

15th August 2025

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

Dear Sir/ Madam,

Outline application submission for up to 700 dwellings – Cover Letter (Ref: PP-14236722)
Land east of Knowsley Lane, Knowsley Village
On behalf of Hallam Land Management Ltd & Hyperion Ventures

On behalf of our client, Hallam Land Management Ltd, and the landowner Hyperion Ventures, Pegasus Group has been instructed to submit an outline planning application for up to 700 residential dwellings on land to the east of Knowsley Lane, Knowsley Village.

The description of development is as follows:

“Outline application, including detailed 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 works.”

The site was removed from the Green Belt in January 2016 through the adoption of the Knowsley Local Plan Core Strategy, where it formed part of a wider land parcel safeguarded to meet the development needs of the borough post 2028, and comprises the only such ‘safeguarded land’ parcel in the Development Plan as set out in Policy SUE1.

The following documents have been submitted in support of the planning application via the planning portal (**Ref: PP-14236722**), in accordance with the Council’s July 2025 updated validation checklist as agreed with Officers as part of the pre-application consultation process.

Please note some of the agreed validation documents are included within chapters and appendices within the Environmental Statement or as subsections of wider reports, as referred to below:

- Application Forms and Certificates;
- Site Location Plan (Stantec) (Ref: 333102382 0102);
- Parameters Plan (Stantec) (Ref: 333102382 0113);

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- Knowsley Lane Proposed Access General Arrangement Plan (Astute) (Ref: A25007-0100-001 P01);
- Illustrative Framework Masterplan (Stantec) (Ref: 333102382 0112);
- Planning Statement (Pegasus Group) (Ref: R007v4) including:
 - Affordable Housing Statement;
 - Housing Delivery Statement;
 - Flood Risk Sequential Assessment;
 - Draft Heads of Terms;
- Design and Access Statement (Stantec);
- Strategic Design Code (Stantec);
- Environmental Statement (Pegasus Group) (dated August 2025) including following relevant chapters and appendices (all Pegasus Group unless stated otherwise):
 - Assessment Scope and Methodology (Chapter 02) including:
 - Scoping Request (Appendix 2.1);
 - Scoping Opinion (Knowsley Council) (Appendix 2.2);
 - Application Site (Chapter 03) including:
 - Topographic Survey (Powers Tiltman) (Appendix 3.1);
 - Socio Economics & Health (Chapter 05) incorporating Health Impact Assessment;
 - Landscape and Visual Amenity (Chapter 06) including:
 - Illustrative Landscape Masterplan (P21-3399_EN_1002 Rev E) (Figure 6.7);
 - Ecology and Biodiversity (Chapter 07) including:
 - Legislation and Desk Study Results (FPCR) (Appendix 7.1);
 - Great Crested Newt Survey (FPCR) (Appendix 7.2);
 - Breeding Bird Survey (FPCR) (Appendix 7.3);



- Wintering Bird Report (FPCR) (Appendix 7.4);
- Bat Survey (FPCR) (Appendix 7.5);
- Water Vole Survey (FPCR) (Appendix 7.7);
- Biodiversity Air Quality Modelling Assessment (Logika) (Appendix 7.9);
- Arboricultural Assessment (FPCR) (Appendix 7.11);
- Biodiversity Net Gain Report (FPCR) (Appendix 7.12);
- Cultural Heritage (Chapter 08) including:
 - Heritage Technical Baseline (incorporating Archaeology Assessment) (Appendix 8.1)
- Transport and Access (Chapter 09) including:
 - Transport Assessment (Astute) (Appendix 9.1);
 - Active Travel England Assessment Toolkit (Astute) (Appended to Appendix 9.1);
 - Travel Plan (Astute) (Appendix 9.2);
- Air Quality (Chapter 10) incorporating Air Quality Assessment (Logika);
- Noise and Vibration (chapter 11) including:
 - Environmental Noise Survey (Hoare Lea/ Tetra Tech) (Appendix 11.1);
- Flood Risk and Drainage (chapter 12) including:
 - Flood Risk and Drainage Assessment (Weetwood) (Appendix 12.1);
 - Sustainable Drainage Pro Forma (Weetwood) (Appendix K of FRA – Appendix 12.1);
- Agricultural Land Classification and Soil Resources (Patrick Stephenson Ltd);
- Preliminary Geoenvironmental Investigation/ Phase 1 (Lithos) (Ref: 4405/1A May 2025);
- Shadow Habitat Regulation Assessment Report (FPCR);
- Statement of Community Involvement (Pegasus) (Ref: R008v2);



- Social Value Strategy (Fusion 21).

I can confirm that the requisite planning application fee of £74,937 (including £85 service fee and 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 highly suitable and sustainable site, which is the only site in the borough specifically identified to meet housing needs beyond 2028.

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,

Graham Lamb

Senior Director

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