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From: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Sent: 17 February 2026 13:53:47 UTC+00:00
To: "Osborne, Lee" <Lee.Osborne@knowsley.gov.uk>
Cc: "Dan Levy" <dlevy@balancepower.co.uk>; "Henri Scanlon" <Henri.Scanlon@pegasusgroup.co.uk>
Subject: RE: 25/00521/FUL - Perimeter Road
Attachments: 200-014-083.pdf, UG2142_Urban Green Responses to Consultee Comments - Ecology OS 001.pdf

Hi Lee,

Thanks for the email. We have gone through some Appeals and found the following which includes a detailed discussion on paragraph 155 for a similarly sized BESS scheme. Our summary is provided below, and the Appeal decision is attached.

Also, Urban Green (Ecologists) have prepared a rebuttal to the MEAS comments. They are preparing two additional separate reports, as outlined in the letter, and these are being progressed and they will hopefully be ready very soon. Please note that they are awaiting on third party data, but we'll keep you updated on the progress.

If MEAS have any further comments, it may be useful to set up an online meeting to discuss. We can invite the Ecologist along to discuss in more detail.

Appeal Decision APP/N4720/W/24/3354875 – Land at Westfield Road, Carlton, Leeds WF3 3TW (14th July 2025)

The Inspector Report includes a detailed assessment of Paragraph 155 of the NPPF in relation to a 50MW BESS scheme. As previously agreed, the Council considers that the proposed development makes no contribution to purposes (a), (b) and (d) of the Green Belt and no Footnote 7 policies apply. Similarly to this Site, it was considered that the Appeal Site would utilise Grey Belt land as the Appeal Site does not strongly contribute to Green Belt purposes a), b) or d). The Inspector agreed in paragraph 41 that if the Site does not strongly contribute to these purposes, it would not fundamentally undermine these Green Belt purposes across the area of the plan.

Turning to purpose (c) of the Green Belt it was noted in the Inspector's Report that:

"the development of an open agricultural field as proposed would inevitably result in encroachment into the countryside such that there would be conflict with Green Belt purpose c), which is not disputed. However, given the size of the appeal site and the scale of development upon it, such encroachment would be small. Reference is made to Leeds Green Belt covering 33,840ha, which is not disputed. The appeal site at 1.7ha constitutes 0.005% of its total area and

approximately 30% of the site would be developed. This would not fundamentally undermine Green Belt purpose c) of the remaining Green Belt across the area of the plan."

This reaches the same conclusions the Applicant reached in the Rebuttal Letter. Although it is not disputed that the proposed development would encroach into the countryside, it does not meet the policy requirement of fundamentally undermining Green Belt purpose c) of the remaining Green Belt across the area of the plan, given the small area the Site encroaches to the Green Belt. It should be noted that the policy requirement is a very high bar and would need to undermine the Green Belt as a whole, which we do not consider this proposal does.

For completeness, the Appeal decision reaches the same conclusions in relation to purpose (e) in paragraph 43.

In relation to point (b) of paragraph 155, the Appeal states that there is demonstrable national need for BESS facilities. Further local need is identified through Knowsley Council's declaration of a climate emergency and the Council's 2040 Net Zero target. This is further outlined in the Rebuttal Letter and the submitted Planning, Design and Access Statement.

As noted in the Appeal decision, there is no conflict with Point (c) and Point (d) is not relevant to BESS proposals.

Overall, we consider that the Applicant has taken a similar approach to the Appeal decision to assess the proposed development against paragraph 155 of the NPPF.

We hope that this provides clarity on how paragraph 155 has been interpreted by Inspectors in recent Appeal decisions.

Kind regards,
Dafydd.

Dafydd Gwilym

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From: Osborne, Lee <Lee.Osborne@knowsley.gov.uk>
Sent: 12 February 2026 17:29
To: Dafydd Gwilym <Dafydd.Gwilym@pegasusgroup.co.uk>
Subject: 25/00521/FUL - Perimeter Road

Hi Dafydd

a Granted that a, b and d are discounted with regards purposes of including land within GB considerations seem to hinge on interpretations of how para. 155 is interpreted with regard the application site. As such are there any appeal decisions that you know of that could help inform the para 155 considerations with regards the application site.

Thank you

Kind Regards

Lee

Lee Osborne

**Senior Planner
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