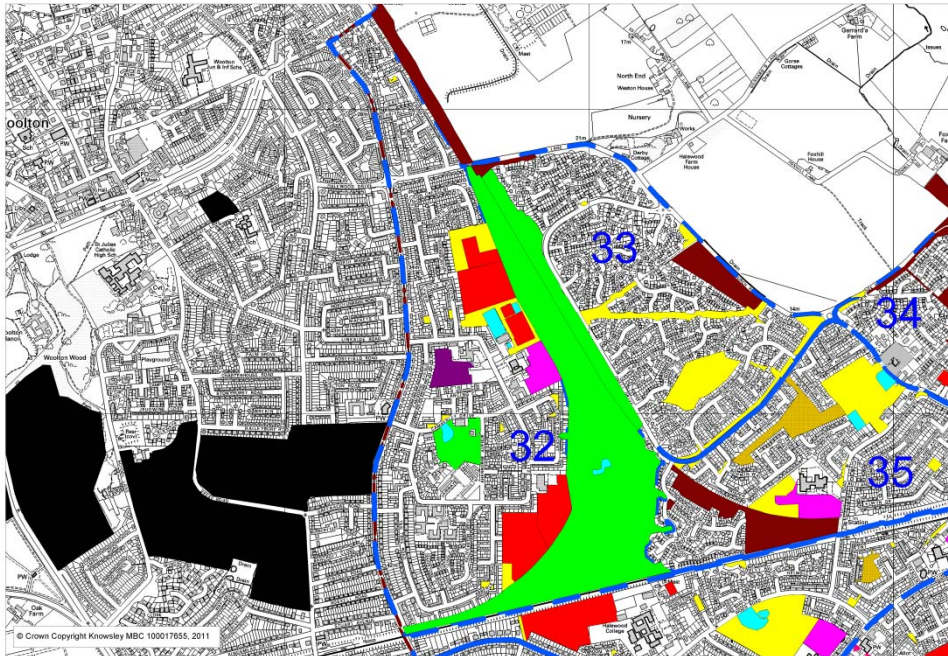
SRA 30



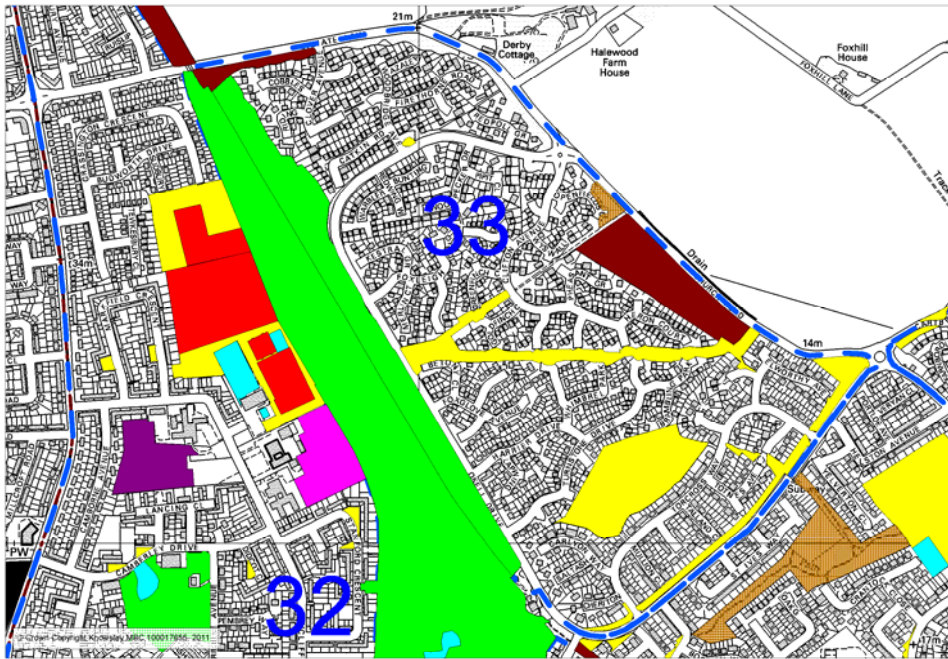
SRA 31



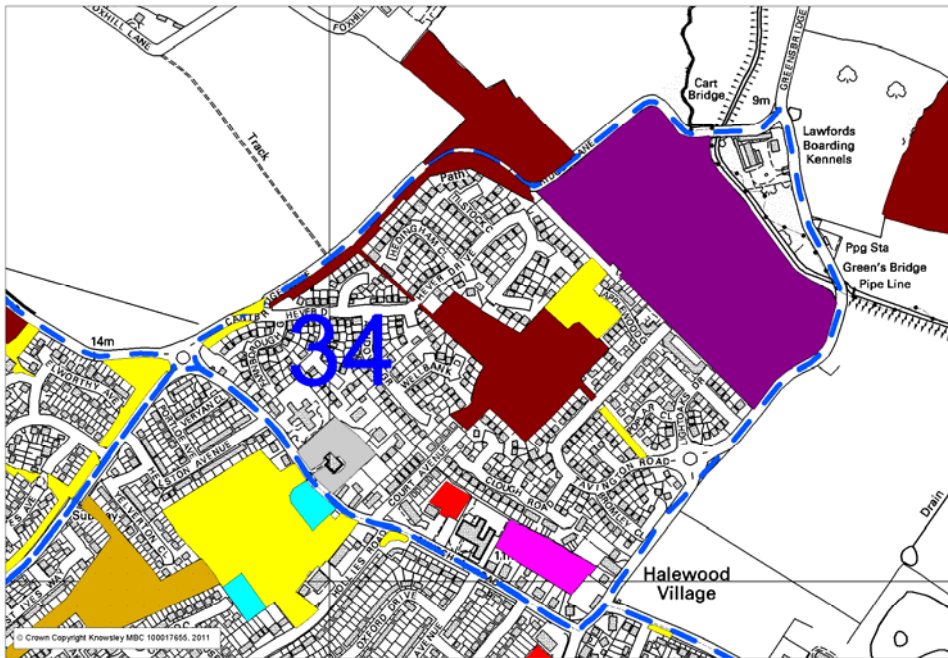
SRA 32



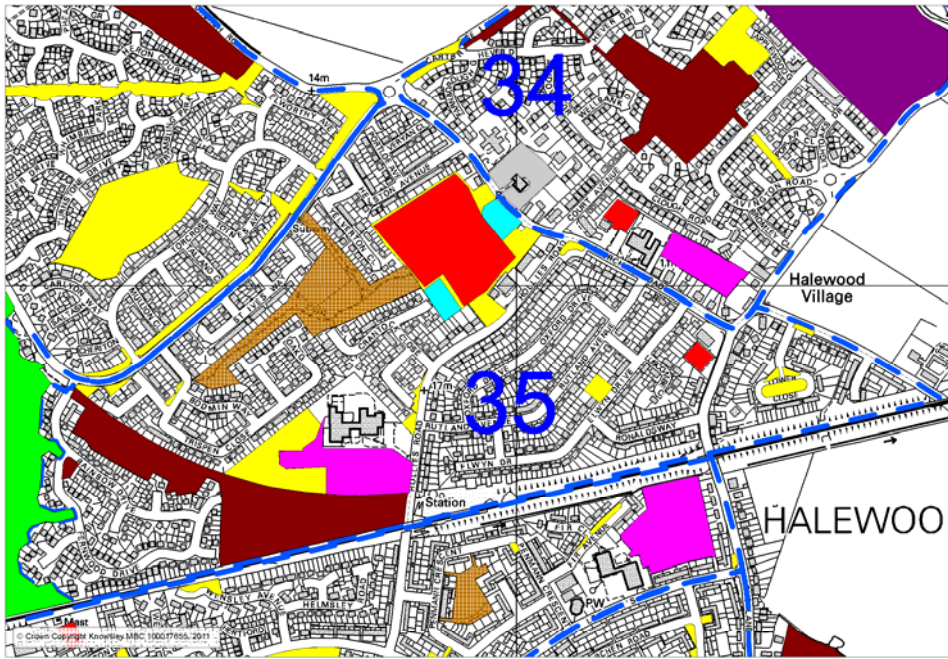
SRA 33



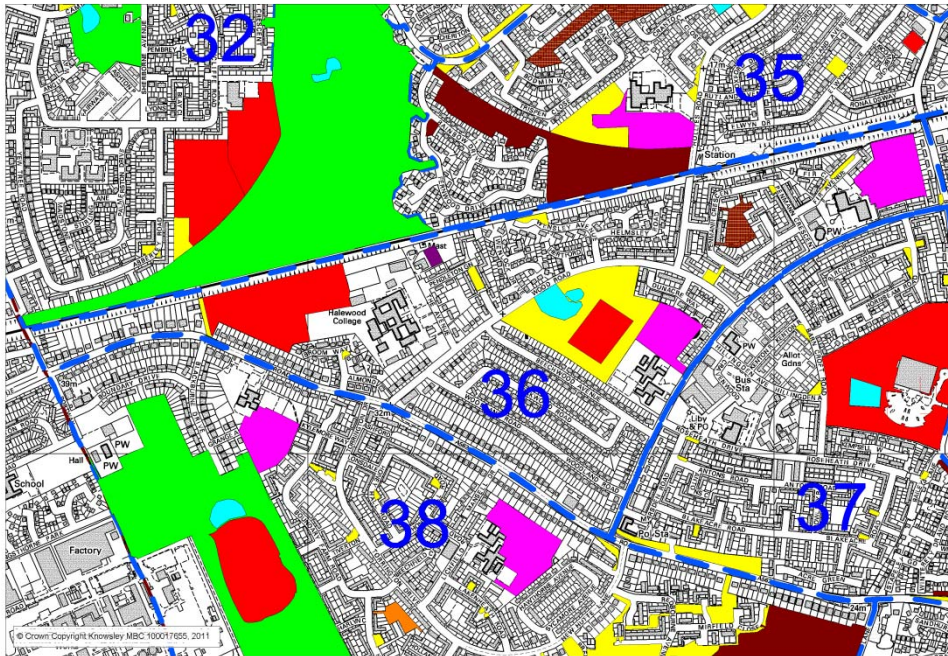
SRA 34



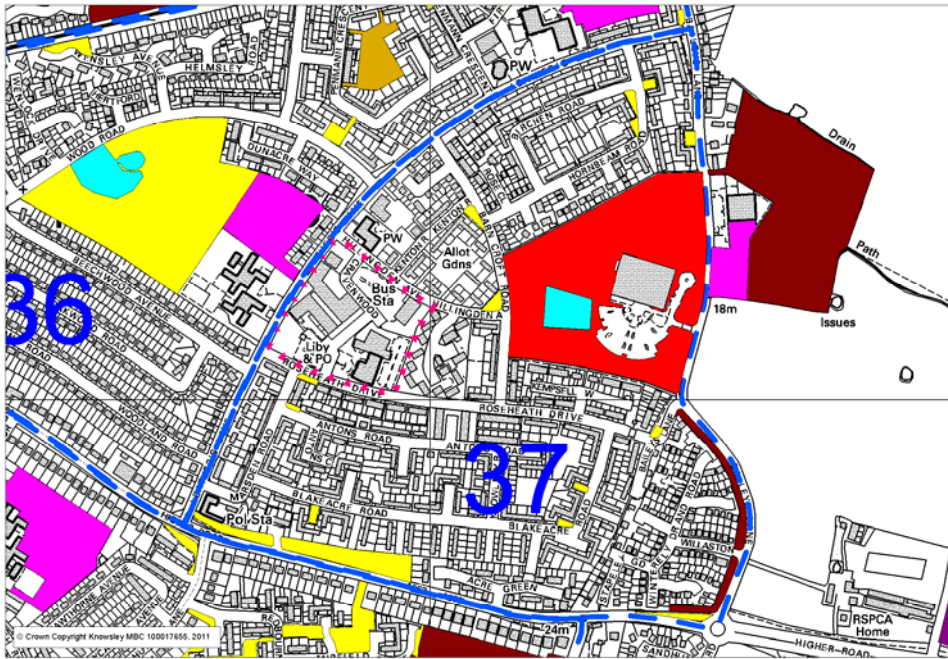
SRA 35



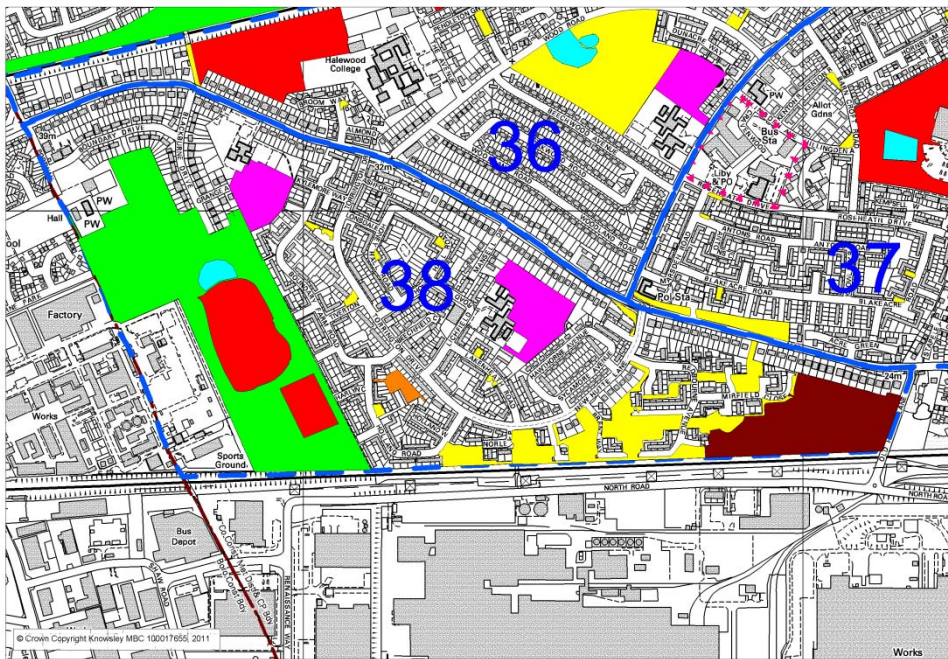
SRA 36



SRA 37



SRA 38



Tree Planting

As indicated in the Developer Contributions SPD, contributions towards tree planting will be based on the actual cost, as quoted by contractors on behalf of the Council. The rates for provision vary, dependant on where the trees need to be planted, and the replacement specimens required. The information below gives an indication of recent costs of provision and will be updated on a regular basis; these figures should be used as a guide only.

Costs of provision

Nature of Provision	Cost to supply, plant and maintain
One tree within a public Open Space	£273.15
One tree within a highway	£570.56
One hectare of woodland	£23,429.66

For more information log on to
www.knowsley.gov.uk/LocalPlan

You can also get this information in other formats. Please
phone Customer Services on 0151 443 4031 or email
customerservices@knowsley.gov.uk



Knowsley Council

Copyright © 2016 Metropolitan Borough of Knowsley