

Environmental Statement Non-Technical Summary – updated July 2026.

Land East of Knowsley Lane, Knowsley.

On behalf of Hallam Land Management Ltd.

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Document Management.

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1. Introduction

- 1.1. This Non-Technical Summary (“NTS”) summarises the findings of the Environmental Statement (“ES”) which addresses any likely significant environmental effects as a result of the Proposed Development on Land East of Knowsley Lane, Knowsley (the “Application Site” or “Site”).
- 1.2. Hallam Land Management Ltd (the “Applicant”) submitted a planning application to Knowsley Metropolitan Borough Council (KMBC) in August 2025 (planning application reference 25/00486/OUT). The application sought outline permission for up to 700 dwellings with vehicular access from Knowsley Lane together with public open space, landscaping, sustainable urban drainage systems and other associated works.
- 1.3. Following this submission, the ES and planning application documentation was circulated to both statutory and non-statutory consultees, with consultees providing formal responses to KMBC where desired.
- 1.4. Whilst no formal request for further information under Regulation 25 of the Environmental Impact Assessment (EIA) Regulations 2017 has been made, following consultee comments further assessment in relation to ecological matters and further design work has been undertaken and has led to some minor amendments to the Proposed Development, including a reduction to the Site area. The updated proposals have been reviewed against each technical EIA discipline and have been presented in an ES Addendum dated July 2026.
- 1.5. The ES, including the July 2026 Addendum together present the findings of the Environmental Impact Assessment (EIA). The aim of an EIA and the resultant ES is to assess ‘likely significant effects’, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the ‘EIA Regulations’).
- 1.6. This NTS provides an up to date summary of the ES (including the July ES Addendum) and the findings of the EIA in more accessible, non-technical language. Full details of the assessments can be found within the main ES document (Volume 1), ES Addendum (Volume 1a) and the associated appendices (Volume 2).

Availability and Comments on the Planning Application

- 1.7. The full findings of the EIA are presented in a comprehensive set of documents that can be viewed online on Knowsley Metropolitan Borough Council (KMBC), at their offices (please contact KMBC for details). Additional copies of the Non-Technical Summary (“NTS”) (no charge), ES Volume 1 (£100 plus postage) and the Technical Appendices (£150 plus postage) are available from Pegasus Group, Central House, Queen Street, Lichfield, WS13 6QD. Please state code P21-3399 when making this request. The complete ES can also be obtained in CD format for £10 from the same address.
- 1.8. Comments on the planning application should be sent to KMBC.

2. Purpose of the Environmental Statement

- 2.1. The EIA process is an interdisciplinary and multistep procedure to ensure that environmental considerations are included in decisions regarding projects that may impact the environment.
- 2.2. The ES comprises a series of studies which have been commissioned to address the environmental issues which are considered pertinent to the construction and operational

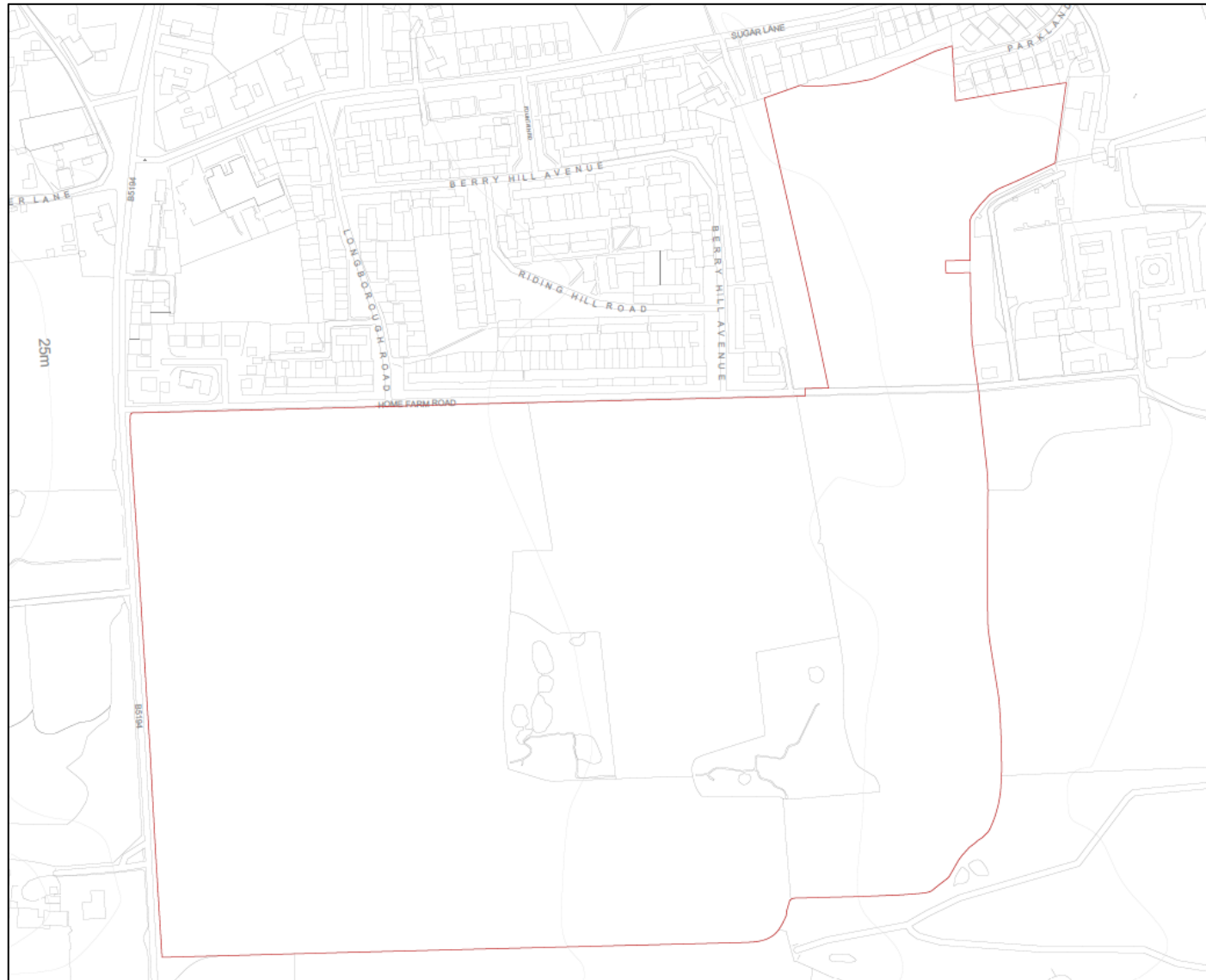
phases of the Proposed Development. The NTS is provided to enable wider public dissemination of the environmental effects of the project (beneficial or adverse).

3. The Scoping Process

- 3.1. In order to determine the content of the EIA, the EIA Regulations make provision for, but do not statutorily require, an applicant to request that the local planning authority (LPA) provide a written opinion as to the information to be provided (i.e. 'scoped') within the ES- in EIA terms, this is referred to as a Scoping Opinion.
- 3.2. A request for a Scoping Opinion, which included information regarding the proposed scope, was submitted on behalf of the Applicant to KMBC on the 26th of March 2025. KMBC provided their Scoping Opinion on the 21st of May 2025. Accordingly, the ES has addressed those environmental issues agreed in the scoping process which are considered pertinent and that could potentially result in "likely significant effects" as required by the EIA Regulations.
- 3.3. This has resulted in the ES having separate 'technical' chapters addressing the following topics:
- Socio-Economics and Health
 - Landscape and Visual Amenity
 - Ecology and Biodiversity
 - Cultural Heritage
 - Transport and Access
 - Air Quality
 - Noise and Vibration
 - Flood Risk and Drainage
- 3.4. All of these chapters, and the ES as a whole (including July 2026 ES Addendum), have been prepared by specialists in their respective fields so to ensure the completeness and quality of the ES in accordance with the EIA Regulations. Each one of these disciplines is discussed in turn within this NTS, summarising the work undertaken and the key findings. Further in-depth information is presented in the full ES.
- 3.5. The ES 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.



Figure 1 Site Location Plan



4. Assessment Approach

- 4.1. The purpose of an EIA is to identify, describe and assess the likely significant effects of a Proposed Development on the environment. This could be effects caused by impacts from the Proposed Development (e.g. increase in traffic) or existing conditions that could impact a Proposed Development (e.g. existing air quality issues that could harm new users of a scheme).
- 4.2. '**Impact**' can be described as the action taken, and the '**effect**' is the following result of the action. Whilst each environmental discipline has slightly different ways of determining '**significance of effect**', generally it can be gained by taking the '**sensitivity**' of the resource/receptor and balancing that against the '**magnitude**' (resource/receptor being the 'item' in question for example a residential house or representative viewpoint).

Magnitude	Sensitivity				
		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

- 4.3. '**Significance**' is then gained from balancing these elements. The table above shows an example of how this can be achieved. Significance is often measured as major, moderate, minor and neutral/negligible, with only certain levels of significance being considered 'significant' in EIA terms (generally major).
- 4.4. '**Mitigation**' is something that is put in place to avoid, minimise or manage negative environmental effects, many of which are purposely incorporated into the design of the proposals and are referred to as 'mitigation by design' or 'integral/embedded mitigation'. 'Additional mitigation' measures may also be proposed. '**Residual Impacts/Effects**' are those that remain after any mitigation has been incorporated. Of particular relevance to the proposals is the length of any effects i.e. temporary or permanent; short-term or long-term.
- 4.5. The ES also responds to the requirement in the Regulations to assess the '**Cumulative**'/'**In Combination**' effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from 'Inter-project Cumulative Effects' (the combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effects); and 'Intra-project Cumulative Effects' (the combined effect of individual effects on a single receptor where it is deemed potentially significant). No significant cumulative and in combination effects have been identified through the assessment with the ES.
- 4.6. Given the nature and intended longevity of the Proposed Development, decommissioning has not been considered as part of the EIA, as agreed through the scoping process. Accordingly, the EIA has focused on the potential likely significant effects of the Proposed Development during the construction and operational phases only.
- 4.7. The full ES, of which is summarised in this NTS, describes the current environmental conditions (known as the baseline); provides a description of the Proposed Development; and provides data to identify and assess any potential environmental effects which are likely to be of significance. Environmental effects have been evaluated with reference to definitive standards

and legislation where available. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement. The iterative design process has sought to avoid significant environmental effects where possible by the inclusion of 'mitigation by design' or 'embedded mitigation measures'. Where this has not been possible, additional mitigation measures have been suggested so to reduce likely effects as far as possible. Residual effects are then concluded.

5. The Application Site and Context

- 5.1. The Sites location is shown on **Figure 1** above. The Site covers approximately 33.6 hectares (ha) and comprises multiple parcels of arable agricultural land divided by hedgerows, with two wooded areas, Howards Pit and Knowles's Pit, (known as Spookies Woods), in the centre of the Site. While the Multi Agency Geographic Information for the Countryside (MAGIC) website did not identify any woodlands within or immediately adjacent to the Site as Ancient Woodland, ecological surveys identified ancient woodland indicator species. With ancient woodland in England being defined as an area that has been continuously wooded since at least 1600 AD, due to the proximity of the woodlands to an historic estate which dates to the late 15th century, and to take a robust approach, the recorded woodland has been assumed to be ancient for the purpose of assessment. There are ponds and drainage ditches located within these wooded areas. An overhead telecom line runs through the centre of the Site in a general north/south direction.
- 5.2. The Site is located adjacent to the southern edge of the settlement of Knowsley, approximately 680m north east of the settlement edge of Stockbridge Village and approximately 9km north east of the centre of the Liverpool city.
- 5.3. The Site is bordered by Knowsley Lane to the west and Home Farm Road to the north, the latter of which crosses the Site. The M57 is located to the west of the Site which provides connections into Aintree to the north and Whiston Cross to the south. The eastern boundary lies adjacent to a commercial area in the north east with the remainder of the boundary located adjacent to a woodland known as Ash Plantation (which forms part of Knowsley Park), beyond which lies Ornskirk Road and the grounds within Knowsley Park (designated as a Registered Park and Garden, Local Wildlife Site and Geological Site).
- 5.4. There are no Public Rights of Way (PRoW) located within the Site itself. Bridleway KN5/1 is located adjacent to Knowsley Lane and travels in a westward direction on Fluker's Brook Lane and then northwards adjacent to the M57 motorway. National Cycle Network Route 862 follows a route approximately 360m west of the Site, adjacent to the western side of the M57.
- 5.5. The Site forms part of the safeguarded land site identified under Policy SUE1 in the Knowsley Local Plan Core Strategy (adopted January 2016). The entire safeguarded site covers 58.9ha of land and the primary proposed uses are residential, with a notional capacity of 1,093 dwellings.
- 5.6. There are no statutory landscape designations within the Site itself or within proximity to the Site. Croxheath Country Park is located c. 1.3km west of the Site.
- 5.7. There are no statutory designated sites for nature conservation and ecology located within the Site itself. There are no European statutory designated sites within 10km of the Sites boundary, there are however a number of sites located close to the 10km buffer zone the closest of these being Mersey Estuary Ramsar and Special Protection Area (SPA) located c. 10.7km southwest. There are no nationally statutory designated sites within 5km of the Sites boundary.
- 5.8. There is one locally statutory designated site within 2km of the Sites boundary, Croxteth Local Nature Reserve (LNR) c. 1.2km west. There are six non-statutory locally designated Local Wildlife Sites (LWS) and a number of priority woodland habitat areas within 1km of the Site.
- 5.9. Knowsley Park is located adjacent to the southern and eastern boundaries and is designated as a Grade II Registered Park and Garden (ref 1000997). Croxheath Hall Park located c. 100m south of the Site is also designated as a Grade II Registered Park and Garden (ref 1001304). Knowsley

Conservation Area is located c. 110m north west of the Site. There are no heritage assets located within the Site itself, nor are there any Scheduled Monuments located within 2km of the Sites boundary. Within 1km of the Sites boundary there are three Grade II listed buildings and two Grade II* listed buildings.

- 5.10. The Environment Agency (EA) Flood Map for Planning indicates the Site is located in Flood Zone 1 (defined as land having a “low probability” of flooding).

6. Proposed Development

6.1. The description of the Proposed Development as set out in the planning application is as follows:

“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.”

6.2. For an outline planning application where EIA is required, the description of the Proposed Development must be sufficient to enable the requirements of the EIA Regulations to be fulfilled, and in particular, to enable the potential likely significant effects of the Proposed Development to be identified.

6.3. It would not be feasible to make a detailed application at this stage; therefore, to ensure that the Proposed Development evolves with the benefit of further approvals (i.e., reserved matters) ‘Development Parameters’ have been established and assessed within the ES. The Development Parameters detail all the limits necessary to define and fix those aspects of a development capable of having significant environmental effects. This will enable planning conditions to be drawn up and agreed to control the implementation of the Proposed Development.

6.4. These parameters are illustrated in **Figure 2, Parameters Plan**, overleaf and it is this Plan which has formed the basis of the ES assessments and which is being assessed for any likely significant effects.

6.5. Each principal land use for the purpose of assessment is summarised in the table below:

Parameter	Land Use	Description
Built Form (including access and movement)	Residential Dwellings including internal road infrastructure	Up to 700 residential dwellings comprising a range of heights, with a maximum height of 12.5m above proposed ground levels across the majority of the Site, with a reduced maximum height of 9m along the north eastern development parcel and for part of the southern development parcel. Areas includes roads, public realm, footpaths, private drives, gardens, incidental open space and other associated infrastructure
	Vehicular Access Points	Two vehicular points of access/egress to/from the Site are proposed via Knowsley Lane (B5202), which will be connected to one another by a primary vehicular corridor (alignment within built form parcel to be determined at detailed stages). The main access route will act as a sustainable transport corridor, and will be designed to accommodate cars, pedestrians and cyclists, as well as a new bus route.
	Pedestrian/cycle and other access	Retained access/egress for cyclists and pedestrians to/from the Site. Additional indicative locations of potential pedestrian, cycle, active travel are also proposed. This includes direct active travel connections onto Home Farm Road to provide connection to amenities to the north.

Parameter	Land Use	Description
Green Infrastructure and Retained Woodland		Including amenity green space, children's play provision, landscape planting, retained hedgerows/trees (where feasible), footpaths/cycleways, drainage/sustainable drainage systems (SuDS) and associated utilities and service infrastructure. Additional incidental areas of green infrastructure will be incorporated into the built form parcels and are not shown on the parameters plan. The existing woodland onsite to be retained. The Landscape Strategy has been designed to incorporate and enhance the Site's existing green assets. This includes the retention of landscape features such as mature trees, hedgerows, and field boundaries where feasible, which help structure development and provide ecological and visual connectivity. The strategy promotes green corridors throughout the Site, linking key open spaces and forming multifunctional routes for pedestrian and cycle movement while supporting local biodiversity. The strategy also takes into consideration the heritage context of the Site and the adjacent heritage assets. The Landscape Strategy for the Site is embedded within the design of the proposals and is demonstrated on Figure 3, the strategy includes: - Retention of the two central woodlands within the Site, including appropriate offsets and provision of new planting around the borders; - Retention of the majority of existing field boundary vegetation within and on the periphery of the Site; - Retention and enhancement of select areas of existing scrub around the periphery of the Site; - Creation of a green corridor to the south and east of the Site, incorporate new tree and scrub planting, and include informal routes and play opportunities; - Creation of green corridors along Knowsley Lane and Home Farm Road; - Provision of a new central green space, including new tree, hedgerow and shrub planting, as well as formal play provision and creation of a community orchard; - Street tree planting, including the creation of a tree-lined primary street through the Proposed Development; - Creation of new areas of scrub in between existing woodlands, incorporating open glades and informal footpaths; and - The long-term management of existing and proposed vegetation.

Figure 2 Parameters Assessment Plan



Figure 3 Illustrative Landscape Masterplan



7. Design and Consideration of Alternatives

- 7.1. As part of the iterative EIA and design process, the design of the Proposed Development has evolved to take account of various environmental constraints and opportunities which in turn have helped refine and structure the scheme. In this respect, environmental desktop reviews, interim assessments of the emerging Proposed Development and relevant knowledge gained from environmental baseline surveys and consultation with the public, local councillors and other consultees bodies, have influenced the evolution of the proposals at an early stage in the design process. In adopting this iterative design process, this has enabled the early identification of mitigation measures which have then become inherent in the design and included within **Figure 2**.
- 7.2. A key part of this process related to landscape, visual, heritage and ecological constraints and opportunities, and the development framework underwent several different iterations to balance these matters. This resulted in the proposals being very much 'landscape, heritage and biodiversity led' and were guided by the following key matters:
- Consideration of the woodland within the Site and adjacent to the boundaries which has been considered as Ancient Woodland for the purpose of the assessment, and ensure an appropriate offset is included within the design of the proposals;
 - Consideration of Knowsley Hall Register Park and Garden adjacent to the western and southern boundary of the Site and ensuring an appropriate offset is incorporated within the design of the proposals;
 - Consideration of active travel routes within the Site; and
 - Applying an overarching green infrastructure strategy at the outset which considers the key biodiversity needs.
- 7.3. An Illustrative Landscape Masterplan demonstrating the general landscape design principals is included at **Figure 3**.

8. Summary of Environmental Effects

8.1. The remainder of this NTS intends to summarise the work undertaken for each 'technical' topic, as agreed during the scoping process, under the headings of 'baseline', 'mitigation and residual likely significant effects' and final 'conclusion'. Further detailed information is presented in the full ES which should be referred to for the comprehensive assessments.

8.2. Socio-Economics and Health

8.2.1. This chapter of the ES assesses the socio-economic and health impacts arising from the Proposed Development. Including effects on employment, economic contribution, housing, education, healthcare and health and wellbeing as a result of the proposals.

Baseline Conditions

8.2.2. The baseline information has been collated at both the district level for Knowsley Council, the ward level of Prescott North, with the North West Region and England used for comparison.

8.2.3. A baseline review of Knowsley and the local area socio-economic context reveals the following:

- Between 2014 and 2024, Knowsley population has grown at a higher rate than regional and national comparators. The increase in population is largely due to growth in people aged 65+ and this trend is projected to continue between 2022 and 2042.
- Employment in Prescott North fell by 10.0%, whereas Knowsley saw a 4.5% increase, both of which were below regional and national employment growth levels.
- As of May 2025, unemployment in Knowsley (4.6%) is above regional and national comparators.
- Knowsley 005F, where the majority of the Site falls, ranks within the top 20% most deprived LSOAs in the country. The Site also falls within 005E, which is in the top 50% most deprived.
- Since 2013, construction GVA growth in Knowsley has remained in line with regional and national figures, however in 2023 construction GVA in Knowsley has fallen substantially compared to the growth rates in the North West and England.
- As of 2023, total GVA growth since 2013 in Knowsley is in line with the North West and England.
- Knowsley had a lower rate of total recorded offences (82.9 per 1,000 population) in the 12-months ending Q4 2024 when compared to the regional average of 93.2 per 1,000 population. The total recorded offences in Knowsley fell by 13.3% since Q4 2023, a larger decrease than the regional decrease of 5.9%.
- The local health profile of Knowsley shows worse health outcomes in most indicators when compared to regional and national figures.
- In terms of current education provision, Knowsley Village Primary Planning Area has a current surplus of 41 places and Central Secondary Planning Area has a current surplus of 544 places.

- In terms of healthcare provision, within the 11 surgeries in the catchment area of the Site, and less than 6.2 miles away, there are a total of 40,625 patients and 21 FTE GPs, giving a patient-to-GP ratio of 2,174.3.
- Within 2 miles of the Site there is a total of 467.6ha of open space across all open space typologies.

8.2.4. Sensitive receptors identified include; existing residents located in existing housing immediately to the north of the Site, pupils of Knowsley Village Primary School to the north of the Site, users of Bridleway KN5/1, located adjacent to the western boundary of the Site.

Mitigation and Residual Likely Significant Effects

8.2.5. Mitigation measures for the proposals include the incorporation of public open space within the design of the development and the provision of a financial contribution towards secondary and primary school provision.

8.2.6. In respect of the construction phase, the assessment indicates that the Proposed Development will have the following temporary effects:

- During the construction phase, 224 temporary jobs could be supported per annum on-site and in the wider economy over the build period (estimated to be 11 years).
- Around £16.6million of gross value added per annum is estimated to be generated over the 11-year build period.

8.2.7. In EIA terms, these impacts are considered to have a major beneficial effect which is significant.

8.2.8. There is potential for minor to moderate adverse effect in relation to neighbourhood amenity as a result of construction activities, but this will not be significant and only temporary in nature and minimised as far as possible through the implementation of best practice measures managed via a Construction Environmental Management Plan (CEMP). The CEMP will outline best practice measures such as construction working hours and measures to reduce noise such as turning off equipment when not in use and locating noisy plant away from sensitive receptors where possible.

8.2.9. In respect of the operational phase, the assessment indicates that the Proposed Development will have the following permanent effects on the economy:

- An estimated 783 economically active and employed residents are estimated to live in the Proposed Development.
- The Proposed Development could generate an additional household expenditure of £18.4million per annum once the scheme is complete and fully occupied.
- The dwellings could generate an additional £1.7million per annum in Council Tax payments.

8.2.10. In EIA terms, these impacts are considered to have a significant beneficial effect.

8.2.11. There is potential for minor to moderate beneficial effect in relation to housing given that the Proposed Development will deliver around 14.1% of the annual housing need in Knowsley. This will be a permanent significant beneficial effect.

- 8.2.12. In terms of education provision, the permanent effect of the Proposed Development is expected to have a negligible impact on Primary and Secondary Schools, with the implementation of mitigation.
- 8.2.13. In terms of healthcare provision, given the additional 1,628 residents would increase the patient-to-GP ratio at the 11 surgeries to 2,012, which is an increase of 4.0%, the permanent effect of the Proposed Development is considered to have a minor to moderate adverse impact on healthcare provision, therefore is not significant in EIA terms.
- 8.2.14. The effect on open space is considered to be moderate beneficial, given that the Proposed Development plans to provide an estimated 4.52ha of public open space on-site.
- 8.2.15. There are considerable economic, environmental, and social benefits resulting from the scheme, which all combine to contribute to a positive change in health and wellbeing. The permanent effect is considered to be moderate beneficial which is significant in EIA terms.

Conclusion

- 8.2.16. Overall, the Proposed Development is considered to provide **significant beneficial effects** during the construction phase in relation to employment and its economic contribution. Once operational, significant beneficial effects are expected in relation to wider economic effects, housing, open space provision and health and wellbeing. All other effects are deemed 'not significant'.

8.3. Landscape and Visual

- 8.3.1. This chapter of the ES assesses the likely significant landscape and visual impacts of the Proposed Development during construction and operation.
- 8.3.2. The methodology and assessment criteria adopted to inform the assessment of effects has been developed in accordance with the principles established in Guidelines for Landscape and Visual Impact Assessment (GLVIA3), Third Edition, 2013; Landscape Institute and the Institute of Environmental Management and Assessment.
- 8.3.3. The LVIA considers:
- Effects on the landscape as a resource in its own right (the landscape effects).
 - Effects on specific views and visual amenity more generally (the visual effects).
- 8.3.4. Effects have been assessed during the construction phase, and at Years 1 and 15 of the operational phase.

Baseline Conditions

- 8.3.5. The Site covers approximately 33.6 hectares and is located on the southern edge of the settlement of Knowsley, approximately 9km northeast of Liverpool city centre. The Site comprises five arable fields of arable agricultural land interspersed with areas of scrub and divided by mature hedgerows. Two wooded areas, known as Spookies Wood, are situated in the centre of the Site and contain ponds and drainage ditches.

- 8.3.6. The Site is not covered by any national or local landscape designations. The Site is identified in KMBC Local Plan Core Strategy (adopted January 2016) as Safeguarded Land (Policy SUE1), having been removed from the Green Belt which surrounds the Site to three sides.
- 8.3.7. The Site is relatively flat, with a gentle rise in elevation from approximately 26m AOD in the west to around 35m AOD in the east. There are several ponds, dry pits and ditches running through Spookies Wood in the centre of the site, with a historic infilled pond in the north west.
- 8.3.8. The Site is bounded along the majority of the northern boundary by an established hedgerow, immediately adjacent to Home Farm Road. The western boundary is defined by a hedgerow and Knowsley Lane. The eastern and southern boundaries face onto the well wooded edges of Knowsley Park Registered Park and Garden and is defined by a continuous sandstone wall.
- 8.3.9. The Site falls within National Character Area (NCA) 32, Lancashire and Amounderness Plain but close to the boundary with NCA 58: Merseyside Conurbation.

Mitigation and Residual Likely Significant Effects

- 8.3.10. Landscape and visual mitigation measures have been integrated into the design of the Proposed Development through an iterative design process, which identified potential landscape and visual effects early on. This allowed landscape and visual mitigation measures to be embedded into the overall design for the Proposed Development.
- 8.3.11. Embedded mitigation measures comprise:
- Retention of the two central woodlands within the Site, including appropriate offsets guided by ecological and arboricultural constraints and provision of new scrub planting around the borders to deter access;
 - Retention of the majority of existing field boundary vegetation within and on the periphery of the Site;
 - Retention and enhancement of select areas of existing scrub around the periphery of the Site for wildlife benefits and to enhance visual enclosure;
 - Creation of a green corridor to the south and east of the Site, to respect the setting of Knowsley Park boundary wall, provide additional visual enclosure, incorporate new tree and scrub planting for wildlife benefit and include informal routes and play opportunities;
 - Creation of green corridors along Knowsley Lane and Home Farm Road, to enhance visual enclosure and assist with integration of the Proposed Development;
 - Provision of a new central green space, including new tree, hedgerow and shrub planting, as well as formal play provision and creation of a community orchard;
 - Street tree planting, including the creation of a tree-lined primary street through the Proposed Development;
 - Creation of new areas of scrub in between existing woodlands, incorporating open glades and informal footpaths; and
 - The long-term management of existing and proposed vegetation.

- 8.3.12. It is evident that visibility of the Proposed Development would be very limited in nature, with only those areas immediately surrounding the Site having any visibility, owing to a combination of woodland to the west, south and east and built form associated with Knowsley to the north. Potential views from further afield would likely be reduced by the intervening vegetation and buildings, with only select parts of the Proposed Development visible from the surrounding landscape.
- 8.3.13. The Site is deemed to already be influenced by the settlement edge of Knowsley to the north, by Stanley Grange Business Village to the north-east and by Knowsley Lane to the west. Due to surrounding built form and areas of established woodland, the influence of the Proposed Development would largely be limited to the Site itself.
- 8.3.14. Significant landscape and visual effects during the construction phase would be limited to those areas within the Site itself or directly adjacent to the Site, many of which would arise as a result of the inevitable change from agricultural fields to a housing development. Significant construction effects are predicted to include the land use within the Site and the landscape character of the Site and its immediate surroundings. Significant visual effects are anticipated on those receptors located within close proximity to the Site such as nearby residential properties, Stanley Grange Business Village, users of public rights of way adjacent to the Site and user of Knowsley Lane. All other effects are not considered significant in EIA terms.
- 8.3.15. Of the receptors which would undergo significant effects during the construction phase, these effects would generally remain significant during the first year of operation. However as the mitigation measures embedded within the design of the proposals establish many of the landscape and visual effects will reduce to less than significant levels. However, as with many developments of this size on greenfield land a few significant adverse effects would remain at Year 15, albeit these would be very limited and localised in nature. Significant effects are anticipated to include: landscape character of the Site and its immediate surrounding; visual effects experience by residential occupiers along Parklands; and visual effects of recreations users of the informal open space between Home Farm Road and Ross Close. All other effects are not considered significant in EIA terms.

Conclusion

- 8.3.16. In conclusion, whilst the Proposed Development would result in some longer-term significant adverse landscape and visual effects, they would be limited to within the Site itself and its immediate environs. Such effects are not an indicator of poor design or an unsuitable site, but are an inevitable consequence of development on greenfield land. All other effects are not considered significant in EIA terms.

8.4. Ecology and Biodiversity

- 8.4.1. This Chapter of the ES has considered the potential effects on ecology and biodiversity as a result of the Proposed Development.
- 8.4.2. To inform this assessment, a suite of ecological surveys were carried out, including detailed habitat surveys as well as species-specific surveys for great crested newts, foraging/commuting bats, water vole, breeding and wintering birds and red squirrel. Biodiversity Net Gain calculations were also undertaken, in order to assess changes in the biodiversity value of the Site as a result of the Proposed Development.

Baseline Conditions

8.4.3. The following Important Ecological Features (IEF) were identified and assessed accordingly:

- Statutory Designated Sites:
 - The Mersey Estuary Ramsar/ Special Protection Area (SPA) located c. 10.7km south west;
 - The Liverpool Bay SPA located c. 10.7km west;
 - The Mersey Narrows & North Wirral Foreshore Ramsar/SPA located c. 11.2km west;
 - The Ribble and Alt Estuaries Ramsar/SPA located 11.8km north west;
 - The Dee Estuary Special Area of Conservation (SAC)/Ramsar/SPA located 12.1km west;
 - Sefton Coast SAC located c. 12.3km north west; and
 - Martin Mere Ramsar/SPA located c. 18.8km north.
- Non-statutory designated sites:
 - Knowsley Park Local Wildlife Site (LWS) adjacent to the eastern & southern border;
 - Aker Pits LWS c. 13m west;
 - Syder's Grove c. 40m north;
 - Little Wood Lodge c. 94m south west
 - Little Wood LWS c. 290m west;
 - The Roughs LWS c.390m west;
 - Admiral's Belt c. 461m south
 - Meakin's Pits LWS c. 649m north west;
 - Pinfold Wood c. 365m north
 - The River Alt LWS c. 837m north west; and
 - The River Alt and M57 Corridor Nature Improvement Area (NIA).
- Priority habitats – deciduous woodland offsite and Lowland mixed deciduous woodland/potential ancient woodland onsite.
- On Site habitats: non-priority other broadleaved woodland, non-priority ponds, individual trees, native hedges.
- Wildlife: breeding birds, wintering birds, and foraging and commuting bats.

Mitigation and Residual Likely Significant Effects

- 8.4.4. Mitigation through design has been utilised to avoid impacts on IEF wherever possible. Habitats of biodiversity value have been retained and buffered from impacts. The Proposed Design has sought to maintain connectivity for wildlife along the boundaries and also from the central woodlands towards offsite habitats to the east and south. Approximately 40% of the Proposed Development comprises greenspace, including a network of footpaths and dedicated public open space which will provide alternative recreation opportunities, to minimise the potential for significant adverse effects on locally designated sites and sensitive habitats.
- 8.4.5. The design of the development has sought to retain existing habitat on Site such as the existing ponds, woodland and the majority of existing scrub, trees and hedgerow. The landscape strategy proposes enhancement of retained habitat through native species planting. Any habitat losses will be accounted for within the BNG strategy for the Site which will ensure that an overall 10% BNG is provided through a combination of onsite and offsite provision. Additionally, features on Site will be enhanced and created that will benefit biodiversity.
- 8.4.6. Construction impacts will be minimised through careful control of operational activities through an industry best practice CEMP, measures include but are not limited to:
- Details of protective measures for retained and created habitats within the Site;
 - Programme for monitoring and management of any identified non native species;
 - Precautionary measures and procedures to minimise contamination and pollution;
 - Dust control measures;
 - Measures to limit the impact of artificial light; and
 - Method statements for works in order to minimise harm to any protected species.
- 8.4.7. Provision of a detailed lighting design strategy will ensure there are no negative impacts to wildlife from lighting. This will include measures to avoid direct lighting of the woodland edge, set appropriate levels for LED luminaries and column heights and ensure relevant guidance is followed.
- 8.4.8. In order to address the potential risk of an increased recreational pressure on designated sites information leaflets are recommended to be distributed to new residents and information signage boards and dog waste bins should be provided in suitable locations on the edge of retained woodland onsite. A Recreational Management plan will also be provided which will outline a management and monitoring strategy to ensure that ancient woodland within and adjacent to the Site does is not adversely affected. Alongside these measures the provision of contribution toward existing management of recreational impacts to offsite woodland will also be made.
- 8.4.9. Provision of offsite breeding and wintering bird compensatory habitat through the creation of set aside habitat on land within the local area.
- 8.4.10. With these mitigation measures in place no significant residual effects on ecology and biodiversity are predicted with the majority of effects considered neutral (not significant), with the exception of the following:

- Knowsley Park, Aker Pits LWS and the River Alte and M57 Corridor NIA are anticipated to have a not significant negative effect due to cat predation and potential pollution and air quality as a result of the proposals.

Conclusion

- 8.4.11. The assessment has identified no significant effects on ecology and biodiversity as a result of the Proposed Development.

8.5. Cultural Heritage

Introduction

- 8.5.1. This Chapter of the ES has considered potential effects upon the heritage significance of archaeology and cultural heritage receptors. Specifically, it considers the potential direct and indirect effects of the Proposed Development on the potential archaeological resource of the Site and relevant built heritage assets within its environments.

Baseline Conditions

- 8.5.2. The Site is deemed to have a low potential for significant archaeological remains from all periods.

- 8.5.3. The Site contains no designated heritage assets and is not located within a Conservation Area. Within a 1km study area of the Site, there are:

- 2 Grade II* Listed Buildings;
- 3 Grade II Listed Buildings;
- 2 Grade II Listed Registered Parks and Gardens; and
- 1 Conservation Area

- 8.5.4. The assets considered for the heritage assessment comprised:

- Grade II* Listed Knowsley Hall – designated heritage asset of high value
- Grade II Listed Knowsley Park & Parkland Wall, curtilage Listed to Knowsley Hall – designated heritage assets of moderate value
- Ormskirk Lodge, curtilage Listed to Knowsley Hall – designated heritage asset of moderate value
- Croxteth Lodge, curtilage Listed to Knowsley Hall – designated heritage asset of moderate value
- Home Farm Lodge, curtilage Listed to Knowsley Hall – designated heritage asset of moderate value
- Home Farm, curtilage Listed to Knowsley Hall – designated heritage asset of moderate value
- Grade II Listed Croxteth Hall Park Registered Park and Garden, and Grade II Listed Little Wood Lodge – designated heritage assets of moderate value

- Knowsley Village Conservation Area – designated heritage asset of moderate value

8.5.5. The Site does not contribute to the setting or significance of any other heritage assets within the 1km study area or beyond.

Mitigation and Residual Likely Significant Effects

8.5.6. The Proposed Development includes heritage-led embedded mitigation, which is included within the design of the Proposed Development and is included to reduce potential effects on several designated heritage assets. This includes to the Grade II Listed Knowsley Park Registered Park and Garden, as well as to the curtilage Listed Parkland Wall, Home Farm Lodge, and Home Farm. The embedded mitigation includes a landscape buffer along the eastern and southern boundaries of the Site, targeted woodland and tree plantations included within the landscape planting scheme for the Site, and retention of post-medieval woodland parcels within the centre of the Site. These mitigation measures are shown on **Figure 3**.

8.5.7. Enhancements to the Proposed Development would include interpretation boards positioned along the landscape buffer and footpath included within the embedded mitigation for the Grade II Listed Knowsley Park Registered Park and Garden, and the curtilage Listed Parkland Wall, Home Farm Lodge, and Home Farm. The interpretation boards would better reveal the significance of these heritage assets, illustrating their historic functional association with Knowsley Hall and its parkland.

8.5.8. No significant effects upon surrounding sensitive receptors are anticipated to arise during the construction or operational phases of the Proposed Development. This includes direct effects as a result of truncation or destruction of unknown archaeological remains, and indirect effects as a result of changes to setting of the identified heritage assets.

Conclusion

8.5.9. The assessment identified **no significant effects** in EIA terms in respect of archaeology and cultural heritage receptors (above and below ground) that would arise from the Proposed Development.

8.6. Transport and Access

8.6.1. This Chapter of the ES assesses the environmental effects of the Proposed Development in terms of transport and access issues.

Baseline Conditions

8.6.2. A review of baseline conditions has been completed, considering access to the Site by active travel and public transport modes. A traffic assessment has also considered existing traffic conditions utilising a study network that has been discussed and agreed with National Highways and Knowsley Council as the Highway Authority. This traffic assessment has assumed an assessment year of 2028 and has considered scenarios with and without development as well as during the construction and operational phases.

8.6.3. The assessment follows IEMA guidance which provides two broad rules of thumb to be used to delimit the scale and extent of the assessment, which include:

- Rule 1 – Include highway links where traffic flows will increase by more than 30% (or the number of heavy goods vehicles will increase by more than 30%); and

- Rule 2 – Include any other specifically sensitive areas where traffic flows will increase by 10% or more.

8.6.4. The following receptors have been identified and included in the assessment:

- Residents of properties adjacent to the assessment study area;
- Pedestrians using local roads;
- Cyclists using local roads;
- Staff and pupils of Knowsley Village Primary School and Saint John Fisher Catholic Primary School;
- Drivers using the local road network; and
- Drivers using the strategic road network.

Mitigation and Residual Likely Significant Effects

8.6.5. During the construction phase, mitigation consists of a Construction Environment Management Plan which will set out the routes taken by construction vehicles and number of daily vehicles to reduce disruption on local roads at busy times.

8.6.6. During the operational phase, mitigation includes the creation of safe site access junctions, the provision of active travel infrastructure, and a Travel Plan which will assist in reducing car travel and promoting sustainable travel options. Several active travel connections are proposed, including:

- Active travel connection to Fluker's Brook Lane to the west of the Site between the two proposed access junctions.
- A connection plus pedestrian refuge on Knowsley Lane to assist pedestrians in crossing to the carriageway to the western footway and existing bus stop.
- A shared footway/ cycleway corridor within the Site running north-south adjacent to Knowsley Lane. To the north this will connect in with Home Farm Road and to the south with Knowsley Lane and existing bus stop provision.

8.6.7. Highway capacity improvements are proposed off site to the School Lane exit onto Knowsley Lane, in the form of a signalised junction, and the provision of a right turn lane from Knowsley Lane into Stockbridge Lane.

8.6.8. The potential effects that may arise from additional traffic, which have been assessed include: severance of communities; road vehicle driver and passenger delay; non-motorised user delay; non-motorised amenity; fear and intimidation on and by road users; road user and pedestrian safety; and hazardous/large loads.

8.6.9. During construction the effect of increased traffic including HGV's on all assessment criteria is considered minor adverse and not significant. Once operational the Proposed Development is anticipated to result in a minor adverse (not significant) effect on road vehicle driver and passenger delay and non-motorised user delay. All other effects are considered negligible and not significant.

Conclusion

- 8.6.10. It can be concluded that **no significant effects** have been identified a result of the Proposed Development.

8.7. Air Quality

Introduction

- 8.7.1. This Chapter of the ES has considered the impacts of the Proposed Development on local air quality in terms of dust and particulate matter emissions during construction, and emissions from road traffic generated by the completed and occupied development. It has also identified the air quality conditions that future residents will experience.

Baseline Conditions

- 8.7.2. Baseline conditions have been derived from national pollution maps provided by Defra and monitoring undertaken by the local authority. Current and future baseline pollutant concentrations at existing receptors have also been predicted using dispersion modelling. This has identified that air quality is good in the vicinity of the Proposed Development, with predicted concentrations well below the relevant objectives.

Mitigation and Residual Likely Significant Effects

- 8.7.3. During the construction phase measures are proposed to mitigate dust emissions upon nearby sensitive receptors. These measures will be included within a Dust Management Plan (DMP) which will be included within the CEMP. Measures to mitigate dust emissions include but are not limited to:
- Monitoring measures including regular site inspections;
 - Careful siting of dust causing activities to ensure located away from receptors
 - Barriers around dusty activities and the appropriate storage of stockpiled materials; and
 - Ensuring all vehicles are switched off when not in use.
- 8.7.4. The assessment has concluded that the Proposed Development will be associated with non-significant air quality effects during operation. Additional mitigation is thus not required. Nevertheless, the Proposed Development seeks to include enhancements to pedestrian and cycle access to the Proposed Development, which will encourage sustainable travel and reduce road traffic pollution generated by the Proposed Development. The proposed diversion of existing bus routes to serve the Application Site will also help to support this sustainable shift in transportation. Overall, road traffic emissions do not provide any constraints to the Proposed Development.
- 8.7.5. During the construction phase operations have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emissions. Appropriate measures have been recommended and, with these measures in place, it is expected that any residual effects will be 'not significant'.
- 8.7.6. Once operational, the assessment has demonstrated that pollutant concentrations will be well below the objectives at all existing receptors in 2028, with or without the Proposed

Development, and that the emissions from the additional traffic generated by the Proposed Development will have a negligible impact on air quality conditions at all existing receptors along the local road network. The effects are therefore considered to be 'not significant'.

- 8.7.7. The assessment has also demonstrated that proposed future residential properties within the Proposed Development will experience good air quality.

Conclusion

- 8.7.8. The overall air quality effects of the Proposed Development are judged to be '**not significant**'.

8.8. Noise and Vibration

- 8.8.1. This Chapter of the ES assesses the likely significant noise and vibration effects upon sensitive receptors from the Proposed Development, during its construction and operation. An acoustic survey has been carried out to quantify the existing baseline sound climate. Traffic data has been used to predict the change in noise levels from the existing road network on existing receptors.

Baseline Conditions

- 8.8.2. The baseline sound environment in the vicinity of the Proposed Development is dominated by road traffic from Knowsley Lane (B5202) and the M57 motorway, with traffic on these roads during the daytime and night-time periods. There was no other major contributing noise sources identified at the Site.
- 8.8.3. The noise levels were reasonably loud at the western Site boundaries, close to the major roads, with lower noise levels to the remainder of the Site.

Mitigation and Residual Likely Significant Effects

- 8.8.4. During construction phase noise can be suitably controlled far as possible and is practical through best practice measures which will be detailed within a CEMP. Measures will likely include but are not limited to:
- Fencing or hoarding around the Site where possible;
 - Fixed items of construction plant to be electrically powered where possible. Where this is not practicable suitable attenuation measures are to be provided, such as acoustic enclosures;
 - Vehicles and mechanical plant are to be fitted with effective exhaust silencers, be maintained in good and efficient working order, and are to be operated in such a manner so as to minimise noise emissions;
 - Machines that are in intermittent use are to be shut down when not in use;
 - Noisy plant and equipment are to be sited as far away as is possible from residential or other noise sensitive properties. Barriers such as soil banks, materials stockpiles, Site portacabins, and proprietary acoustic barriers are to be employed to ensure that the impact of Site activities on noise sensitive premises is kept to a minimum; and
 - All construction work to be limited to defined hours.

- Engagement with residents to inform them of the proposed works and that some vibration may be perceptible at times, although this is unlikely to affect buildings.

8.8.5. With regards the operational phase, plant equipment is to be designed such that the proposed plant noise limits are to be achieved which can be secured by condition.

8.8.6. With the implementation of the mitigation measures set out in the CEMP potential adverse effects at nearby sensitive receptors will be limited to a worst-case minor adverse temporary effect which is not considered significant. With the exception of the properties adjacent to the Site which are anticipated to experience a moderate adverse temporary effect which is considered significant. However, this is based on the assumption that all construction activity take place in close proximity to the receptors. In reality, this will typically be at greater distances as construction moves around the Site. The loudest construction activities are only anticipated to occur for short periods of time. For other periods, whilst activity is further from each receptor, and whilst quieter construction activities are carried out, a lower impact would be expected.

8.8.7. Once operational, with mitigation in place a worst-case minor adverse effect which is not considered significant is anticipated.

Conclusion

8.8.8. The acoustic assessment shows that there are no anticipated significant effects associated with the operational phase of the development. During construction a temporary adverse significant effect is anticipated for receptors closest to the Site, although it is noted this is short term and not anticipated for the whole of the construction period.

8.9. Flood Risk and Drainage

8.9.1. This Chapter of the ES provides an assessment of the potential significant environmental effects associated with the Proposed Development in relation to surface water, flood risk, land drainage and infrastructure (wastewater treatment and sewerage).

Baseline Conditions

8.9.2. Croxteth Brook is located approximately 850m to the west of the Site. The head of Fluker's Brook is located approximately 90m to the south-west of the Site and a watercourse referred to as Ormskirk Road located approximately 190m to the north of the Site, with both ultimately outfalling to Croxteth Brook.

8.9.3. Existing drainage ditches and ponds are present within the two wooded areas, known as Spookies Wood, in the centre of the Site. Ordnance Survey mapping also indicates the presence of a number of drainage ditches and ponds within the locality of the Site. White Man's Dam is located approximately 800m to the east of the Site.

8.9.4. The EA Flood Map for Planning (Flood Zones 2 and 3) indicates the Site to be located in Flood Zone 1 and the Flood Map for Planning – River and Sea without Defences indicates that the Site is not at risk of fluvial flooding when accounting for climate change.

8.9.5. The Long Term Flood Risk – Surface Water map indicates that the Site is not at risk of flooding from the drainage ditches and ponds within the locality. Ponding of surface water is indicated in several areas across the Site representing local depressions in the existing topography, and several overland flow routes develop in a Low and Medium risk event; however, the areas of identified risk are relatively confined.

Mitigation and Residual Likely Significant Effects

- 8.9.6. Mitigation measures have been embedded within the design of the proposals and include:
- The implementation of a surface water strategy (including the incorporation of sustainable drainage systems), including the provision of attenuation storage;
 - Raising finished floor levels to cater for event exceedance;
 - Reprofilng of the Site to remove existing depressions, thus eliminating any significant risk of surface water flooding; and
 - Managing existing surface water overland flow paths originating off-site.
- 8.9.7. Potential effects on the water environment through the construction phase would be managed by a range of operational, control and monitoring measures that would act to mitigate the potential effects on surface water, flood risk, land drainage and infrastructure (wastewater treatment and sewerage), including the implementation of a CEMP. The CEMP will include measures such as site security; fuel oil storage, bunding, delivery and use; how both minor and major spillage will be dealt with; containment of silt/soil contaminated runoff; disposal of contaminated drainage, including water pumped from excavations; and site induction for workforce highlighting pollution prevention and awareness.
- 8.9.8. United Utilities has advised that there is existing capacity in the local foul sewerage network to receive and treat domestic foul water from the Proposed Development.
- 8.9.9. The residual effect on the water environment during the construction phase of the Proposed Development as a result of the measures implemented through the CEMP is considered to be negligible and not significant.
- 8.9.10. With the implementation of the flood risk mitigation measures and an appropriately designed surface water drainage scheme, including the storage and controlled release of surface water at a peak rate that is significantly less than existing will provide betterment in respect of flood risk. The Proposed Development therefore has the potential to have a minor beneficial (not significant) effect on surface water quality and flood risk to the existing drainage ditch to which it is proposed to discharge surface water runoff, with a negligible (not significant) residual effect on the water environment.

Conclusion

- 8.9.11. The identified mitigation measures will result in a residual significance of environmental effects on the water environment which is assessed to be negligible with a minor beneficial effect (not significant) in respect of the quality of surface water and reduced flood risk in respect of the local area drainage ditches, with a negligible residual effect (not significant) on the wider water environment.

9. Summary

- 9.1. This document has provided a non-technical summary (NTS) of the Environmental Statement (ES), including the July 2026 ES Addendum, which has been submitted as part of a planning application seeking to obtain outline planning permission 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 Application was submitted in August 2025 (planning application reference 25/00486/OUT).
- 9.2. Following this submission, the ES and planning application documentation was circulated to both statutory and non-statutory consultees, with consultees providing formal responses to KMBC where desired. Whilst no formal request for further information under Regulation 25 of the Environmental Impact Assessment (EIA) Regulations 2017 has been made, following consultee comments further assessment in relation to ecological matters and further design work has been undertaken and has led to some minor amendments to the Proposed Development. The updated proposals have been reviewed against each technical EIA discipline and have been presented in an ES Addendum dated July 2026.
- 9.3. The aim of the ES and July 2026 Addendum, of which this NTS summarises, has been to assess the 'likely significant effects' of the Proposed Development in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations). Detailed assessments with respect to pertinent environmental topics have therefore been undertaken in accordance with definitive standards and legislation where available. The ES (and this summary) forms part of the planning application documentation submitted to KMBC and will inform their decision making process.
- 9.4. As summarised in this NTS, the design process has been informed by the detailed environmental assessments so to ensure that key design measures are integral to the Proposed Development (and its construction), so to limit any significant adverse effects. As a result of this process, there is a relatively small number of potential residual adverse significant effects, particularly when considering the scale of the Proposed Development and its location. These are limited to the landscape character of the Site and visual effects from within or adjoining the Site, which is often the case with any development on greenfield land. These would be localised and principally focused within and adjoining the Site upon receptors of high sensitivity. It is evident that visibility of the Proposed Development would be very limited in nature, with only those areas immediately surrounding the Site having any visibility, owing to a combination of woodland to the west, south and east and built form associated with Knowsley to the north. A significant adverse construction phase noise effect is anticipated for those receptors in close proximity to the scheme, however this is temporary and short term and would not last the entirety of the construction period. It is also acknowledged that when activities occur at greater distances from the high sensitivity noise receptors, lower levels of effect would be anticipated.
- 9.5. Significant beneficial effects are identified for socio-economic effects in relation to construction phase employment and economic contribution. Once operational, significant beneficial effects are expected in relation to wider economic effects, housing, open space provision and health and wellbeing. All other effects with the inclusion of relevant mitigation identified within the ES are considered not significant as a result of the Proposed Development.
- 9.6. In conclusion, the design of the Proposed Development and its construction has taken into account the potential environmental effects and where necessary mitigation measures form an integral part of the Proposed Development so to ensure that the environment is suitably protected and any impacts from the Proposed Development are minimized.

10. Glossary

Abbreviation	Description
AOD	Above Ordnance Datum
AQMA	Air Quality Management Area
Baseline conditions	The existing environmental conditions
CEMP	Construction Environmental Management Plan
Cumulative effects	See Inter-project cumulative effects and Intra-project cumulative effects
DMP	Dust Management Plan
EA	Environment Agency
Effect	The following result of the action
EIA	Environmental Impact Assessment
Embedded mitigation	Mitigation measures which are purposely incorporated into the design of the proposals
Environmental Impact Assessment	Process for identifying the likely significance of environmental effects (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 and operation phases of a development should it proceed.
Environmental Statement	Document setting out the findings of an Environmental Impact Assessment
ES	Environmental Statement
FTE	Full Time Equivalent
GVA	Gross Value Added
GP	General Practice
Ha	Hectare
HGV	Heavy Goods Vehicle
IEF	Important Ecological Feature
IEMA	Institute of Environmental Management and Assessment (now re-named ISEP)
Integral mitigation	Mitigation measures which are purposely incorporated into the design of the proposals
Inter-project Cumulative Effects	The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effects
Intra-project Cumulative Effects	The combined effect of individual effects on a single receptor where deemed potentially significant
ISEP	Institute of Sustainability and Environmental Professionals
Iterative design process	The design of the proposals have been informed by the outcome of the environmental assessments
Km	Kilometre
KMBC	Knowsley Metropolitan Borough Council

LPA	Local Planning Authority
LSOA	Lower-Layer Super Output Areas
LVIA	Landscape and Visual Impact Assessment
LWS	Local Wildlife Site
Mitigation	Something that is put in place to avoid, minimise or manage negative environmental effects
Mitigation by design	Mitigation measures which are purposely incorporated into the design of the proposals
NCA	National Character Area
NIA	Nature Important Area
NTS	Non-Technical Statement (this document which summarises the ES)
Residual Impacts/Effects	Impacts/effects that remain after any mitigation has been incorporated.
Scoping	Determining the extent of issues to be considered in the assessment and reported in the Environmental Statement.
Significance	Often, but not always, determined by the sensitivity of the resource/receptor balanced against the magnitude of the effect.
SAC	Special Area of Conservation
SPA	Special Protection Area
SuDS	Sustainable Urban Drainage Systems

Town & Country Planning (Environmental Impact Assessment) Regulations 2017



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