

1. Introduction

1.1. Introduction

- 1.1.1. This Environmental Statement ("ES") has been prepared on behalf of Hallam Land Management Ltd (the "Applicant") in respect of Land east of Knowsley Lane, Knowsley (the "Application Site" or "Site"). This ES supports an outline application (including details of access to but not within the site) for the erection of up to 700 dwellings together with public open space, landscaping, new vehicular access junctions, active travel links, sustainable urban drainage systems and other associated infrastructure ('the Proposed Development').
- 1.1.2. The Site extends to approximately 33.75 hectares (ha) is situated within the administrative area of Knowsley Metropolitan Borough Council (KMBC) and lies approximately 680m north east of the settlement edge of Stockbridge Village and approximately 9km north east of the centre of the Liverpool city. The location of the Site and the extent of the Site is shown on **Figure 1.1: Site Location Plan**.

1.2. EIA Regulations and Procedures

- 1.2.1. An ES is a document that sets out the findings of an Environmental Impact Assessment ("EIA"). An EIA is a process for identifying the "likely significance of environmental effects"¹ (beneficial or adverse) arising from a proposed development, by comparing the existing environmental conditions prior to development (the baseline) with the environmental conditions during/following the construction, operational and, where relevant, the decommissioning phases of a development should it proceed. The EIA is carried out prior to the submission of a planning application.
- 1.2.2. The statutory requirements for carrying out an EIA, the content of the ES and the procedures for determining planning applications for 'EIA Development' are set out within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018) (the "EIA Regulations").
- 1.2.3. Where an application is made for planning permission for EIA Development, the local planning authority ("LPA") is not permitted under the EIA Regulations to grant planning permission unless it has first taken the relevant environmental information into consideration.

Screening

- 1.2.4. In order to determine if it is necessary to undertake an EIA to accompany a planning application, Regulation 6 of the EIA Regulations makes provision for an applicant to apply to a LPA for a 'Screening Opinion'; in the absence of a submitted EIA, Regulation 8 of the EIA Regulations provides for LPAs to screen a planning application on receipt if it appears to require a screening opinion.
- 1.2.5. The EIA Regulations require that any proposed development falling within the categories set out within Schedule 2 of those regulations should be considered as 'EIA Development' where the

¹ The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (amended 2018)

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development is considered likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2).

- 1.2.6. Whilst no formal screening opinion was requested, the Proposed Development falls within the category of “urban development projects” under Schedule 2, paragraph 10 (b) and exceeds the associated development threshold of:

i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

ii) the development includes more than 150 dwellings; or

iii) the overall area of the development exceeds 5 hectares.

- 1.2.7. The Proposed Development exceeds two of the relevant threshold criteria, with more than 150 dwellings proposed and the overall area of development exceeding 5ha, and in this context a Screening Opinion was not sought from KMBC as the proposals are considered EIA development. Given there is the potential for significant effects in EIA terms, accordingly the Applicant has undertaken an EIA, the findings of which are set out in this ES.

Scoping

- 1.2.8. In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not statutorily require, an applicant to request that the LPA provide a written opinion as to the information to be provided within the ES. This ES addresses those environmental issues which are considered pertinent and that could potentially result in “*likely significant effects*” as stated in the EIA Regulations. Details of the scoping exercise carried out with regards to the Proposed Development is set out in **Chapter 2: Assessment Scope and Methodology**.

1.3. Structure of Environmental Statement

- 1.3.1. This ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the ‘technical chapters’), which are supported with figures and technical appendices where appropriate.

- 1.3.2. This ES is structured as follows:

- **Environmental Statement Volume 1: Main Text and Figures** – Comprises the main volume of the ES, including chapters and associated figures that describe the EIA context, the Application Site, the Proposed Development, and set out the scope of the ES. This is followed by the ‘technical chapters’ for each environmental discipline relevant to the proposals. The volume concludes with a summary.
- **Environmental Statement Volume 2: Technical Appendices** – Comprises the associated technical appendices which support each environmental topic within Volume 1.
- **Environmental Statement: Non-Technical Summary (NTS)** – this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects of the Proposed Development.

1.3.3. The content of the main ES report comprises:

- Chapter 1 Introduction
- Chapter 2 Assessment Scope and Methodology
- Chapter 3 The Application Site
- Chapter 4 Proposed Development and Alternatives
- Chapter 5 Socio Economics and Health
- Chapter 6 Landscape and Visual Amenity
- Chapter 7 Ecology and Biodiversity
- Chapter 8 Cultural Heritage
- Chapter 9 Transport and Access
- Chapter 10 Air Quality
- Chapter 11 Noise and Vibration
- Chapter 12 Flood Risk and Drainage
- Chapter 13 Summary
- Chapter 14 Glossary and Acronyms
- Chapter 15 References

1.3.4. For continuity, the figures and appendices are arranged and presented using the same reference numbers as the chapters as a means of providing supportive background and technical information.

The EIA Consultant Team

1.3.5. To ensure the completeness and quality of this ES it has been coordinated and managed by Pegasus Group. Pegasus Group is one of the founding members of the Institute of Environmental Management and Assessment ("IEMA") Quality Mark, which has recently been re-named as the Institute of Sustainability and Environmental Professionals (ISEP). This is a mark of excellence in EIA co-ordination and management. Pegasus Group has obtained, and retained since inception, its EIA Quality Mark status which is assessed by ISEP.

1.3.6. The consultants who have contributed to the preparation of this ES are referenced in the competency statement (**Appendix 1.1**) at the front of this document, along with information demonstrating their "expertise to ensure the completeness and quality of the ES in accordance with the EIA Regulations.

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1.4. Environmental Statement Availability and Comments

Availability

- 1.4.1. This ES and planning application documents will be made available online via KMBC's website once the application has been registered. Please contact the planning department at KMBC (contact details below) for details on where and when copies of the ES may be available for inspection:

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

Telephone: 0151 443 2381

Website: <https://www.knowsley.gov.uk/planning-and-development>

- 1.4.2. Alternatively, the ES may be purchased, the costs for which are set out below:

- Volume 1: Main Text – £100
- Volume 2: Technical Appendix – £150
- Non-Technical Summary (NTS) – Free of charge
- Digital copies of the above documents on a CD – £10

- 1.4.3. For copies of any of the above please contact Pegasus Group at:

Pegasus Group
Central House
Queen Street
Lichfield
WS13 6QD

Comments

- 1.4.4. Comments on the planning application should be sent to the KMBC Planning Department, located at the Council Offices, at the address / details given above. Please do not send comments to Pegasus Group, the Applicant or the consultants who have contributed to this ES as these may not be taken into consideration.