



Knowsl@y Council

KNOWing the value of
Consultation

Statement of Consultation

**Tower Hill (Kirkby) Action Area
Supplementary Planning Document**

April 2007

1. **Introduction**

- 1.1 The Town and Country Planning (Local Development)(England) Regulations 2004 (Regulation 17) state that before a Local Planning Authority adopt a Supplementary Planning Document (SPD) they must prepare a statement setting out:
- i) the names of any persons whom the authority consulted in connection with the preparation of the SPD,
 - ii) how the persons were consulted,
 - iii) a summary of the main issues raised in these consultations,
 - iv) how these have be addressed in the SPD.
- 1.2 The Government's Planning Policy Statement 12 (PPS12) requires that the consultation arrangements for SPDs be set out in the local planning authority's Statement of Community Involvement (SCI) but as a minimum the authority should:
- make the supplementary planning document available for inspection at their principle office and other public places, together with any supporting documents which will help people to understand what they are being asked to comment on;
 - place the same documents on their website;
 - send a copy to the Government Office if the Government Office has asked to see it;
 - send a copy to any other bodies referred to in Regulation 17 (3), and
 - advertise in a local newspaper when and where the documents can be inspected, and,
 - ensure that adequate publicity is given to the documents.
- 1.3 At the time of the consultation on the SPD Knowsley's SCI was still in preparation; however, the consultation carried out for the Tower Hill (Kirkby) Action Area SPD exceeds the minimum requirements set out above.

2. The Consultation Process

- 2.1 The preparation of the replacement Knowsley Unitary Development Plan (the UDP) formed part of the initial stages of public consultation on the proposed content of the Supplementary Planning Document for Tower Hill (Kirkby) Action Area (the SPD). Both the first draft replacement (September 2003) and the revised Plan (December 2004) identified Tower Hill (Kirkby) as an Action Area. The revised draft Proposals Map specified the boundary for the Action Area while policy H6 of the revised draft Plan, together with its explanatory paragraphs, set out detailed proposals. No objections relating to the Action Area status of Tower Hill were made at the replacement UDP's public inquiry which was held between October 2005 and January 2006.
- 2.2 Policy H6 of the revised draft Plan became Policy H3 in the replacement UDP which was adopted in June 2006. Policy H3, as it relates to Tower Hill, states that the Action Area will be subject to comprehensive development, redevelopment or improvement including the building of 300 new dwellings including 50 demolition replacements. It was expected that new areas of greenspace would be provided or that significant qualitative improvements would be made to the existing greenspace.

Public consultation on the draft SPD

- 2.3 During the summer of 2003, public consultation was undertaken in Tower Hill showcasing a previous masterplan produced by Halsall Lloyd. In November and December 2005, two focus groups meetings took place in which a strong desire was expressed by the residents to continue to be involved. A need for increased bus provisions and improved lighting / infrastructure was also expressed. This was followed, between 30 January and 17 February 2006, by an exhibition of the Maxim Design Framework.
- 2.4 Formal public consultation on the draft SPD took place between 13th November and 18th December 2006. The formal Notice of consultation is reproduced in Appendix 1: Statement of SPD Matters.
- 2.5 The relevant documents, that is the draft SPD and its Sustainability Appraisal, were placed on the Council's website and were also made available for inspection at the Council's main office at Huyton town centre, Kirkby One-Stop-Shop, Kirkby Library, and at Tower Hill Community Centre, Ebony Way.
- 2.6 In accordance with guidance relating to public consultation contained in PPS12, all relevant organisations were advised by letter of the draft SPD and the consultation procedure. The letter included details of the appropriate link to the Knowsley MBC Planning website containing the draft SPD and of the period of consultation. Copies of the draft SPD were also submitted to the Government Office for the North West. The full list of persons and organisation that were consulted is contained in Appendix 2.
- 2.7 Appendix 3 lists in summary the comments received as a result of the public consultation and section 4, below, outlines the main issues raised by the comments.

Proposals for amending the draft SPD, resulting from the public consultation, were accepted by the Knowsley MBC Cabinet meeting on 7th March 2007 when it resolved that the Council was minded to adopt the SPD, subject to presentational changes.

Appropriate Assessment

- 2.8 The Conservation (Natural Habitats, & (Amendment)(England and Wales) Regulations 2006 were subject to a consultation exercise by the Department of Communities and Local Government (DCLG) during the summer of 2006. The effect of the proposed Regulations would be to transpose the EU requirements for the protection of the natural environment and habitats into domestic law. The Regulations were required as a result of from a European Court ruling that the UK had failed to fully implement an EU Directive.
- 2.9 The sites that may be affected by these Regulations are defined in Article 3 of the Habitats Directive. The area covered by the Tower Hill (Kirkby) Action Area SPD contains no such sites and it was understood that the Regulations would not have a bearing on the procedures which had to be undertaken with regard to this SPD. However, it was deemed prudent that the Council should undertake the first stage of an Appropriate Assessment of the SPD and consulted *Natural England* (the statutory consultee for these matters) on the Screening Opinion that it had formulated for this purpose.
- 2.10 On 19th January 2007 the Council received written advice from *Natural England* confirming that no additional stages of Appropriate Assessment of the SPD were necessary. The text of the *Natural England* letter is shown as Appendix 4.

3. Sustainability Appraisal

- 3.1 The Sustainability Appraisal of the draft SPD has been carried out in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and using the Office of the Deputy Prime Minister (ODPM) guidance: *“Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents”* (November 2005).
- 3.2 A Scoping Report of the Sustainability Appraisal was submitted to the four statutory consultees, that is English Nature, English Heritage, the Countryside Agency, and, the Environment Agency.
- 3.3 Consultation on the Sustainability Appraisal of the draft SPD was undertaken at the same time as the consultation of the draft SPD itself. The following is a summary of the representations that were received.
- Merseyside Environmental Advisory Service agreed with the assessment that option 2 is the most sustainable option, however, they had reservations about whether the option would reduce poverty and social deprivation.
 - Government Office for the North West (GONW) advised that reference should be made to the need for an appropriate assessment and that the plans list should be updated. They suggest that a summary of Sustainability Appraisal findings be included within the Supplementary Planning Document.
 - Natural England supported the objectives in the Sustainability Appraisal Framework. It believed that English Nature’s Accessible Natural Greenspace Standards should be referred to and that there should be a reference to biodiversity in Table 3.4.
 - Environment Agency suggested that an indicator be included to measure the areas of biological / geological interest.
 - Sport England believed that the SA has an overall consistent approach in use of suggested indicators. They stated that given planned loss of openspace, it will be the qualitative assessment of improved open space and accessibility which will be the key test of success / failure. Sport England believe that there are severe limitations in monitoring of openspace and that additional indicators are required.
- 3.4 The Sustainability Appraisal report is available on the Knowsley MBC website.

4. Summary of the main issues raised on the draft Supplementary Planning Document

4.1 Appendix 3 contains a summary of the representations made as a result of the public consultation, together with recommendations for amending the SPD. The relatively modest number and scope of the representations received can be explained by the fact that there was wide publicity given to the Tower Hill (Kirkby) Action Area proposals during the replacement Unitary Development Plan processes. This was over a period of more than two years prior to drafting the SPD and nothing in the draft SPD conflicted with the proposals.

4.2 The changes to the draft SPD, set out in Appendix 3, have been incorporated into a final version of the document which is available on the Knowsley MBC website.

Outline summary of representations received

4.3 The North West Regional Assembly (NWRA) advised that the Adopted and Submitted Draft Regional Spatial Strategies offer general support for objectives of the SPD. They also suggested that a degree of flexibility could be built into the SPD housing figures to take account of the housing figures within Submitted Draft Regional Spatial Strategy.

4.4 Merseyside Environmental Advisory Service did not have any significant concerns, however, they have concerns over the financial implications for maintenance of Sustainable Drainage Systems.

4.5 Government Office for the North West (GONW) advised that they “found the document to be informative and well-structured”. In an annex to their letter, GONW stated that they supported emphasis on accessibility and the need for development to face the street. They also suggested that setting a 10% figure for affordable housing was making policy – something that an SPD should not do (an SPD can only explain policy in the Unitary Development Plan - it cannot introduce completely new policy).

4.6 Lancashire County Council did not want to make any observations on the draft SPD and SA.

4.7 Merseytravel was broadly supportive of the Draft SPD and the policy direction that the document seeks. It welcomed and supported the commitment to the existing bus terminus and the proposed new bus route through the estate. It did request some inclusion of matters outside the scope of the SPD, for example protection of land for a new station and land for a park and ride service.

4.8 Natural England believes that the SPD is clearly focused on ‘putting the heart back into Tower Hill’ and delivering a high quality, secure environment. They did, however, express some concern over the requirement that shrub planting should be avoided. They suggested that an Ecology Survey be conducted for an area larger than the Action Area.

- 4.9 Environment Agency advised that Planning Policy Statement 25 "Development and Flood Risk" had now been issued. They suggest that pollution control measures be put in place for Sustainable Drainage Schemes and that contaminated land issues be addressed as part of any planning applications.
- 4.10 Highways Agency supports the initiatives particularly steps taken to encourage walking, cycling and increased use of public transport.
- 4.11 Knowsley Primary Care trust would like a Health Impact Assessment to be undertaken.
- 4.12 Network Rail supported the proposal for a new railway station at Headbolt Lane.
- 4.13 Merseyside Fire and Rescue Service would like to be consulted on planning applications for new dwellings and any alterations to roadways.
- 4.14 Cass Associates, on behalf of Northern Venture, supported in principle the objectives and proposals within the SPD. They believe that the regeneration of the Tower Hill area will revitalise the area and help to encourage additional inward investment.
- 4.15 Sport England believes that the SPD does not give enough detail or guidance to prospective developers, for example where development is to take place and how much open space will be lost. They believe that more information on commuted sums should be given. Also the quality standards of any new or improved sport facility provision should have regard to Sport England Design Guidance.

Appendix 1

Statement of SPD Matters

The public notice, comprising the Statement of SPD Matters, is reproduced below. This notice was posted on the Council's website and appeared in the Liverpool Daily Post newspaper on Monday 13th November 2007. It indicates that the consultation on the draft SPD ran for a period of five weeks to 18th December. This is in accordance with Regulation 18 (3).

Public Notices

**KNOWSLEY METROPOLITAN
BOROUGH COUNCIL
PLANNING AND
COMPULSORY PURCHASE ACT
2004
PUBLIC CONSULTATION ON
THE (DRAFT) "TOWER HILL
ACTION AREA
SUPPLEMENTARY PLANNING
DOCUMENT"**

Notice is hereby given that, in accordance with the Local Development Scheme and the Knowsley Replacement Unitary Development Plan: June 2006 (the "RUDP") a Supplementary Planning Document for the Tower Hill Action Area has been prepared to guide future development proposals for the Tower Hill Action Area as defined in the RUDP (land bounded by Bank Lane, Headbolt Lane, Pingwood Lane and Shevingtons Lane).

In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 before adopting this Supplementary Planning Document there is an opportunity for members of public to make representations on the proposals and any such representations made as a result of this consultation will be considered by the Council.

Copies of the Supplementary Planning Document, together with its Sustainability Appraisal report and the consultation statement are available for public inspection between the hours of 9.00am and 5.0pm Monday to Friday (excluding Bank Holidays) at the Council's offices at: Kirkby One-Stop-Shop, Huyton One-Stop-Shop and at the Municipal Buildings, Huyton. They are also available during normal opening hours at Kirkby Library and Tower Hill Community Centre, Ebony Way, off Shevingtons Lane.

The documents may also be viewed on the Council's website at <http://planning.knowsley.gov.uk> and in addition further information is available from the Council's Forward Planning Team. Tel. 0151 443 2397.

Any representations on the Supplementary Planning Document should be made in writing, to be received by the Council by 5.00pm on Monday 18th December 2006, addressed to: The Strategic Planning Manager, Department of Regeneration and Neighbourhoods, Knowsley Metropolitan Borough Council, PO Box 26, Archway Road, Huyton, Knowsley, Merseyside L36 9FB. Fax. 0151 443 2370. Email: forwardplanningteam@knowsley.gov.uk. Any person making a representation may request that notice of adoption of the Supplementary Planning Document be sent to them at a specified address.

Sheena Ramsey, Chief Executive
Knowsley Metropolitan Council

Appendix 2

List of Consultees: below is the list of all who were notified of the consultation on the SPD, in accordance with Regulation 17(b).

Respondent No	Title	First Name	Last Name	Organization Name	Address	Address	Address	City	Postal Code
1	Ms	Claire	Eastham	Spawforth Associates	Junction 41	Business Court	East Ardsley, Leeds	West Yorkshire	WF3 2AB
2	Ms	Diane	Kisiel	Highways Agency	Network Strategy North West	Room 810	City Tower	Manchester	M1 4BE
3	Mrs	Laura	Roff	Stewart Roff Associates	8 Westville Avenue	Ilkey		West Yorkshire	LS29 9AH
4	Mr	Jonathan	Parsons	JMP Consulting	Blackfriars House	Parsonage		Manchester	M3 2JA
5	Mrs	L	Scott	Eccleston Parish Council	416 Newton Road	Lowton		Warrington	WA3 1JE
6	Ms	Annette	Elliott	United Co-Operatives Ltd	Wood House	Etruria Road	Hanley	Stoke on Trent	ST1 5NW
7	Ms	Emma	Singleton	HOW Planning Ltd	40 Peter Street			Manchester	M2 5GP
8	Mr	R.W	Fearnall	Stutt & Parker	19 Grosvenor Street			Chester	CH1 2DD
9	Ms	Rachael	Patterson	Devplan UK	13 South Clifton Street	Lytham		Lancs	FY8 5HN
10	Mr	Warren	Marshall	Bellway Homes	Planning and Development Division	2 Alderman Road	Hunts Cross	Liverpool	L24 9LR
11	Mr	Andrew	Bower	npower renewables	14b Redwell Court	Harmise Enterprise Park	Barnard Castle	Co.Durham	DL12 8BN
12	Ms	Abigail	Dodds	The British Wind Energy Association	Renewable Energy House	1 Aztec Row	Berners Road	London	N1 0PW
13	Mr	Robert	Taylor	Plot of Gold Ltd	Priory Park, Bunkers Hill	The Great North Road	Aberford	West Yorkshire	LS25 3DF
14	Mr	Paul	Stock	North Country Home Group Ltd	North Country House	Barlborough		Chesterfield	S43 4WP
15	Mrs	V.E	Midgley	The Showmen's Guild of Great Britain	11 St Mary's Place			Bury	BL9 0DZ
16				CABE	1 Kemble Street			London	WC2B 4AN

Respondent No	Title	First Name	Last Name	Organization Name	Address	Address	Address	City	Postal Code
17	Mr	Leon	Armstrong	Bidwells Carpenter Planning	40 Princess Street			Manchester	M1 6DE
18	Ms	Katy	Lightbody	Development Planning Partnership	40 Barton Arcade			Manchester	M3 2BH
19	Mr	John	Ryan	Merseyside No.1 circuit of Jehovah's Witnesses	Circuit Planning Representative	Waters Edge	Kewaigue, Douglas	Isle of Man	IM4 1AF
20	Mr	Thomas	Duncan	White Young Green Planning	Regatta House	Clippers Quay	Salford Quays	Manchester	M50 3XP
21	Mr	Stephen	Hedley	Natural England	Regional Advocacy and Partnerships Team	Planning and Advocacy	3rd Floor, Bridgewater House, Whitworth Street	Manchester	M1 6LT
22	Ms	Jill	Stephenson	Network Rail	Level 3,	Arena Point	1 Hunts Bank	Manchester	M3 1RT
23	Mr	Chris	Snarr	The Planning Inspectorate	Room 406, Kite Wing	2 The Square, Temple Quay	Bristol		BS1 6PN
24	Ms	Cheryl	Joyce	Council for the Protection of Rural England (CPRE)	Derby Wing	Worden Hall, Worden Park	Leyland	Lancashire	PR5 2DJ
25				Department of Education and Science, c/o GONW	Cunard Buildings	Pier Head	Liverpool	Merseyside	L3 1QB
26				Department of Employment, c/o GONW	Cunard Building	Pier Head	Liverpool	Merseyside	L3 1QB
27	Ms	Dianne	Wheatley	Government Office for the North West	Cunard Building	Pier Head, Water Street	Liverpool	Merseyside	L3 1QB
29	Mr	Ian	Wray	NorthWest Regional Development Agency	Renaissance House	PO Box 37, Centre Park	Warrington	Cheshire	WA1 1XB
30	Ms	Marie	Bintley	English Partnerships	Arpley House	110 Birchwood Boulevard	Birchwood	Warrington	WA3 7QH

Respondent No	Title	First Name	Last Name	Organization Name	Address	Address	Address	City	Postal Code
31				Home Builders Federation	Regional Planner	1 Brooklands Court	Tunstall Road	Leeds	LS11 5HL
32	Mr	John	Shooter	Merseyside Fire and Civil Defence	Fire Safety Co-ordinator	Eastern Division Headquarters	Parr Stocks Road Fire Station, St Helens	Merseyside	WA9 1NU
33	Mr	Philip	Baldwin	Defence Estates	Copthorne Barracks	Copthorne Road	Shrewsbury	Shropshire	SY3 7LT
34				NPFA Fields Office	Principal Planning Officer	Midland Sports Centre	Cromwell Lane, Coventry	West Midlands	CV4 8AS
35				Mobile Operators Association	c/o Agent				
36	Mr	Andy	Collingwood	NHS Executive	Medical Education Unit	Quarry House	Quarry Hill	Leeds	LS2 7UE
37	Mr	Vernon	Jackson	Villages Housing Association	16 The Croft	Stockbridge Village	Knowsley	Merseyside	L34 3LD
38				Arena Housing Association	14 Columbus Quay	Riverside Drive	Liverpool	Merseyside	L3 4DB
39	Mr	Mike	O'Brian	Groundwork Trust	19-27 Shaw Street		St Helens	Merseyside	WA10 1DN
40	Mrs	Barbara	Reece	Liverpool 14 Community Action Group	201 Thomas Lane	Broad Green	Liverpool	Merseyside	L14 5NV
41	Manager			Department of Health and Social Security	Merseyside Regional Office	St Martins House	Bootle	Merseyside	L20
42	Dr	Alan	Jemmett	Environmental Advisory Service (EAS)	Bryant House	Liverpool Road North	Maghull	Merseyside	L31 2PA
43				Civic Trust for the North West	5th Floor, Century Buildings	31 North John Street	Liverpool	Merseyside	L2 6RG
44	Ms	Paula	James	Knowsley Chamber of Commerce	Business Resource Centre	Admin Road	Knowsley	Merseyside	L33 7TX
45				Stockbridge Village Trust	20-27 The Withens	Stockbridge Village	Knowsley	Merseyside	L28 1SX
46			Manager	Liverpool University Library	Civic Design	Abercrombie Square	Liverpool	Merseyside	

Respondent No	Title	First Name	Last Name	Organization Name	Address	Address	Address	City	Postal Code
47	Ms	Phillipa	Williams	Liverpool Institute of Higher Education	Beck Library, Christs and Notre Dame College	Woolton Road	Liverpool	Merseyside	L16 8ND
48	Mr	Mark	Glover	Halewood Regeneration Partnership	Halewood One Stop Shop	5-21 Raven Court	Leathers Lane, Halewood, Knowsley	Merseyside	L26 OUP
49	Mrs	Judith	Nelson	English Heritage - NW	Suites 3.3 and 3.4, Canada House	3 Chepstow Street	Manchester	Greater Manchester	M1 5FW
50	Mr	I	Travers	Health and Safety Executive	Hazardous Installations Directorate Land Division	Daniel House	Trinity Road, Bootle	Merseyside	L20 3TW
51				Country Land & Business Association	16 Belgrave Square			London	SW1X 8PQ
52	Mr	Chris	Waring	Environment Agency	Appleton House, 430 Birchwood Boulevard	Birchwood	Warrington	Cheshire	WA3 7WD
53	Mr	Henry	Peterson	Sport England - NW Region	Astley House	Quay Street	Manchester	Greater Manchester	M3 4AE
54	Ms	Ingrid	Berry	Sefton Council	Planning Director	Vermont House, 375 Stanley Road	Bootle	Merseyside	L20 3RY
55	Mr	Peter	Bradford	West Lancashire District Council	PO Box 16	52 Derby Street	Ormskirk	Lancashire	L39 2DF
56	Mr	Peter	Taylor	Warrington Borough Council	Environment and Regeneration Department	New Town House, Buttermarket Street	Warrington	Cheshire	WA1 2NH
57	Ms	J	Pimblett	Tarbock Parish Council	18 Bunting Court	Halewood	Knowsley	Merseyside	L26 7XX
58	Mr	Calvin	Stockton	Merseyside Waste Disposal Authority	2nd Floor, North House	17 North John Street	Liverpool	Merseyside	L2 5QY
59	Mr	Duncan	McCorquodale	North West Regional Assembly (NWRA)	Wigan Investment Centre	Waterside Drive	Wigan		WN3 5BA
60	Ms	Heather	Jago	Approach 580 SIA	Ground Floor, Yorkon Building	Archway Road	Huyton	Merseyside	

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61	Ms	Vitti	Osbourne	Cronton Parish Council	7 Hampton Drive	Cronton	Knowsley	Merseyside	WA8 59ST
62	Mr	M	Harker	The Stanley Estate and Stud Co	The Estate Office	Knowsley Park	Prescot, Knowsley	Merseyside	L34 4AG
63	Mr	G	Adam	Forestry Commission - NW	Linmere	Delamere	Northwich	Cheshire	CW8 2JD
64	Mr	Steve	Dumbell	Knowsley Enterprise Academy	North Mersey Business Centre	Woodward Road	Knowsley Industrial Park, Knowsley	Merseyside	L33 7UY
65	Mr	David	Jackson	Mersey Rail	Room 632, Rail House	Lord Nelson Street	Liverpool	Merseyside	L1 1JF
66				Knowsley Business Watch	Admin Buildings, Admin Road	Knowsley Industrial Park North	Kirkby, Knowsley	Merseyside	L33 7TX
67	Ms	Rebecca	Maxwell	Drivers Jonas	6 Grosvenor Street			London	W1K 3BG
68				North West Council for Sport and Recreation	Astley House	Quay Street	Manchester	Greater Manchester	M3 4AE
69				Tesco Stores Limited					
70				DEFRA, c/o GONW	Cunard Buildings	Pier Head	Liverpool	Merseyside	L3 1QB
71				Housing Corporation	4th Floor Fax: 0161 242 5901	One Piccadilly Gardens		Manchester	M1 1RG
72	Prof	Chris	Crouch	Liverpool John Moores University	Planning and Housing Studies	Clarence Street	Liverpool	Merseyside	L3 5UG
73	Mr	Geoff	Pollitt	Prescot Town Council	Town Clerk's Office, Prescot Leisure Centre	Warrington Road	Prescot, Knowsley	Merseyside	L35 5AD
74	Mrs	Sandra	Mayers	Whiston Town Council	Town Council Offices	Community Centre	Dragon Lane, Whiston	Merseyside	L35 3QX
75	Mr	John	Green (Town Manager)	Halewood Town Council	5-21 Raven Court	Leathers Lane	Halewood, Knowsley	Merseyside	L26 0UP

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76		Gill	Pinder	St Helens Metropolitan Borough Council	Town Hall	Corporation Street	St Helens	Merseyside	WA10 1HP
77				Wirral Metropolitan Borough Council	Director of Planning and Economic Development	Municipal Buildings, Brighton Street	Wallasey, Wirral	Merseyside	L44 8ED
78			Director of Environment	Halton Borough Council	Municipal Buildings	Kingsway	Widnes, Halton	Merseyside	WA8 7FQ
79	Mr	Philip	Megson	Lancashire County Council	Guild House	Cross Street	Preston	Lancashire	PR1 8RD
80				Cheshire County Council	County Planning Officer	Commerce House, Hunter Street	Chester	Cheshire	CH1 2QP
81				Wigan Metropolitan Borough Council	Director of Planning	Civic Buildings, New Market Street	Wigan		WN1 1RP
82				Knowsley Disability Concern	PO Box 57	Huyton	Knowsley	Merseyside	L36 0YX
83	Mrs	Lyn	Spencer	Speke Halewood SIA	Mersey House	140 Speke Road	Garston, Liverpool	Merseyside	L19 2PH
84	Mr	Simon	Thompson (Crime Prevention Officer)	Merseyside Police (Huyton)	Latham Road Police Station		Huyton, Merseyside	Merseyside	L36 9XU
85	Ms	Cathy	Hindley	Lickers Lane Pathways	Rosla Block, Higherside School	Whiston	Knowsley	Merseyside	
86	Ms	Linda	Downey	Halewood Pathways	One Stop Shop	Leathers Lane	Halewood, Knowsley	Merseyside	
87				Council for Voluntary Service	Knowsley CVS	Nutgrove Villa	1 Griffiths Road, Huyton	Knowsley	L36 6NA
88	Mr	Steve	Alexander	Merseyside Fire and Civil Defence Authority	Fire Service Training Centre	Storrington Avenue	Liverpool	Merseyside	L11 9AP
89	Mr	Peter	Whibley	Business Link for Greater Merseyside	GME Ltd, Egerton House	2 Tower Road	Birkenhead, Wirral	Merseyside	CH41 1FN

Respondent No	Title	First Name	Last Name	Organization Name	Address	Address	Address	City	Postal Code
90	Clerk to the Council	Paul	Lawday	Knowsley Parish Council	Knowsley Village Hall	School Lane	Knowsley Village, Prescot	Merseyside	L34 9EN
91		Simon Cooke		The Coal Authority	200 Litchfield Lane		Mansfield	Nottinghamshire	NG18 4RG
92				Civil Aviation Authority (CAA)	Safety Regulation Group, Aviation House	Gatwick Airport	London	West Sussex	RH6 0YR
93	Ms	Gemma	Heaton	CPRE Lancashire Branch	Station Road (behind the old fire station)	Bamber Bridge	Preston	Lancashire	PR5 6TN
94				The Wildlife Trust Lancs, Manc. and North M'side	The Barn, Berkeley Drive	Bamber Bridge	Preston	Lancashire	PR5 6BY
95				National Grid Company	North West Area Office	Howick Cross Lane, Penwortham	Preston	Lancashire	PR1 0NS
96				Mersey Partnership	c/o The Mersey Partnership	Cunard Building, Pier Head	Liverpool	Merseyside	L3 1ET
97	Ms	Caroline	Salthouse	Mersey Strategy	c/o Department of Planning and Economic Development	Wirral Metropolitan Borough Council, Town Hall, Brighton St	Wallasey, Wirral	Merseyside	CH44 8ED
98	Mr	Terry	Abbot	National Farmers Union - NW	Agriculture House	1 Moss Lane View	Skelmersdale	Lancashire	WN8 9TL
99				British Gas (Transco) NW	Spa Road		Bolton	Greater Manchester	BL1 4SR
100				CABE	16th Floor, The Tower Building	11 York Road	London	Greater London	SE1 7NX
101				Department of Transport c/o GONW	Cunard Buildings	Pier Head	Liverpool	Merseyside	L3 1QB

Respondent No	Title	First Name	Last Name	Organization Name	Address	Address	Address	City	Postal Code
102				Royal Commission Historical Monuments of England	Canada House, Suites 33/34	3 Chepstow Street	Manchester	Greater Manchester	M1 4FW
103	Mr	Andrew	Pannell	Halton Metropolitan Borough Council	Environment and Development Directorate	Halton Lea	Halton	Cheshire	WA7 2GW
104	Mr	D	Blanchflower	Rainhill Parish Council	14 Olive Grove		Liverpool	Merseyside	L30 1PA
105	Mr	Mike	Eccles	Liverpool City Council	Millennium House	60 Victoria Street	Liverpool	Merseyside	L1 6JF
106			Director of the Environment	Sefton Metropolitan Borough Council	Vermont House	375 Stanley Road	Bootle	Merseyside	L20 3RY
107	Ms	Rachel	Brisley	Merseyside Policy Unit	Central Library	William Brown Street	Liverpool	Merseyside	
108	Miss	L	Rajah - Planning Liaison Officer	Telewest Communications	Cable House	1 -8 Frenchwood Avenue	Preston	Lancashire	PR1 4QF
109	Mr	Steven	Edwards	ScottishPower Energy Networks	Environmental Planning	3 Prenton Way	Prenton, Birkenhead	Merseyside	CH43 3ET
110	Mr	Daniel	Connolly	Morris Homes (North) Ltd	Morland House	18 The Parks	Newton-Le-Willows	Merseyside	WA12 0JQ
111	Ms	Fiona	Smith	Acorn Venture Urban Farm	Depot Road	Kirkby Industrial Park	Kirkby, Knowsley	Merseyside	L33 3AR
112	Mr	Richard	Lewis	Wirral Metropolitan Borough Council	Town Hall	Brighton Street	Wallasey, Wirral	Merseyside	CH44 8ED
113	Ms	Marie	Armitage (Co-ordinator)	Merseyside HAZ	Hamilton House	24 Pall Mall	Liverpool	Merseyside	L3 6AL
114	Mr	Brian	Cowley (Programme Manager)	Kirkby Pathways	Business Resource Centre	Admin Road	Knowsley Industrial Estate, Knowsley	Merseyside	L33 7TX

Respondent No	Title	First Name	Last Name	Organization Name	Address	Address	Address	City	Postal Code
115	Mr	Eric	Hudson	North West Chamber of Commerce	Wigan Investment Centre	Waterside Drive	Wigan		WN3 5BA
116				Northwood Regeneration Partnership	Northwood House	16 Briery Hey Avenue	Kirkby, Knowsley	Merseyside	L33 OYF
117	Mr	Steve	Cook	Merseytravel	24 Hatton Gardens		Liverpool	Merseyside	L3 2AN
118	Ms	Sarah Jayne	Farr	National Museums and Galleries on Merseyside	PO Box 33	127 Dale Street	Liverpool	Merseyside	L69 3LA
119	Dr	Diana	Forrest	Director of Public Health for Knowsley	Knowsley PCT, Health & Social Care HQ	Nutgrove Villa, PO Box 23, Westmorland Road	Huyton, Knowsley	Merseyside	L36 6GA
120	Prof	Ian	Barclay	Liverpool JMU	James Parsons Building	Byron Street	Liverpool	Merseyside	L3 3AF
121		Anna	Sugrue	RSPB NW England Office	Westleigh Mews	Wakefield Road	Denby Dale, Huddersfield	West Yorkshire	HD8 8QD
122	Mr	Tim	Molton	North Huyton New Deal - New Future	River Alt Resource Centre	Woolfall Heath Avenue	Huyton, Knowsley	Merseyside	L36 3TE
123	Mr	Laurence	Rankin	Department of Environment, c/o GONW	Cunard Building	Pier Head	Liverpool	Merseyside	L3 1QB
124	Ms	Chris	Bennett	Merseyside Biodiversity Group	c/o EAS, Bryant House	Liverpool Road North	Magull	Merseyside	L31 2PA
125	Ms	Mandy	Elliot	The Housing Corporation	4th Floor	One Piccadilly Gardens		Manchester	M1 1RG
126	Ms	Tracy	Fishwick	Knowsley Disability Forum	Employment and Social Inclusion Dept, DCCS, KMBC	3rd Floor, Municipal Buildings, Archway Road	Huyton, Knowsley	Merseyside	L36 9YU
127	Ms	Mary	Farrell	Knowsley Health Partnership	DCCS, 1st Floor,	Kirkby Municipal Buildings, Cherryfield Drive	Kirkby, Knowsley	Merseyside	L32 1TX
128	Ms	Susannah	Gill	The Mersey Forest	Risley Moss, Ordnance Avenue	Birchwood	Warrington	Cheshire	WA3 6QX

Respondent No	Title	First Name	Last Name	Organization Name	Address	Address	Address	City	Postal Code
129	Mr	Chris	Creighton	WM Morrison	C/O Agent				
130	Mr	Andrew	Leysens	United Utilities Property Solutions Ltd	Coniston Buildings	Lingley Mere Business Park	Lingley Green Avenue, Greater Sankey, Warrington	Cheshire	WA5 3UU
131	Mr	Bernard	Hogan-Howe	Merseyside Police HQ	Mercury Court	Tithebarn Street	Liverpool	Merseyside	L69 2NU
132	Dr	Diana	Forrest	Knowsley Primary Care Trust	Health & Social Care HQ, Nutgrove Villa	PO Box 23, Westmorland Road	Huyton, Knowsley	Merseyside	L36 6GA
133	Mr	Frank	Kennedy	Friends of the Earth-North West	60 Duke Street		Liverpool	Merseyside	L1 5AA
134	Mr	Bob	Taylor-Chief Executive	Knowsley Housing Trust	Lakeview	Kings Business Park	Prescot, Knowsley	Merseyside	L34 1PJ
135	Mr	Tom	Freeland	National Urban Forestry Unit	The Science Park	Stafford Road	Wolverhampton	West Midlands	WV10 9RT
136	Mr	A G	Gunn	British Geological Survey	Natural Environment Research Council	Kingsley Dunham Centre, Keyworth	Nottingham	Nottinghamshire	NG12 5GG
137	Cllr	W.K.T	Cook	Cronton Parish Council	7 Brook Close	Cronton	Widnes	Cheshire	WA8 5DS
138				Community Empowerment Network	Nutgrove Villa	1 Griffiths Road	Huyton, Knowsley	Merseyside	L36 6NA
141	Mr	R.G	Harris	Aintree Village Parish Council	3 Canterbury Close	Aintree		Liverpool	L10 8LA
142	Mr	B.H	Beavan	Melling Parish Council	8 Spring Gardens	Maghull		Liverpool	L31 3HA
143	Ms	Sue	Smith	Simonswood Parish Council	The Barn	Sandy Brow Farm	Sandy Brow	Liverpool	L33 3AE
144	Mr	L.J	Kilshaw	Windle Parish Council	90 Bleak Hill Road	Windle	St Helens	Merseyside	WA10 6DR
145	Mrs	I	Brown	Rainford Parish Council	Council Offices	Church Road	Rainford	Merseyside	WA11 8HB

Respondent No	Title	First Name	Last Name	Organization Name	Address	Address	Address	City	Postal Code
147		Gill	Heber	St. Andrew's Church					
148		The Head		Eastcroft School					
149		The Head		Ravenscroft School					
150		The Head		Ruffwood School					
151		The Head		St. Peter and Paul School					
152		Mark	Wiggins	Merseyside Police					
153		Peter	Hamilton	Cass Associates	Studio 104,	The Tea Factory,	82 Wood Street,	Liverpool,	L1 4DQ.
154				St Peter and Paul's Church	Apostles Way	Tower Hill		Merseyside	L33 1UX
155	Mr	R	Moon	Hale Parish Council	19 Addlingham Avenue		Widnes	Cheshire	
157	Mr	Simon	Artiss	David Wilson Homes North West	Wilson House	Cinnamon Park	Fearnhead, Warrington	Cheshire	WA2 0XP
158	Mr	Nick	Swift	Lamb and Swift Commercial	74 Chorley New Road	Bolton			BL1 4BY

Appendix 3

Summary of comments received

(*Reference numbers: these correspond with the reference for each consultee on the database compiled for the Local Development Framework, "LDF", process held by the Council's Forward Planning team).

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
1.1	North West Regional Assembly	The Regional Spatial Strategy (RSS) restricts new housing development, for the whole of Knowsley, to an average of 230 per year to 2016. The limit of 300 new dwellings in Tower Hill has been set in line with this policy. The RSS is being revised and the current draft shows an increase in the required house building rate in Knowsley. If the increased figure remains in the new RSS, there may be a possibility of increasing the number of new dwellings in Tower Hill to over the figure of 300. However, this will not be known until the new RSS is approved in late 2007.	The SPD could take account of the new housing figures within the Submitted Draft RSS.	The SPD gives additional detail to policy H3 of the Replacement Unitary Development Plan. Its purpose is not to make new policy. The paragraph acknowledges the possibility that additional dwellings may be possible but this will not be possible until the new Regional Spatial Strategy is published.
1.2	North West Regional Assembly	Table 3.2 of the SA / SEA report.	North West Best Practice Design Guide (May 2006) and the draft Green Infrastructure Guide for the North West (2006) have been produced. Both of these documents offer general support for objective a) and f) of the SPD.	Noted. Both guides will be added to Table 3.2 of the SA / SEA report.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
1.3	North West Regional Assembly	Paragraph 2.6 (c) –sustainable transport	Offer general support for the transport objectives of the SPD.	Noted.
2.1	Merseyside Environmental Advisory Service	Whole Document.	Do not have any significant concerns at this stage.	Noted.
2.2	Merseyside Environmental Advisory Service	Paragraph 4.75 Careful consideration should be given to the adoption and long term management of such systems.	Pleased to see that sustainable drainage systems (SUDS) are being encouraged. However, concern was expressed over long term maintenance commitments.	Paragraph 4.75 will be amended to : Careful consideration should be given to the adoption and long term management of such systems. Agreement on maintenance of drainage systems will be agreed prior to commencement of development.
3.1	Government Office North West	Whole Document.	Overall found the document to be informative and well structured.	Noted.
3.2	Government Office North West	Paragraph 5.58 In order to ensure a 'ladder' of provision within the Tower Hill area, an element of affordable housing is required. Given the existing supply of lower cost housing within the area it is proposed that affordable housing is set at 10%, of the overall scheme. Whilst prospective developers are invited to present their proposals for the delivery of	An SPD can only supplement policy within an existing development plan. It cannot make policy. It can not, therefore, require a proportion of new dwellings to be affordable. It would be helpful to explain what is encompassed by the term, 'affordable housing'.	Paragraph 5.58 will be removed and replaced by: In order to bridge the growing gap between the bottom and top of the housing market, Knowsley Housing Strategy 2004-2010 priority 1 requires the provision of new shared and/or low cost home ownership homes in regeneration areas. The Replacement Unitary

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
		<p>this affordable housing element, it is envisaged that the affordable housing will be in the form of low cost home ownership rather than new housing for social rent. In addition, prospective developers are invited to present their proposals for ensuring tenure blindness within the new development.</p>		<p>Development Plan does not require the provision of affordable housing in new development, however, the Council, as land owner, will negotiate with developers to provide an element of affordable housing as required by the Housing Strategy. For the purposes of this SPD, the definition of affordable housing is the same as that in Appendix B of PPS3 – Housing. A developer agreement will be entered into to secure the affordable housing provision for first and subsequent occupiers. Whilst prospective developers are invited to present their proposals for the delivery of the affordable housing element, it is envisaged that the affordable housing will be in the form of low cost homes for sale rather than new housing for social rent. In addition, prospective developers are invited to present their proposals for ensuring 'tenure blindness', where low cost home ownership are indistinguishable from outright sale and is fully integrated throughout the new development.</p> <p>A glossary, including a definition of</p>

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
				affordable housing, will be included in the final version of the SPD.
3.3	Government Office North West	Paragraph 3.2 National policy is set out in a range of subject specific documents. The SPD has been prepared in conformity with national guidance and statements. Of particular relevance to this SPD are the following documents:	Paragraph 3.2 setting out national policy needs updating, together with the various references within the document to the respective guidance, following the publication of PPS3: Housing and PPS25:Development and Flood Risk and the consultative document intended to supplement PPS1, dealing with climate change.	Paragraph 3.2 and various references in the SPD, together with Table 3.2 of the SA report, will be updated.
3.4	Government Office North West	Paragraph 3.8 The whole of the Knowsley Replacement UDP is relevant to development proposals within the Action Area but the following policies are considered to be key considerations:	Add Plan policies OS2, OS5 and S8 to Paragraph 3.8, and Appendix 2.	This will be included in the adopted version of the SPD.
3.5	Government Office North West	Whole Document.	The SPD should also be screened for Appropriate Assessment in accordance with the Habitats Directive.	A screening report for Appropriate Assessment was submitted to Natural England in accordance with the Habitats Directive. Natural England have concurred that an Appropriate Assessment is not necessary.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
3.6	Government Office North West	Whole Document.	Illustrations and photographs could be added to “bring the document alive more” and break up the text. Illustrations of the standard and quality of material envisaged could also be added together with references to design guides.	Noted.
3.7	Government Office North West	Paragraphs 5.14 to 5.49	Welcome the emphasis on accessibility and the need for development to face the street etc.	Noted.
3.8	Government Office North West	Paragraph 5.49 Any proposal incorporating retail on this site must, depending on its size, be accompanied by a Retail Impact Assessment that would need to demonstrate an acceptable impact on local centres and Kirkby town centre.	In relation to the proposed supermarket, there is a need to consider the context of the UDP and appropriate scale of facilities for the area. The SPD should not encourage facilities that would be contrary to the UDP in what would seem to be a new out of centre location. The reference to a proposal for the incorporation of a retail element on the site should also make reference to the need to accord with guidance in PPS6: Planning for Town Centres and your retail policies in the UDP.	The ‘need’ for a supermarket was identified by residents and determined by the Sustainability Appraisal report to be the most sustainable option, but paragraph 6.6 states that a Retail Impact Assessment will be required. Paragraph 3.8 states that the whole of the Replacement UDP is relevant. Paragraph 5.49 will be replaced by: Any proposal incorporating retail on this site must be accompanied by a Retail Impact Assessment that would need to demonstrate an acceptable impact on local centres and Kirkby town centre. It should also be of a scale to meet only local needs and conform to the requirements of policy S8 in the

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
				Replacement Unitary Development Plan and PPS6 – Town Centres. Paragraph 6.6 will be amended from PPG6 to PPS6.
3.9	Government Office North West	Paragraph 5.59	The references to open space under 5(f) Landscape: function and quality, should refer to any open space assessment carried out by the Council in accordance with PPG17: Planning for open space, sport and recreation, and how the proposed redevelopment of the area fits in with the open space policies in the plan	Paragraph 5.59 will be amended to “Public open space development should meet the requirements of policies OS3 and OS4 of Knowsley’s Replacement Unitary Development Plan. Quantity standards are available for the different typologies of public open space. In July 2002 an open space study was undertaken by PMP on behalf of the Council in accordance with PPG17. The study showed that, within Tower Hill, there is a surplus of 21.04ha of amenity greenspace, a deficit of 0.19ha of allotments, and a deficit of 0.15ha in the of provision for children and young people. Policies OS3 and OS4 are contained within Appendix 2.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
3.10	Government Office North West	Paragraph 6.6 In accordance with PPG6, any proposal incorporating retail will require a Retail Impact Assessment. This will include evidence of need and also outline the impact that the proposal will have on local centres and Kirkby town centre.	Reference to 'PPG6' in paragraph 6.6 should read, 'PPS6'.	This will be changed in the adopted version of the SPD.
3.11	Government Office North West	Paragraph 6.4 The Government has advised local authorities that all applicants for planning permission should be able to demonstrate how they have taken into account the need for good design in their development proposals (paragraph 16, Planning Policy Guidance Note 1 (PPG1)).	Appendix 3, Urban Design Statement, reference should be to 'PPS1', not 'PPG1', also, linking to Chapter 6. It would be helpful to refer to the CABA guidance on Design and Access Statements, 'Design and Access statements: how to write, read and use them'.	Paragraph 6.4 will be amended to "An access statement is required for all building that are accessible to the general public. Provision should be made to form access, parking, and sanitary conveniences for people with disabilities. Attention is drawn to the legislation to provide access for the disabled. CABA guidance on Design and Access Statements, "Design and Access statements: how to write, read and use them" may assist in this matter. The text of Appendix 3 will be amended from PPG1 to PPS1 and the CABA document will be added to the list of documents which "much useful information can be taken from"

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
3.12	Government Office North West	Appendix.	Need for a glossary of terms used within the document.	A glossary will be added as an additional appendix.
3.13	Government Office North West	Appendix.	A summary of SA findings that could be included in the SPD itself would be useful.	A summary of the SA findings will be included as an appendix to the SPD.
4	Lancashire County Council	Whole Document.	Do not wish to make any observations on the draft SPD and SA.	Noted.
5.1	Merseytravel	Whole Document.	Broadly supportive of the draft SPD and the policy direction which the document seeks to take forward proposals.	Noted.
5.2	Merseytravel	Paragraph 5.20	Supports the commitment to seek the protection and enhancement of the existing Moorfield bus terminus, together with the intention to include the bus terminus within an improved shopping/district centre environment.	Noted.
5.3	Merseytravel	Paragraph 5.20	Welcomes the suggestion that bus permeability should be enhanced via the potential creation of a new bus through route across the Tower Hill area.	Noted.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
5.4	Merseytravel	Paragraphs 5.21	Wish to see protection, and suitable enhancements made to the existing core bus operational routes around the Tower Hill area, namely Shevingtons Lane, Pingwood Lane and Headbolt Lane.	Paragraph 5.21 states that it looks to improve accessibility to the bus services. This will include the existing core bus operational routes around the Tower Hill area. The protection of the routes is, however, a matter for the bus operators and Merseytravel and is, therefore outside the scope of the SPD
5.5	Merseytravel	Paragraphs 5.20 to 5.25	Wish to see the enhancements to walking routes between any residential properties and the bus stops on the core Tower Hill bus circuit, paying particular attention to public safety.	Pedestrian safety is of prime importance and is covered in paragraphs 5.20, 5.21, 5.24 and 5.25.
5.6	Merseytravel	Whole Document.	Wish to see adequate for a sufficient area of land for a station at Headbolt Lane.	The proposed rail station is outside of the Action Area and is therefore outside the scope of the SPD. The proposed railway station is identified on the Unitary Development Plan Proposals Map.
5.7	Merseytravel	Paragraph 6.10	Supplementary Planning Document should require a significant level of developer contribution towards the construction of a new station at Headbolt Lane.	Planning applications for development within Tower Hill will be determined against a number of considerations including the draft Merseyside Transport SPD. If the draft Merseyside Transport SPD determines that a contribution is required, this will be done through a section 106 agreement.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
5.8	Merseytravel	Whole Document.	Supplementary Planning Document should protect an area of land for Park & Ride use immediately adjacent to the proposed Headbolt Lane station.	The land for proposed park and ride use is outside of the Action Area and is therefore outside the scope of the SPD. The proposed park and ride is identified on the Unitary Development Plan Proposals Map.
5.9	Merseytravel	Paragraph 6.5	Supplementary Planning Document should make clear reference to the requirement for residential Travel Plans.	A Travel Plan is a requirement for support of planning applications in paragraph 6.5.
6.1	Natural England	Whole Document.	The SPD is clearly focused on 'putting the heart back into Tower Hill' and delivering a high quality, secure environment' with a unique identity, seeking to apply the principles promoted by CABI. There is much in this general approach with which we would agree.	Noted.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
6.2	Natural England	Paragraph 5.71	<p>Welcome the considerable attention to what can be done to provide and improve open areas to benefit the community. Encourage an approach to the design and layout that aims to create a usable 'green infrastructure'.</p> <p>The Consultation Draft of the Green Infrastructure Guide for the North West, contains useful guidance on planning green infrastructure. It support the general approaches set out in the joint publication 'The Countryside in and around Towns – a Vision for Connecting Town and Country in Pursuit of Sustainable Development'.</p>	An additional paragraph will be inserted after paragraph 5.71 stating "Additional guidance on planning green infrastructure can be found in the Consultation Draft of "The Green Infrastructure Guide for the North West" and "The Countryside in and around Towns – a Vision for Connecting Town and Country in Pursuit of Sustainable Development"
6.3	Natural England	Paragraph 4.68	<p>The SPD should acknowledge the duty on local authorities in respect of biodiversity, and which is included in the Natural Environment and Rural Communities Act 2006. In particular, a reference to geodiversity needs to be included as the Tower Hill area contains a site of geological interest.</p>	<p>The Natural Environment and Rural Communities Act 2006 will be added to the list of Relevant Plans, Programmes and Environmental Protection Objectives contained within Table 3.2.</p> <p>Paragraph 4.68 shall be amended to say:</p> <p>... Site of Geological Interest in the Replacement Knowsley Unitary Development Plan. The Natural Environment and Rural Communities Act 2006 requires that local authorities should have regard to the purpose of</p>

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
				conserving biodiversity. The Council will, therefore seek to ensure that development within the Action Area should will not adversely affect the waterfall and brook.
6.4	Natural England	National policy	A reference to PPS9, should be included in the list on page 7.	This will be included in the adopted version of the SPD.
6.5	Natural England	<p>Para 4.69 - A survey should be undertaken to assess the ecological implications of all development. The Ecological Survey should be submitted to support planning applications.</p> <p>Para 6.7 - An ecological assessment should be made for the area covered by the Action Area. The report should contain an assessment of the impact that the development will make and long term maintenance and management arrangements for all open spaces.</p>	<p>Welcomes the recommendation for an ecological survey to be carried out, to cover the whole plan area, and suggest that this should also take into consideration any adjacent ecological features of interest.</p> <p>Advise that this survey is used to provide an assessment of any mitigation requirements in respect of biodiversity, and also to inform the design of the green infrastructure within the Tower Hill area.</p>	Paragraph 4.69 is in line with representation, however, paragraph 6.7 will be amended to “An ecological assessment should be made for the area covered by the affected by development within the Action Area. The report should contain an assessment of the impact that the development will make, mitigation measures to be incorporated, and long term maintenance and management arrangements for all open spaces.
6.6	Natural England	Para 4.73 - Sustainable water management will be encouraged using sustainable drainage systems (SUDS). Surface water runoff from new developments can affect the flow regime and quality of watercourses. SUDS	Supports sustainable design and construction and welcome the use of SUDS including the use of green/brown roofs.	Noted.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
		can reduce the quantity of surface water runoff, (following more closely the natural drainage for the area), as well as offering an opportunity to remove pollutants prior to entering a watercourse.		
6.7	Natural England	<p>Para 5.60 - The Park should meet the following quality vision: "Parks to have a facility mix, be provided to Green Flag standards, promote biodiversity and be a one-stop community facility locating other community facilities such as skate parks and playgrounds".</p> <p>"The park should be welcoming, clean and litter free with well kept vegetation, appropriate lighting and ancillary accommodation and well signed to and within the site."</p> <p>Para 5.69 - The park is proposed to be an area of grass and trees, providing an open feel which maximises surveillance and facilitates play and games. There should be no shrub planting.</p>	<p>Understands the issues of security in open spaces, but concerned that limiting the landscaping proposals to open grassland and trees, and avoidance of shrub planting will compromise the enhancement of biodiversity generally within the Tower Hill area.</p> <p>Informed that the Town and Country Planning Association booklet on Biodiversity by Design contains a number of imaginative urban design schemes that meet a wide range of environmental and social requirements. English Nature's Accessible Natural Greenspace Standards should also be used to inform the design requirements of both formal and informal open space.</p>	<p>Paragraph 4.79 and 4.80 states that shrub beds were introduced to the estate but lack of maintenance led to their removal for community safety reasons.</p> <p>Paragraph 5.69 shall be amended to say: ... and facilitates play and games. There should be no shrub planting. A limited number of shrub beds may be introduced. The Town and Country Planning Association booklet on Biodiversity by Design contains a number of imaginative urban design schemes that meet a wide range of environmental and social requirements. If shrub beds are to be introduced, maintenance of the shrub beds will be included within the maintenance agreement for the park. The illustrated avenues ...</p>

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
6.8	Natural England	Paragraphs 4.73 to 4.75	Supports the preparation of a management plan for the whole area, to include formal and informal areas of green space and SUDS.	Noted.
7.1	Environment Agency	Para 3.2 - Planning Policy Guidance 25: Development and Flood Risk (PPG25). PPG25 sets out how flood risk should be considered at all stages of the development process. This guidance is currently under review and will be reissued as PPS 25.	PPS25 has now been issued and the guidance should be updated to reflect this.	Para 3.2 will be amended to show current position.
7.2	Environment Agency	Paragraphs 4.51 to 4.56 (e) Landscape: function & quality section	Include “Environmentally sympathetic landscaping works should be carried out to complement the character and setting of the site and the uses to which it will be put, including the use of only native plant species.”	A new paragraph will be inserted after paragraph 5.60 which says “ Environmentally sympathetic landscaping works should be carried out to complement the character and setting of the site and the uses to which it will be put, including the use of only native plant species. ”
7.3	Environment Agency	Paragraph 4.73	Any SUDS scheme would be subject to adequate pollution control measures being put in place before discharge to the water environment.	A new paragraph will be inserted after paragraph 4.73 which says “ SUDS schemes will require adequate pollution control measures before discharge to the water environment. ”

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
7.4	Environment Agency	<p>Paragraph 4.7 - Any SUDS measures should be fully integrated with the landscaping proposals, with an appropriate overarching management regime. The following additional measures would also be encouraged for any proposal:</p> <ul style="list-style-type: none"> • Low water consumption WC's, taps, showers, • Potential grey water recycling systems for flushing • Green / Brown roofs 	Where SUDS and green roofs are mentioned in paragraph 4.74, the inclusion of a requirement to provide bat bricks, bird nesting boxes etc to encourage wildlife into the area would increase its biodiversity worth.	Para 4.7 relates to drainage. A new paragraph will be inserted after paragraph 5.55 which says “In order to promote wildlife and increase biodiversity, bat bricks, bird nesting boxes, etc., are encouraged.
7.5	Environment Agency	Paragraphs 4.78 to 4.81 (k) Open Space section	Reference should be made to the two nearby brooks as they offer a recreational resource such as riverside walks and angling.	Although the two brooks will be available for recreation purposes, they are outside of the action area and are therefore outside the scope of development as openspace within the SPD.
7.6	Environment Agency	Para 6.8 - Contamination Study. Land contamination is not expected to be a significant issue, but in line with the advice in PPS 23, a minimum of a desk study and site walkover would be expected. It would be normal to conduct some chemical contamination investigations when geotechnical investigations are carried out.	Any contaminated land issues arising from the desk study, requested as part of a planning application submission, section 6.8, would need to be addressed.	Paragraph 6.8 will be amended to state "...carried out. Remediation will be in accordance with conditions attached to planning permissions.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
8.1	Highways Agency	Paragraph 2.6 (c) Sustainable Transport	Supports initiatives to improve accessibility to the area, in particular steps taken to encourage walking, cycling and increased use of public transport.	Noted.
8.2	Highways Agency	Paragraphs 3.7 and 5.33 – If the increased figure remains in the new RSS, there may be a possibility of increasing the number of new dwellings in Tower Hill to over the figure of 300. However, this will not be known until the new RSS is approved in late 2007.	Should the limit of 300 new dwellings be exceeded, a transport assessment should be undertaken to establish the impact these additional properties may have on the M57 and M58.	Paragraph 6.5 requires that a Transport Assessment be undertaken for each planning application.
8.3	Highways Agency	Para 6.5 - Assessments should be prepared and submitted alongside the relevant planning applications for development	Supports the completion of Transport Assessments and comprehensive Travel Plans.	Noted.
9.1	Knowsley Primary Care Trust	Paragraph 2.6 (b)	Improving Health (both physical and mental) is not listed as an objective.	Objective b – Community Cohesion includes the provision of a health promoting public realm.
9.2	Knowsley Primary Care Trust	Whole document.	Need for Health Impact Assessment to maximise benefits and minimise impacts of development on both physical and mental health.	Health Impact Indicators are currently not available for the SPD Action Area. Health Impact Assessment is not a legal requirement and would not be able to be completed with the timescale of the production of the SPD.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
10.1	Network Rail	Not related to Supplementary Planning Document.	Support for new station at Headbolt Lane	New station is outside of the Action Area and therefore outside of the scope of the SPD. Reference to the station was in order to show direction of future pedestrian and traffic flows.
10.2	Network Rail	Whole document.	Merseytravel should be consulted.	Merseytravel has been consulted.
11.1	Merseyside Fire and Rescue Service	Paragraph 2.6 (c) Sustainable Transport. To promote sustainable transport options by providing an integrated, well connected structure of roads, paths, cycleways, and public transport facilities that ensure a high degree of permeability and accessibility within the estate and to and from adjoining neighbourhoods.	The Merseyside Fire and Rescue Service should be consulted on any alteration to roadways i.e. closures, traffic calming, alleygating etc.	Consultation will be undertaken when an application is submitted.
11.2	Merseyside Fire and Rescue Service	Table 3.1 The amount of new housing development and demolition within the two areas shall be approximately as follows: Tower Hill, Kirkby - up to 300 new dwellings (including 50 demolition replacements).	The Merseyside Fire and Rescue Service should be consulted on any new dwelling schemes.	Consultation will be undertaken when an application is submitted as part of the normal process of determination.
12	Civil Aviation Authority	Whole document.	The Civil Aviation Authority does not wish to make any representations or comments.	Noted.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
13	Cass Associates on behalf of Northern Venture	Whole Document	Support in principle to the objectives and proposals within the draft SPD. Believes that the regeneration of the Tower Hill area will revitalise the area and help to encourage additional inward investment and be a catalyst for further housing development and improve local facilities.	Noted.
14.1	Sport England	Whole document.	Little detail is given on where development is to take place, distribution, phasing and infrastructural investment. It is not known how much open space is to be lost, what specific quantity and quality improvements will be delivered. No reference is made to sport / pitch uses.	Supplementary Planning Documents give additional information for policy. It can not make policy. It can not, therefore, allocate parcels of land for development. The open space will consist of the land remaining after the development of up to 300 houses. Policy within the Unitary Development Plan seeks to protect playing pitches but does not require new provision. Development will have to conform to the requirements of the Unitary Development Plan including policies OS3 and OS4.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
14.2	Sport England	Paragraph 5.62 Plenty of seating should be provided along the paths. It is also proposed that investment be put into school grounds development so as not to deprive the youngest members of the community from the benefit of exposure to nature and a more intimate landscape.	Paragraph 5.62 makes reference to investing in school grounds. No information on what improvements are proposed is given.	The exact form of the landscaping of school grounds is to be determined between the developer and the landowner prior to submission of a planning application. The SPD prescribes the quality of the landscaping.
14.3	Sport England	Paragraph 5.72 Development of the park should commence following approval of the landscape scheme and future maintenance arrangements. The developer will implement the approved scheme. Joint inspections to take place throughout the development of the park and at substantial completion. Following completion, an agreed maintenance period by the developer will commence. At the end of the maintenance period a further inspection will be undertaken. Maintenance will then transfer to the Council with an appropriate commuted sum payment.	Does not contain developer contribution based on mitigation and specific needs.	Committed sums are based on a number of factors including the number of bed spaces introduced by a new development. This will not be known until an application is submitted.

Ref	Representee	Relevant section in the draft SPD	Representation made (summary)	Council Response
14.4	Sport England	Appendix 5.	The SA/SEA provides a framework in figure 4.4 of where development may arise. This should be repeated in the SPD.	Figure 4.4 in the SA is already repeated as Appendix 5 in the SPD.
14.5	Sport England	Paragraph 4.65	The quality standards of any new or improved sport facility provision should have regard to Sport England Design Guidance on www.sportengland.org	Paragraph 4.65 will be amended to say "Although there are no formal playing fields within Tower Hill, playing fields are attached to Ruffwood School ½ mile away. The quality standards of any new or improved sport facility provision should have regard to Sport England Design Guidance on www.sportengland.org. "

Appendix 4

Response from Natural England to Screening Opinion on Consultation on Appropriate Assessment.

Date: 19 January 2007
Our ref: RO 9/5/1/1
Your ref: AA Screening North Huyton &
Tower Hill SPDs



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Aleck Whillans
Knowsley Borough Council

Dear Aleck

AA Screening Reports for North Huyton & Tower Hill SPDs

Thank you for your consultation of 4 December 2006, and we apologise for the delay in our response but unfortunately I did not receive your original consultation, although it was sent to the correct address.

Natural England has been charged with ensuring that the natural environment is conserved, enhanced and managed for the benefit of present and future generations. Our responsibilities specifically encompass nature conservation, biodiversity, landscape, recreation and access interests in rural, urban, coastal and marine areas.

Natural England has the following comments to make on this proposal.

Natural England finds both reports for the above SPDs to be very thorough, and concurs with the authority's opinion that, due to the reasons listed in the reports, the Tower Hill SPD and the North Huyton SPD are not likely to have a significant impact on any sites of European significance and that an Appropriate Assessment is not necessary.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

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