

20 March 2026

Knowsley Metropolitan Borough Council
PO Box 26
Archway Road
Huyton
Knowsley
L36 9FB

Submitted via Planning Portal

Dear Sir / Madam

Cover Letter – Hybrid application submission for up to 190 dwellings (Ref: PP-14640018)
Land at Halsnead Garden Village (Phase 3)
On behalf of Taylor Wimpey UK Limited

On behalf of our client, Taylor Wimpey UK Limited, Pegasus Group has been instructed to submit a hybrid planning application for up to 190 residential dwellings on land at Halsnead Garden Village, specifically Phase 3 of the Garden Village as per the adopted Masterplan SPD.

The description of development is as follows:

“Hybrid application for the erection of up to 190 residential dwellings comprising:

Phase A – Full planning application for the erection of 93 dwellings with associated works (including access, public open space, landscaping, sustainable urban drainage systems and other associated works); and

Phase B – Outline planning application for up to 97 dwellings (with all matters reserved for future approval)”

The following documents have been submitted in support of the planning application via the planning portal (**Ref: PP-14640018**), in accordance with the Council’s July 2025 Validation Checklist as agreed with Officers as part of the pre-application consultation process.

Please note that several of the agreed validation documents actually form sections and appendices within other documents, notably within the Planning Statement and Environmental Statement, as identified in the list below:

- Application Forms, Certificates and Notices

Submitted plans are numbered sequentially as follows using the prefix ‘P’:

1. Site Location Plan (1 of 2) (Ref: 1474-RE-O2) prepared by TW (February 2026)
2. Site Location Plan inc Phasing (2 of 2) (Ref: 1474-RE-O3) prepared by TW (February 2026)

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3. Planning Layout B&W (Ref: 1474-PL-01) prepared by TW/GTD (December 2025)
4. Planning Layout Colour (Ref: 1474-PL-01) prepared by TW/GTD (December 2025)
5. Demise Layout Plan (Adoption & Management) (Ref: 1474-DM-01) prepared by TW/GTD (December 2025)
6. Parameters Plan (Ref: 1474-PMP-3-01c) prepared by TW/GTD (May 2025)
7. Materials Layout Plan (Ref: 1474-MT-01) prepared by TW/GTD (December 2025)
8. Surfacing Layout Plan (Ref: 1474-SU-01) prepared by TW/GTD (December 2025)
9. Refuse Strategy Plan (Ref: 1474-RF-01) prepared by TW/GTD (December 2025)
10. Ecological Enhancement Plan (Ref: 1474-ECO-01) prepared by TW (February 2026)
11. Parking Layout Plan (Ref: 1474-PK-01) prepared by TW/GTD (December 2025)
12. Storey Heights Plan (Ref: 1474-SH-01) prepared by TW/GTD (December 2025)
13. EV Charging Strategy Plan (Ref: 1474-EV-01) prepared by TW/GTD (December 2025)
14. Boundary Treatments Plan (Ref: 1474-BT-01) prepared by TW/GTD (December 2025)
15. House Type Pack (Ref: 1474-HT-01 Version 1.1) prepared by TW (February 2026)
16. Indicative Street Scenes (Ref: 1474-SS-01) prepared by TW/GTD (February 2026)
17. Build Route Plan (Ref: 1474-BR-03) prepared by TW (January 2026)
18. External Works Overall Layout (Ref: TAY132-BET-C-400B) prepared by Betts (20th May 2025)
19. External Works Sections (Ref: Y16-100-01) prepared by TW (26th February 2026)
20. Infrastructure Delivery / Phasing Plan (Ref: 1474-IPP-01) prepared by TW/GTD (December 2025)
21. Street Lighting Plan (Ref: SHD2619-RO) prepared by SHD (20th February 2026)
22. Landscape Masterplan (Ref: 1008-O4F) prepared by Randall Thorp (19th December 2025)
23. Landscape Proposals (1 of 3) (Ref: 1008-O5D) prepared by Randall Thorp (7th January 2025)

24. Landscape Proposal (2 of 3) (Ref: 1008-O6D) prepared by Randall Thorp (7th January 2025)
25. Landscape Proposal (3 of 3) (Ref: 1008-O7D) prepared by Randall Thorp (7th January 2025)
26. Landscape Strategy Plan (Ref: 1008-O4F) prepared by Randall Thorp (19th December 2025)
27. 1.8m Personnel Gate Detail (Ref: SF-19) prepared by TW
28. 1.8m close Boarded Screen Fence with Hedgehog Crossing (Ref: SF-47) prepared by TW
29. 1.8m High Paladin Mesh Fencing (Ref: SF-48) prepared by TW
30. 1.8m Screen Wall (Ref: SW-O1) prepared by TW
31. 2.0m High Screen Wall (Ref: SW-O7) prepared by TW

Submitted plans are numbered sequentially as follows using the prefix 'D'.

1. Biodiversity Net Gain Assessment (Ref: 6692_R01_OM) prepared by Tyler Grange (February 2026)
2. Biodiversity Net Gain Metric (Ref: v4) prepared by Tyler Grange (18th February 2026)
3. Building for Healthy Life Assessment prepared by GTD
4. Design and Access Statement (Ref: 1008 Rev E) prepared by Randall Thorp (February 2026)
5. Draft Habitat Management and Monitoring Plan (Ref: 6692_R02_OM) prepared by Tyler Grange (February 2026)
6. Energy Statement prepared by Award Energy (December 2025)
7. Environmental Statement prepared by Pegasus Group (dated February 2026), *submitted separately and including several other validation documents as individual chapters and appendices as set out below*
8. Ground Investigation Report (including Coal Mining Risk Assessment) (Ref: 9TAY055/GI) prepared by Betts Geo (December 2019)
9. Health Impact Assessment prepared by Pegasus Group (February 2026)
 - 9.1. Health Impact Assessment – Matrix

10. Landscape Management and Maintenance Plan by Randall Thorp (February 2026)
11. Planning Statement (Ref: ROO2v2) prepared by Pegasus Group (dated February 2026)
including the following sections:
 - 11.1. *Affordable Housing Statement*
 - 11.2. *Draft Heads of Terms*
 - 11.3. *Housing Delivery Statement*
 - 11.4. *Statement of Community Involvement*
12. Social Value Strategy prepared by Pegasus Group (February 2026)
13. Viability Assessment prepared by Roger Hannah (February 2026)
14. Utility Infrastructure Report prepared by TDS (April 2025)

Environmental Statement

The application is supported by an Environmental Statement (ES) as required within the Masterplan SPD for each phase of the Garden Village, with the scope agreed via Scoping Opinion dated 27th March 2025, with the following disciplines/ chapters included (with supporting reports as appendices also listed).

Although Appendix 4.1 is referenced in the Environmental Statement, it contains the plans for the Phase 3 development as outlined above. To avoid duplication, Appendix 4.1 has not been submitted. Please refer instead to the plans with the prefix "P"

Submitted plans are numbered sequentially using the prefix 'ES'.

1. **Content**
2. **Statement of Expertise**
3. **Non-Technical Summary**
4. **Chapter 1: Introduction**
5. Figure 1.1: Site Context Plan
6. **Chapter 2: Proposed Development & Alternatives**
7. Appendix 2.1: Scoping Report Cover letter

8. Appendix 2.1: Scoping Report
9. Appendix 2.1: Scoping Report Appendix A
10. Appendix 2.1: Scoping Report Appendix B
11. Appendix 2.1: Scoping Report Appendix C
12. Appendix 2.1: Scoping Report Appendix D
13. Appendix 2.1: Scoping Report Appendix E
14. Appendix 2.1: Scoping Report Appendix F
15. Appendix 2.2 Scoping Response Scoping opinion letter
16. Appendix 2.2 Scoping Response Scoping opinion responses
17. Figure 2.1: Cumulative Sites Plan
- 18. Chapter 3: The Application Site**
19. Appendix 3.1: Halsnead Garden Village Masterplan extracts
20. Figure 3.1: Halsnead Phase 3 SLP
21. Figure 3.2: Halsnead Phase 3 SLP split
- 22. Chapter 4: Proposed Development & Alternatives**
23. Figure 4.1: Halsnead Parameters Plan
24. Figure 4.2: Illustrative Landscape Strategy Plan Phase 3
25. Chapter 5: Socio Economics
- 26. Chapter 6: Landscape and Visual**
27. Appendix 6.1: LVIA Methodology
28. Appendix 6.2: Knowsley LCA
29. Appendix 6.3: St Helens LCA
30. Figure 6.1 – 6.8: LVIA REV A

31. Chapter 7: Ecology

- 32. Appendix 7.1: Ecological Desk Study
- 33. Appendix 7.2: Phase 1 Habitat Survey
- 34. Appendix 7.3: Amphibian Survey
- 35. Appendix 7.4: Bat Survey Report
- 36. Appendix 7.5: Arboricultural Impact Assessment
- 37. Figure 7.1: Phase 1 Habitat Survey
- 38. Figure 7.2: Pond Location Plan and eDNA Results
- 39. Figure 7.3: Bat Transect Route and Static Detector Locations
- 40. Figure 7.4: Bat Transect Results Visit 1
- 41. Figure 7.5: Bat Transect Results Visit 2
- 42. Figure 7.6: Bat Transect Results Visit 3

43. Chapter 8: Cultural Heritage

- 44. Appendix 8.1: Heritage Statement

45. Chapter 9: Transport and Access

- 46. Appendix 9.1: Transport Assessment (including Active Travel England Toolkit)
- 47. Appendix 9.2: Travel Plan

48. Chapter 10: Air Quality

- 49. Appendix 10.1 – 10.4: AIR_APPENDICES v2

50. Chapter 11: Noise and Vibration

- 51. Appendix 11.1: Noise Impact Assessment
- 52. Figure 11.1: Residential Receptors
- 53. Figure 11.2: Local Road Links

54. Chapter 12: Water Resource

55. Appendix 12.1: Flood Risk Assessment

56. Appendix 12.2: Drainage Management Strategy

57. Appendix 12.3: Main Drainage Layout

58. Chapter 13: Summary

59. Chapter 14: Glossary

60. Chapter 15: References

Finally I note the following validation document has been scoped out, as confirmed within the wider submission.

- Archaeological Assessment – MEAS confirmed within the 27th March 2025 that Archaeology could be scoped out of the ES and dealt with via condition requiring a programme of archaeological investigation (WSI) to be undertaken prior to development taking place.

It is pertinent that whilst the Environmental Statement assesses the overall impacts of the full Phase 3 development of up to 190 homes, the majority of detailed plans and documents relate to the full application element only (Phase 3A for 93 dwellings), with the outline element (Phase 3B for 97 dwellings) only seeking formal approval of the red line plan and parameters plan at this stage, with any other detail only being indicative and to be confirmed at Reserved Matters stage.

I can confirm that the requisite planning application fee of **£56,804 (including £85 service fee inc VAT)** was paid directly to the Planning Portal as part of the submission.

I trust that the contents of the application submission are clear, and we look forward to working with the Council to bring forward this scheme on this allocated site.

We look forward to receiving confirmation of validation in due course. Should you have any queries, please do not hesitate to contact me on the details provided below.

Yours sincerely,



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