

From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Sent: 15 June 2026 16:23:37 UTC+01:00
To: "Osborne, Lee" <Lee.Osborne@knowsley.gov.uk>
Cc: "Dan Levy" <dlevy@balancepower.co.uk>; "DCSubmissions" <DRES.DCSubmissions@knowsley.gov.uk>
Subject: Re: Sandy Brow Lane BESS - Catch-up
Attachments: P23-1730 - Rebuttal Letter June 2026 DG V9.pdf

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Hi Lee,

As discussed last week, please find attached the amended Rebuttal Letter on Grey Belt which has been amended to include the Appeal Decision you shared with us.

We hope that this includes all the information required.

If you or your team have any further questions, please let us know and we'd be happy to arrange a meeting to discuss any remaining points.

Thanks,
Dafydd.

Dafydd Gwilym

m

Principal Planner - Planning

E Dafydd.Gwilym@pegasusgroup.co.uk

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From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Sent: Thursday, June 04, 2026 16:14
To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Cc: Dan Levy <dlevy@balancepower.co.uk>; DCSubmissions <DRES.DCSubmissions@knowsley.gov.uk>
Subject: Re: Sandy Brow Lane BESS - Catch-up

Hi,

Just sending this through again with the DRES.DCSubmissions@knowsley.gov.uk email included for upload to the website.

Kind regards,
Dafydd.

Dafydd Gwilym

m

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From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Sent: Wednesday, June 03, 2026 18:06
To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Cc: Dan Levy <dlevy@balancepower.co.uk>
Subject: Re: Sandy Brow Lane BESS - Catch-up

Hi Lee,

Please find attached the amended Grey Belt Rebuttal. This includes the our main case previously and we've included additional appeals to support our case.

We hope that this will be sufficient for our case to be accepted by the Council. If you have any further questions, please let us know.

We're also requesting a quick position update on the outstanding consultee responses.

Kind regards,
Dafydd.

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From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Sent: Wednesday, May 27, 2026 14:40
To: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Subject: RE: Sandy Brow Lane BESS - Catch-up

Hi Dafydd

They are both on leave this week, half term. My line manager did say that the grey belt statement case should be revised to incorporate appeal decisions (in particular the encroachment issue) into your case. I will await a revised statement; could you send to dcsubmissions@knowsley.gov.uk and c.c. me in (make the revised statement give a strong robust case). Please ensure all correspondence is sent to that email address (except for emails such as your query email).

Thank you

Kind Regards

Lee

Le Osborne
e

Senior Planner

Planning

Telephone: 0151 443 239
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| n



From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Sent: 27 May 2026 12:18
To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Cc: Henri Scanlon <Henri.Scanlon@pegasusgroup.co.uk>; Dan Levy <DLevy@supernovapower.com>
Subject: Re: Sandy Brow Lane BESS - Catch-up

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Hi Lee,

Just wanted to chase the below matter. Has your Line Manager been able to provide a response on the Grey Belt Assessment yet?

Also, we're still waiting for further consultation responses:

- MEAS - response to further information submitted by Dan on 18th May. It may be useful to arrange a meeting with MEAS to discuss the submitted information. Would this be something you could facilitate?
- LLFA - We're still expecting further comments from the LLFA. It was discussed that a standard condition could be placed on the Decision which secures a final Drainage Strategy prior to commencement. Could this be agreed if no response is received?
- Landscape - A rebuttal to the landscape comments was submitted a few weeks ago. No further responses have been shared, but we consider that the comments were all responded to. Is it possible to push the Landscape Consultant for a response?

As discussed in our meeting a couple of weeks ago, we're really keen to progress the application to a determination as soon as possible and we're conscious that several of the Consultees may be slowing progress down.

We'll send a chase, with you included into the email, to the relevant consultees to try and move things forward. We'd appreciate if the LPA could also help and try to push things along as you may be able to speed things up more than ourselves.

Kind regards,

Dafydd.

Dafydd Gwilym

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From: Dan Levy <DLevy@supernovapower.com>
Sent: Friday, May 22, 2026 15:37
To: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>; Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Cc: Henri Scanlon <Henri.Scanlon@pegasusgroup.co.uk>; Nasrin Sayyed <Nasrin.Sayyed@pegasusgroup.co.uk>
Subject: RE: Sandy Brow Lane BESS - Catch-up

Hi Lee,

Following our chat earlier in the week, how did you get on speaking with discussing the grey belt matters with your Manager ?

Thanks

Dan



Dan Levy Planning Manager | AssocRTPI

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Balance Power and Mercia Power are now Supernova Power

From: Dan Levy <DLevy@supernovapower.com>

Sent: 13 May 2026 08:54

To: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>; Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Cc: Henri Scanlon <Henri.Scanlon@pegasusgroup.co.uk>; Nasrin Sayyed <Nasrin.Sayyed@pegasusgroup.co.uk>

Subject: RE: Sandy Brow Lane BESS - Catch-up

Hi Lee

Just to follow on from Dafydd's email below, this Appeal scheme is of the same scale as our site, 7.9 acres compared to our Sandy Brow Lane site 7.6 acres.

Thanks

Dan

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From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>

Sent: 13 May 2026 08:36

To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Cc: Dan Levy <DLevy@supernovapower.com>; Henri Scanlon <Henri.Scanlon@pegasusgroup.co.uk>;
Nasrin Sayyed <Nasrin.Sayyed@pegasusgroup.co.uk>

Subject: Re: Sandy Brow Lane BESS - Catch-up

Hi Lee,

In addition to the below, please find attached a further Appeal we've found that is hopefully of relevance.

Paragraph 29 is of relevance. The Inspector agrees that there is harm to purpose (c) but given the relative scale of the site the harm resulting from encroachment would be negligible. We are of the view that this is a similar conclusion for our scheme, and the scale of development cannot fundamentally undermine, the purposes, when taken together, of the remaining Green Belt across the area of the plan.

Please let us know if you need any more info.

Also, to note, I'm going on leave after today for a week, so please ensure Dan, Henri and Nasrin (CC'd above) are included in all correspondence moving forward to avoid any delays.

Thanks,

Dafydd.

Dafydd Gwilym

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From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>

Sent: Friday, May 08, 2026 14:05

To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Cc: Dan Levy <dlevy@balancepower.co.uk>

Subject: Re: Sandy Brow Lane BESS - Catch-up

Hi Lee,

Thank you again for your time in the meeting on Wednesday. As agreed, we've found some relevant appeals that support our case.

APP/R2330/W/25/3367069

The issue of Grey Belt is discussed here, and specifically paragraph 143(c) where the Inspector concluded in para 20-21 that given the Site has "*limited visibility and clear separation from the main urban form, I find that it would not fundamentally undermine the purposes of the remaining Green Belt land with regard to safeguarding the countryside from encroachment.*"

It is considered that this scheme does have more of a defined separation than our scheme but given both have an element of separation and the same applies in terms of limited visibility, we consider that this supports our case.

It is also important to note the use of the phrase "would not fundamentally undermine the purposes of the remaining Green Belt land". This is a very high bar, and given the separation of our Site through the very low-lying access track between the Site and built development, we do not consider this bar is met.

APP/N4720/W/24/3354875

This is an Appeal that we've previously shared.

The Inspector Report includes a detailed assessment of Paragraph 155 of the NPPF in relation to a 50MW BESS scheme. As previously agreed, the Council considers that the proposed development makes no contribution to purposes (a), (b) and (d) of the Green Belt and no Footnote 7 policies apply. Similarly to this Site, it was considered that the Appeal Site would utilise Grey Belt land as the Appeal Site does not strongly contribute to Green Belt purposes a), b) or d). The Inspector agreed in paragraph 41 that if the Site does not strongly contribute to these purposes, it would not fundamentally undermine these Green Belt purposes across the area of the plan.

Turning to purpose (c) of the Green Belt it was noted in the Inspector's Report that:

"the development of an open agricultural field as proposed would inevitably result in encroachment into the countryside such that there would be conflict with Green Belt purpose c), which is not disputed. However, given the size of the appeal site and the scale of development upon it, such encroachment would be small. Reference is made to Leeds Green Belt covering 33,840ha, which is not disputed. The appeal site at 1.7ha constitutes 0.005% of its total area and approximately 30% of the site would be developed. This would not fundamentally undermine Green Belt purpose c) of the remaining Green Belt across the area of the plan."

This reaches the same conclusions the Applicant reached in the Rebuttal Letter. Although it is not disputed that the proposed development would encroach into the countryside, it does not meet the policy requirement of fundamentally undermining Green Belt purpose c) of the remaining Green Belt across the area of the plan, given the small area the Site encroaches to the Green Belt. It should be noted that the policy requirement is a very high bar and would need to undermine the Green Belt as a whole, which we do not consider this proposal does.

The access track which following an existing track, provides a degree of separation between the existing built development and the proposed built development. Key consideration will need to be given to the very high bar set by the wording of the NPPF. Given the limited intervisibility between the Site and the rest of the Green Belt and the built development we do not consider that the proposed development would fundamentally undermine the Green Belt.

I hope these examples sets out our position clearly, and clearly shows that the bar set by the NPPF is very high and we have not been able to find a development that has been refused on appeal on the grounds that it would fundamentally undermine paragraph 143(c).

Happy to discuss further on the phone if needed. Also, if your management would like to discuss we'd be happy to set up a call.

Kind regards,

Dafydd.

Dafydd Gwilym

m

Principal Planner - Planning

[E Dafydd.Gwilym@pegasusgroup.co.uk](mailto:Dafydd.Gwilym@pegasusgroup.co.uk)

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From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Sent: Wednesday, May 06, 2026 12:18

To: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>

Subject: RE: Sandy Brow Lane BESS - Catch-up

Hiu Dafydd

I meant to send this over before; it came in whilst I was off and relates to the wintering bird report and Urban Green's letter. I have sent a chase up email for re-consultation comments relating to the landscaping.

Kind Regards

Lee

Le Osborne
e

Senior Planner

Planning

Telephone: 0151 443 239
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l n

From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>

Sent: 06 May 2026 10:02

To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Cc: Dan Levy <dlevy@balancepower.co.uk>; Henri Scanlon
<Henri.Scanlon@pegasusgroup.co.uk>

Subject: Re: Sandy Brow Lane BESS - Catch-up

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Hi Lee,

Before our meeting, is it possible to send the below MEAS response over? You may have seen that we've contacted MEAS directly and they're unable to release the comments without the LPA's permission.

It would be useful to get this in front of the Ecologist so we can get some progress.

Kind regards,

Dafydd.

Dafydd Gwilym

m

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E Dafydd.Gwilym@pegasusgroup.co.uk

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From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Sent: 22 April 2026 10:42
To: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Subject: RE: Sandy Brow Lane BESS - Catch-up

Hi Dafydd

I have comments regarding the wintering birds which I will send over to you. Please ensure that the response (and any consultee comment responses) are sent to dcsubmissions@knowsley.gov.uk and note whom it's in response to and to re-consult, and copy me in.

Kind Regards

Lee

Lee Osborne
e

Senior Planner

Planning

Telephone: 0151 443 239
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From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>

Sent: 22 April 2026 09:46

To: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>

Subject: Re: Sandy Brow Lane BESS - Catch-up

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Hi Lee,

Just a quick chase on the below. Can you please send the MEAS comments over?

We also provided a short rebuttal to the LLFA a few weeks ago. We hope that covers their initial concern on the watercourses, but they mentioned they had further comments to provide. Are these received, and if not, please could these be chased.

We still haven't heard anything on the Grey Belt element. Please could this be chased.

Thanks,

Dafydd.

Dafydd Gwilym
m

Principal Planner - Planning

[E Dafydd.Gwilym@pegasusgroup.co.uk](mailto:Dafydd.Gwilym@pegasusgroup.co.uk)

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From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Sent: 15 April 2026 10:56
To: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Subject: RE: Sandy Brow Lane BESS - Catch-up

Hi Dafydd

With regards the wintering birds report MEAS still require additional info and I will let you know their requirements asap, I just have a priority demolition prior approval to deal with first. I will check the status of the landscape and LLFA comments and advise accordingly.

Kind Regards

Lee

Lee Osborne

Senior Planner

Planning

Telephone: 0151 443 239
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From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Sent: 15 April 2026 10:00
To: Hunt, Andrew <Andrew.Hunt@knowsley.gov.uk>; Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Cc: Dan Levy <dlevy@balancepower.co.uk>; Henri Scanlon <Henri.Scanlon@pegasusgroup.co.uk>
Subject: Sandy Brow Lane BESS - Catch-up
Importance: High

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Hi,

We just wanted to touch base on the Sandy Brow Lane application.

We left things last with the submission of the updated Drainage, Landscape and Ecology elements. I just wanted to confirm whether we have received any further responses from any of the following:

- LLFA (We are aware that further comments are expected)
- MEAS
- Landscape

As mentioned, we've not received anything so we would kindly request that these are chased from the Consultees.

We're also still waiting for a response on the Grey Belt element. This has now been outstanding for a few months, and we would appreciate an update from your Line Manager. We would prefer to avoid receiving further comments close to the next Committee as we would like to use the intervening time as a period to resolve all outstanding matters.

If you have any questions or comments, please let us know.

Kind regards,

Dafydd.

Dafydd Gwilym

m

Principal Planner - Planning

E Dafydd.Gwilym@pegasusgroup.co.uk

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