

P24-1099

30th January 2025

BY EMAIL ONLY

Knowsley Metropolitan Borough Council,
Planning Services – Knowsley Council,
Municipal Buildings,
Huyton,
Knowsley,
L36 9UX

Attn: Clare Appleyard

RE: LAND AT HALSNEAD GARDEN VILLAGE, PHASE 2B AND PHASE 3

REQUEST FOR SCOPING OPINION UNDER *THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)*.

Dear Clare,

Under Regulation 15 of *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (as amended), my client, Taylor Wimpey UK Limited, request a Scoping Opinion in respect of land at Halsnead Garden Village, which comprises two land parcels referred to as Phase 2b and Phase 3.

In accordance with these regulations please find the following information in the enclosed Scoping Report document, as stipulated in Regulation 15, paragraph 2a:

- A plan sufficient to identify the land;
- A brief description of the nature and purpose of the Proposed Development, including its location and technical capacity;
- An explanation of the likely significant effects of the Proposed Development on the environment; and
- Such other information or representations as the person making the request may wish to provide or make.

As discussed further within the enclosed document the Application Sites are situated within the administrative area of Knowsley Metropolitan Borough Council and are located on land at Halsnead Garden Village.

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It is the intention that one planning application will be submitted to encompass approximately 425 dwellings, c. 225 residential dwellings on Phase 2b and c. 200 residential dwellings on Phase 3, in addition to an Independent Living apartment building comprising c. 85 apartments (use class C3) and Residential Care Home development comprising c. 72 beds (use class C2), approximately 4,000sqft Convenience Store on Phase 2b, and associated open space, access and related infrastructure on both parcels. The planning application is intended to be supported by an Environmental Statement (ES), within which the following disciplines are anticipated to be assessed within discrete chapters:

- Socio Economics
- Landscape and Visual
- Cultural Heritage
- Transport and Access
- Air Quality
- Noise and Vibration

This Scoping Request and enclosed Scoping Report seeks to agree the content of the Environmental Statement.

Further information regarding the above disciplines can be found in the enclosed Scoping Report which sets out the pertinent issues considered appropriate for assessment in the EIA process, in addition to the specific technical work anticipated for each environmental discipline. Following work already undertaken, it is considered that a number of environmental matters are unlikely to be significant, and therefore are proposed to be scoped out of the ES. These are discussed and justified in the Scoping Report.

We look forward to receiving the Council's Scoping Opinion within the five week timeframe as specified by the Regulations.

I trust this letter and enclosure provides you sufficient information to form your Scoping Opinion, however, should you have any queries or require any further information please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely,

Emma Bird



Principal Environmental Planner

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emma.bird@pegasusgroup.co.uk

Enc. EIA Scoping Report and associated Appendices

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