

Dear Clare,

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); HALSNEAD GARDEN VILLAGE, PHASE 3, LAND TO THE SOUTH OF HALSNEAD PARK, AND TO THE NORTH OF THE M6, KNOWSLEY, L35 1QR

PLANNING REFERENCE 26/00166/HYB

In response to the comments received from Lesley Bye of MEAS, dated 30th July 2026, in relation to the application above, please find our responses below with any relevant information or updated documents attached.

Comments and/or Queries

Ancient Woodland and Local Wildlife Sites

Please see attached the following document(s):

- 10586.008 Fox Wood Garden Village Phase 3 - Response to MEAS Comments

In conjunction with the document(s) above, please see our responses below in *italics*:

The development will have an effect on these Ancient Woodlands. Therefore, the applicant should provide a statement which demonstrates the wholly exceptional circumstances which exist in this case, along with a compensation strategy informed by Protected Species and appropriate botanical survey. This information is required prior to determination. Further details on impact assessment and survey requirements are provided in Part Two.

Please see formal response from TEP on the letter attached.

The parameter plan shows active travel links into Old Wood North and Big Water and Big Water Wood, Halsnead which are LWSs and Ancient Woodland. Further, the landscape masterplan (Taylor Wimpey, 19.12.25) shows a proposed/potential SUDs outfall connection into Big Water. Detail of this surface water outfall is shown on the main drainage layout (Betts Hydro, Rev. C, 21.01.26).

I advise the proposals will likely have a direct and indirect adverse effect on the features for which the sites have been designated (e.g. through outfall and active travel links) which have not been fully assessed through the Ecological Impact Assessment.

Please see formal response from TEP on the letter attached.

Whilst I understand that full details of design are not available at outline stage, I advise the applicant updates their impact assessment of LWSs and Ancient Woodland to consider construction and operational phase effects:

- Big Water and Big Water Wood, Halsnead LWS is designated for its woodland as well as wetland habitat features (swamp and standing/running water). Several plant species are also designation features including English bluebell, northern dock as well as locally rare arrow-head, yellow marsh cress and greater duckweed. Water vole are also mentioned on the citation but are unconfirmed;
- Old Wood North LWS is a mature broadleaf woodland set in a clough valley with rock outcrops and a former quarry with English bluebell present. A brook flows through the woodland into Old Wood South. Thin-spiked wood sedge which is locally scarce has been recently confirmed;
- Impact of the surface water outfall i.e. from pipeline/headwall construction and operational phase hydrological impacts from surface water run-off into the lake and woodland. Cumulative effects with other surface water connections into the lake and woodland should be considered and informed by a construction method statement. I advise headwall design/operational details should be provided;
- Impact of construction and operation of the 'active travel links' i.e. footpath construction methods and materials, vehicle access, number of trees (and their root systems) affected, whether they are veteran trees or hold value for bats and breeding birds. Cumulative effects with other footpaths into the woodland should be considered and informed by a construction method statement;
- Impact assessment should be informed by protected species survey (e.g. bats and breeding birds) and botanical survey including of marginal/aquatic vegetation within Big Water.

Please see formal response from TEP on the letter attached.

Breeding Birds

Please see attached the following document(s):

- 10586.008 Fox Wood Garden Village Phase 3 - Response to MEAS Comments
- 16692_R02a_HMMP_18082026

In conjunction with the document(s) above, please see our responses below in *italics*:

A bird box plan has been provided however this cannot be accepted at this time as it does not provide appropriate mitigation/compensation for ground nesting birds. I advise that breeding bird survey is required prior to determination. Survey should follow best practice guidelines. Any deviation from these guidelines should be fully justified.

Please see formal response from TEP on the letter attached, note that we have updated the Habitat Management Plan (produced by Tyler Grange) to provide appropriate management to the grassland areas to allow for ground nesting birds.

Biodiversity Net Gain

Please see attached the following document(s):

- 16692_The_Statutory_Metric_Phase A
- 16692_The_Statutory_Metric_Phase B

In conjunction with the document(s) above, please see our responses below in *italics*:

To enable BNG baseline and habitat provision from each phase of this hybrid application to be assessed against the overall 10.01% net habitat unit gain outlined in the BNG Assessment and metric, further information is required. The full application (phase A) and outline application (phase B) require separate metrics so that their BNG contributions can be determined and subsequently discharged with respective outline/phase A-specific Biodiversity Gain Plans. This information is required prior to determination.

As requested, separate BNG Metrics have been provided by Tyler Grange.

Bats

Please see attached the following document(s):

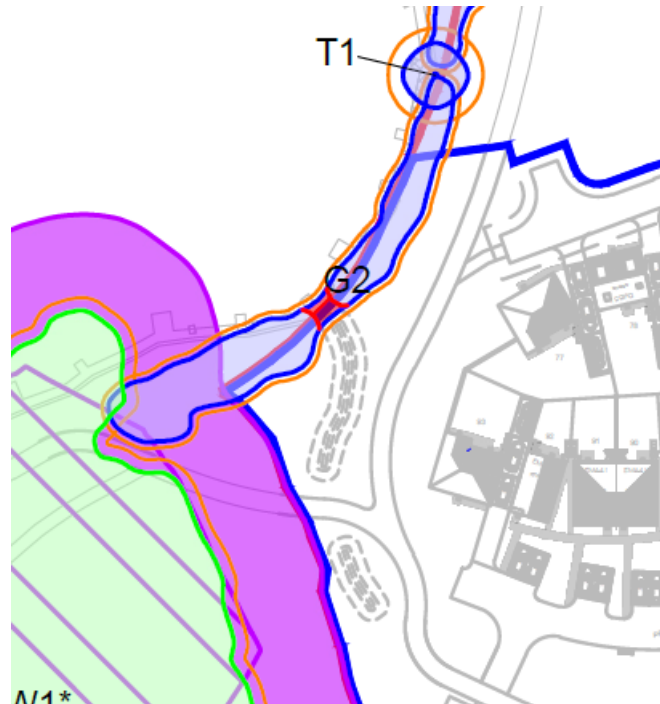
- 10586.008 Fox Wood Garden Village Phase 3 - Response to MEAS Comments

In conjunction with the document(s) above, please see our responses below in *italics*:

Roosting Bats

No buildings are present on site. Woodland in the northwest corner of the site was found to include a tree categorised as 'PRF-M' as shown on the Phase 1 Habitat Survey map. Chapter 7 (Table 7.7) however refers to 2 trees with potential – T1 and T3 (pedunculate oak). It is not clear whether these trees with bat roost suitability are to be retained. This should be confirmed by the applicant prior to determination to inform whether further survey is required.

In line with the formal response attached from TEP, I can confirm that T1 and T3 are to be retained, along with the majority of G2 along the western boundary, with no works being carried out within the RPA. There is a small, isolated area of G2 that is affected by the drainage connection into Big Water as shown on the extract of the submitted AIA below.



Suitable Lighting

Habitats on site and adjacent to the site may provide roosting, foraging, commuting habitat for bats. Lighting for the development may affect the use of these areas. A lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the habitats, areas in line with NPPF (paragraph 198c). This can be secured by a suitably worded planning condition. It would be helpful for the applicant to refer to the 'Bats and Artificial Lighting at Night' guidance which has been produced by the Institute of Lighting Professionals in conjunction with the Bat Conservation Trust.

The submitted proposed lighting designs, by SHD, have been designed in accordance with the Halshead Design Guide and feature the Ely Luminaire as per the photograph below.



This style of luminaire complies with the requirements requested for reducing excessive light spill for roosting, foraging and commuting bats.

Invasive Species

Please see attached the following document(s):

- 10586.008 Fox Wood Garden Village Phase 3 - Response to MEAS Comments
- 20298 - Phase 3, Whiston - CEMP (Rev -)
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In conjunction with the document(s) above, please see our responses below in *italics*:

Variegated yellow archangel is present within the site boundary and is listed on Schedule 9 of the Wildlife and Countryside Act (1981). The applicant should submit a method statement, prepared by a competent person, which includes the following information:

- *A plan showing the extent of the plant(s);*
- *The method(s) that will be used to prevent the plant/s spreading further, including demarcation;*
- *The method(s) of control that will be used, including details of post-control monitoring; and*
- *How the plants will be disposed of after treatment/removal.*

The method statement should be submitted for approval to the Local Planning Authority prior to commencement of any works on site. The method statement can be secured by a suitably worded planning condition or through a Construction Environmental Management Plan (CEMP).

TEP have provided a plan within the attached response document which shows the location of variegated yellow archangel and the method statement requested has been included in the CEMP document under section 7.3.2.

Terrestrial Land Mammals

Please see attached the following document(s):

- 20298 - Phase 3, Whiston - CEMP (Rev -)
- 1474-TWNW Halsnead Phase 3 2026-08-04-BT-01revA
- 10586.009 Fox Wood Garden Village Phase 3 - Biodiversity Enhancement Plan
- 1474-ECO-01-Ecology Plan (Rev A)

In conjunction with the document(s) above, please see our responses below in *italics*:

The habitats on site are suitable for badger (a protected species), brown hare and hedgehog (a Priority Species) and Local Plan policy CS8 applies. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:

- *A pre-commencement check for terrestrial land mammals. If presence is found then advice should be sought from the applicant's ecologist on appropriate mitigation measures;*
- *All trenches and excavations should have a means of escape (e.g. a ramp);*
- *Any exposed open pipe systems should be capped to prevent mammals gaining access; and*
- *Appropriate storage of materials to ensure that mammals do not use them.*

These measures can be secured by a suitably worded planning condition or through a CEMP.

Please find attached a CEMP document detailing the above in section 7.3.2.

Hedgehog is a Priority Species and is likely to be found on site. Local Plan policy CS8 applies. In order to maintain habitat connectivity for hedgehogs, I recommend hedgehog highways (13cm x 13cm gaps) should be installed into any closeboard fences on site. This can be secured by a suitably worded planning condition.

Please find attached an updated Boundary Treatment drawing which details the requested Hedgehog Highways.

In line with the new biodiversity duty and NPPF (paragraph 187), I advise the applicant should provide biodiversity enhancements such as bat roosting boxes, amphibian hibernacula, log piles and bug hotel/bee bricks. This can be secured by a suitably worded planning condition.

In line with the comments above, the Ecology Plan has been updated to show 2 no. log piles in the southern POS. TEP have also produced a written Biodiversity Enhancement Plan, please see both documents attached.

Archaeology

In conjunction with the comments in orange, please see our responses below in *italics*:

As this site has archaeological interest I advise that the applicant be required to undertake a programme of archaeological work, and that such works be secured by means of the following condition:

No development or demolition shall take place until the applicant or their agents, has secured the implementation and submission of a report on a programme of archaeological works. That programme of archaeological works should be undertaken in accordance with a Project Design which has been submitted to and approved in writing by the local planning authority prior to works taking place. The Project Design must include the following five steps:

- A phased programme and methodology of site investigation and recording;*
- A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;*
- Provision for appropriate publication and dissemination of the archaeology and history of the site;*
- Provision for archive deposition of the report, finds and records of the site investigation; and*
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design.*

GHC Heritage are currently working on the WSI in accordance with previous comments from Alison Plummer during pre-application advice and in conjunction with the comments above from Lesley Bye. Upon receipt of the WSI, this will be submitted to Knowsley and MEAS for review and approval.

Waste Planning Policy

In conjunction with the comments in orange, please see our responses below in *italics*:

The Environmental Statement indicates that construction activities will be managed through a Construction Environmental Management Plan (CEMP). The submitted information does not include a detailed assessment of construction waste arisings or a Site Waste Management Plan (SWMP) at this stage. However, it is acknowledged that the ES indicates that detailed construction management measures, including a Site Waste Management Plan (or equivalent mechanism), will be prepared as part of the construction management process. In accordance with Policy WM8, a Site Waste Management Plan, or similar mechanism, demonstrating how construction waste will be minimised and managed should be secured through a suitably worded planning condition.

Noted, as the SWMP will be produced by an awarded groundworker, this will be submitted via a suitably worded planning condition post determination.

I trust the information I have submitted in response to the comments received from MEAS provide the requested clarifications and information.

Yours Sincerely,



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