

Environmental Statement Non-Technical Summary.

Land Within Halsnead Garden Village, Knwsley, Phase 3.

On behalf of Taylor Wimpey UK Limited.

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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 within Halsnead Garden Village, Knowsley, Phase 3 (the “Application Site” or “Site”).
- 1.2. The ES, and this NTS, have been prepared on behalf of the Applicant Taylor Wimpey UK Limited, in support of a 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 for future approval). (“the Proposed Development”).
- 1.3. A planning application is being submitted to Knowsley Metropolitan Borough Council (KMBC) who are the Local Planning Authority and will determine the application, having regard to the ES which this NTS summarises. The ES presents 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’). Alongside the ES is a suite of other technical documents which consider other relevant matters, including the Planning Statement and Design and Access Statement.
- 1.4. This NTS provides a summary of the ES 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) and the associated appendices (Volume 2).

Availability and Comments on the Planning Application

- 1.5. The full findings of the EIA are presented in a comprehensive set of documents that can be viewed online on 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. The complete ES can also be obtained in CD format for £10 from the same address.
- 1.6. Comments on the planning application should be sent to KMBC Planning Department.

2. Purpose of the Environmental Statement

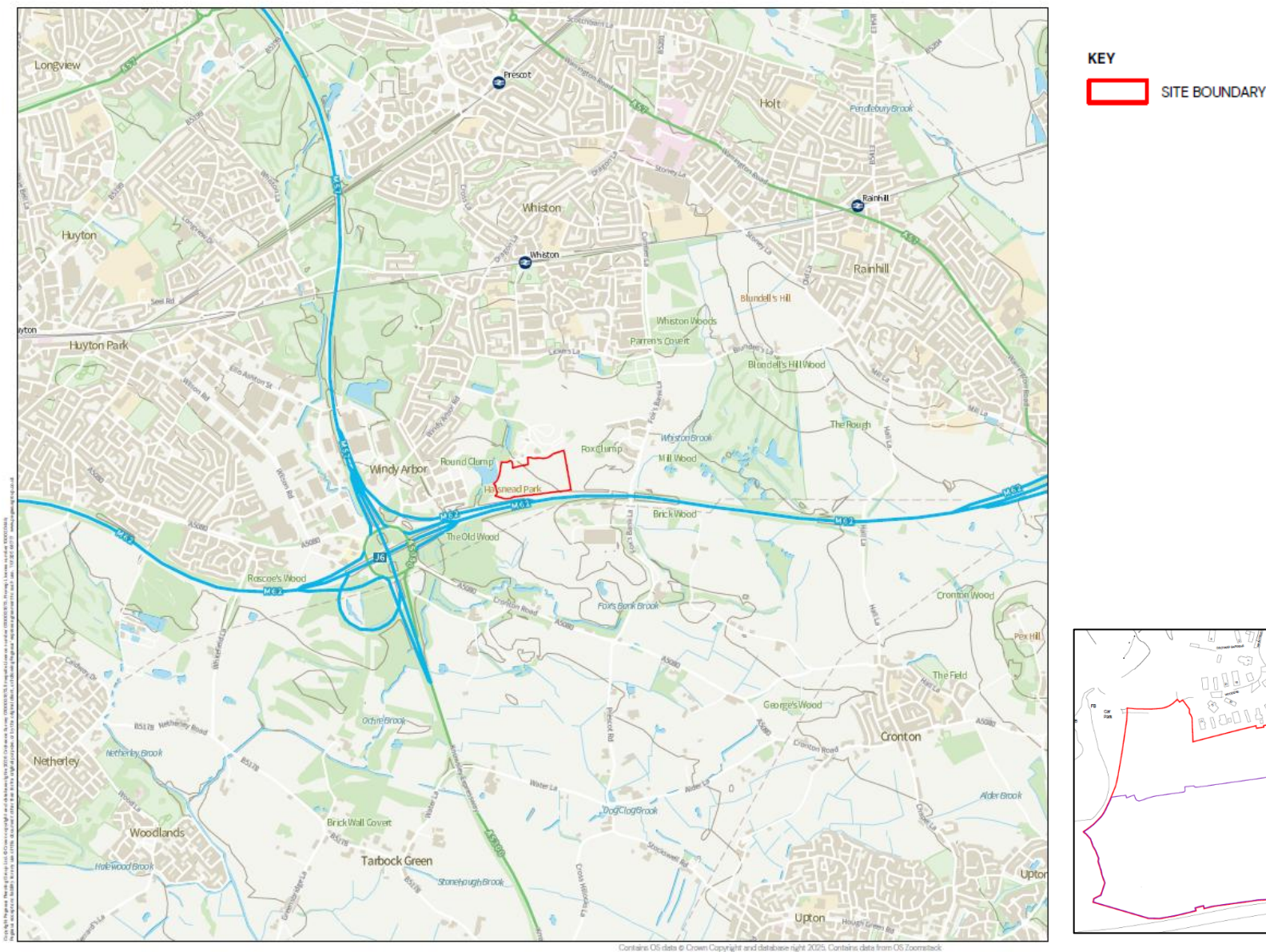
- 2.1. The EIA process is an interdisciplinary and multistep procedure to ensure that environmental considerations are included in decisions regarding projects that may impact the environment.
- 2.2. The ES comprises a series of studies which have been commissioned to address the environmental issues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

- 3.1. The aim of an EIA and the resultant ES is to assess the 'likely significant effects' of a project, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations').
- 3.2. 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.
- 3.3. A request for a Scoping Opinion was submitted to KMBC on 30 January 2025 to help define the scope of the EIA and the information to be included within the ES. The request described the site context, the nature and purpose of the Proposed Development, and the proposed scope and structure of the EIA. While the original scoping request included an additional area of land for potential residential development (referred to as Phase 2b), the planning strategy was subsequently revised and only the area of land known as Phase 3 is now being taken forward under this planning application. The Scoping Opinion issued by KMBC on 27 March 2025 remains relevant and the scope has been reviewed and confirmed as appropriate, noting that the development is now smaller than originally scoped. Overall, KMBC agreed with the proposed scope of the EIA, but required that matters relating to water and biodiversity/ecology be included within the ES.
- 3.4. This has resulted in the ES having separate 'technical' chapters addressing the following topics:
- Socio Economics
 - Landscape and Visual
 - Ecology and Nature Conservation
 - Cultural Heritage
 - Transport and Access
 - Air Quality
 - Noise and Vibration
 - Water Resources (including Flood Risk and Drainage)
- 3.5. All of these chapters, and the ES as a whole, 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.
- 3.6. The ES has been coordinated and managed by Pegasus Group. Pegasus Group is one of the founding members of the Institute of Sustainability and Environmental Professionals (ISEP) (formally Institute of Environmental Management and Assessment (IEMA)) Quality Mark, which is a mark of excellence in EIA co-ordination and management.



Figure 1 Site Context



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 below 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). **'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.
- 4.4. 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). 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.
- 4.5. 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 Site is located immediately north of the M62 motorway, to the east of Junction 6, with Whiston approximately 1.2km to the north and Liverpool City Centre around 12km to the west. It covers an area of 8.71 hectares and comprises two parcels of land, Phase 3A (5.47 hectares) and Phase 3B (3.24 hectares).

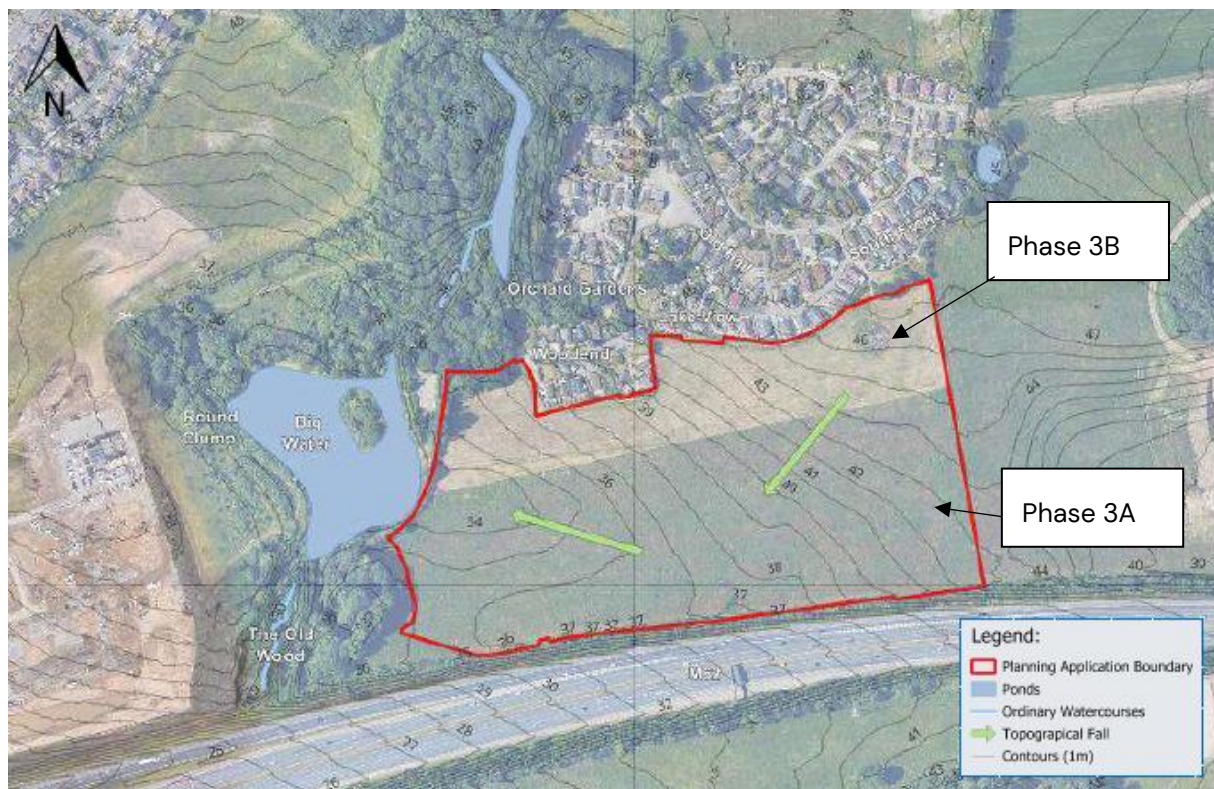


Figure 2 Site Location

- 5.2. The Site forms part of the wider South of Whiston and Land South of the M62 Sustainable Urban Extension, which is allocated for development under Policy SUE2 of the Knowsley Local Plan Core Strategy. This wider allocation makes provision for approximately 1,500 new homes, employment land and a country park.
- 5.3. The Site is bound to the north by Halsnead Caravan Park, beyond lies a field and under construction residential scheme known as Land south of Lickers Lane. To the east the Site is bound by the consented and under construction Fox's Lane residential scheme, beyond which lies Fox's Bank Lane and Blundell's Hill Golf Club. The M62 Motorway bounds the south of the Site, beyond which lies Symmetry Park. To the west, the Site is bound by an area of woodland (with an associated pond known as 'Big Water'), beyond which lies the consented and under construction land north of M62 motorway residential scheme, with Windy Arbor Road and the M62 Motorway further west.
- 5.4. The Site currently comprises a disused arable field, the northern extent of the Site is formed of grassland with areas of vegetation, the western and southern boundaries are formed of treelines and scattered trees with a woodland located in the southwest. There are no Public Rights of Way (PRoW) within or adjacent to the Site, there are informal footpaths located in the area adjacent to the west around Big Water lake.

- 5.5. The Site is gently sloping in a westerly direction, fallings from approximately 47m above ordnance datum (AOD) in the northeast to 33m AOD near the western boundary.
- 5.6. There are no ecological or nature conservation designations within the Site. The Mersey Estuary is designated as a Ramsar site, Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) is located approximately 6.4km to the south. There are 25 non-statutory locally designated ecological sites within 2km of the Site. The closest are The Old Wood North Local Wildlife Site (LWS) and Big Water and Big Water Wood LWS, both of which lie immediately adjacent to the western boundary.
- 5.7. There are no designated heritage assets within the Site. Within 1km, there are eight Grade II listed buildings, four of which were identified as falling within the wider setting of the Site: Barn at Snape Gate, Old Halsnead, Carr House Farmhouse, and the Paddock and Stables to Carr House.
- 5.8. The Site is located entirely within Flood Zone 1, which has the lowest risk of flooding. The majority of the Site has a very low risk of surface water flooding. An Ordinary Watercourse flows southwards from a pond to the north-west, likely into Big Water and out further south through Old Wood.

6. Proposed Development

- 6.1. The Applicant seeks hybrid planning permission for the following description of development:

“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 for future approval). (‘the Proposed Development’).”
- 6.2. Should planning permission be achieved for the Proposed Development, it is reasonable to assume, for assessment purposes, that development could commence in late 2026 and would last for approximately 5 years, with completion and operation of the development assumed to be in 2031.
- 6.3. Whilst there are a number of detailed plans submitted with the planning application which are seeking formal planning permission as part of the hybrid application, the ES has set appropriate development parameters, which cover both the detailed part of the application seeking full permission and the outline part of the application (and any future reserved matters applications). 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. The Parameter Plan shown at **Figure 3** is defined by:
 - The proposed land uses.
 - The maximum development footprint.

- Maximum building heights.
- Proposed green infrastructure, including retained vegetation, public open space, amenity space, areas of proposed planting and sustainable drainage systems (SuDS).
- Vehicular access and proposed cycle and pedestrian links.

6.5. The Proposed Development would provide a mix of land uses, as summarised in the below table and is based on the Parameters Plan in **Figure 3**.

Land Use		Quantum / Description
Built form (c. 5.8ha)	Residential Development Area (to include incidental green spaces/grass verges and access)	190 dwelling proposed and would provide a range of house types, including 3, 4 and 5 bedroom properties. All dwellings will have access to private amenity space and associated parking. Homes will vary in height, with the majority being 2 storey with a number of 2.5 storey dwellings.
	Access and movement	Vehicular access is proposed via Taylor Wimpey's Phase 2a scheme which is approved and currently under construction (planning application reference 20/00417/FUL) adjacent to the east of the Site. The proposals will also facilitate access to the car park serving Big Water and Prescot Angling club. New pedestrian and cycle links through the Site will allow increased connectivity to existing recreational routes, public open spaces and new non-residential facilities.
Green Infrastructure (c. 3ha)	This includes public open space, natural green space, proposed strategic planting, retained vegetation and proposed Sustainable Drainage System/ponds. There will be incidental green spaces / grass verges within the built form parcels.	

Green Infrastructure and Landscape Strategy

- 6.6. The Proposed Development includes c.3 ha of 'green infrastructure' which includes public open space, natural green space, proposed strategic planting, retained vegetation and proposed Sustainable Drainage System/ponds.
- 6.7. The Landscape Strategy for the Site provides a robust landscape led approach – in keeping with Garden Village principles. Existing vegetation will largely be retained and the proposals include a range of new planting such as woodland, hedges and ponds.
- 6.8. A green buffer is proposed along the Site's southern boundary with the M62, this area will incorporate SuDS features designed to add ecological value and retain low levels of water. Green buffers are also proposed between new houses and existing properties on adjacent areas, including along the northern boundary with Halsnead Park, and also along the western boundary adjacent to woodland and Big Water.
- 6.9. A series of greenspaces are located throughout the Site, focused around existing and new landscape features, or at the heart of the new residential areas.

Figure 3 Parameters Assessment



Landscape Strategy

- 6.10. The landscape strategy, shown on **Figure 4**, is a key part of the evolution of the proposals and the key principles of the strategy can be summarised as follows:
- A clear network of public open spaces will be provided to meet a range of recreational and everyday needs.
 - Attractive, natural-looking amenity spaces will be created through new tree, hedgerow and wildflower planting.
 - Biodiversity will be enhanced by incorporating native trees, hedges and shrubs where possible to support wildlife.
 - Homes will be set back from streets to allow for front gardens and planting, clearly defining public and private spaces.
 - Hedge and shrub planting will be used along streets, boundaries and front gardens to add structure and frame views.
 - Trees will be planted along roads, in front gardens and verges where space allows, softening the built form and enhancing views.
 - Low-growing native and ornamental plants will be included in front gardens and key areas to provide year-round visual interest.

Figure 4 Illustrative Landscape Strategy

KEY:

-  Full/outline hybrid planning application boundary
-  Outline planning application boundary
-  Proposed POS tree planting
-  Proposed street trees
-  Proposed hedgerow planting
-  Proposed indicative SuDS basin with wetland meadow grassland and marginal planting
-  Proposed indicative wildflower meadow
-  Proposed indicative footpath through POS

1. Southern Green Corridor
2. Big Water Greenway
3. Halsnead Park Greenway and Buffer
4. Focal Squares and Mews



7. Consideration of Alternatives

7.1. As part of the iterative design process, the design of the Proposed Development has evolved to take account of various environmental constraints and opportunities. In this respect, environmental desktop reviews, interim assessments of the emerging Proposed Development and relevant knowledge gained from environmental baseline surveys and consultation with consultees, have influenced the evolution of the proposals at an early stage in the design process. In adopting this iterative design process has enabled the early identification of mitigation measures which have then become inherent in the design.

7.2. The Design and Access Statement (DAS) that accompanies the planning application describes the design evolution and concepts. However, in essence, over the period of the development of the masterplan and fixed parameters suitable for the outline nature of the application, the early design of the Proposed Development has been influenced by the key constraints and opportunities, which in turn have helped refine and structure the scheme. The key constraints and opportunities at the Site were identified as:

Constraints:

- The traffic noise associated with the M62 to the south of the Site;
- The need to protect amenity and privacy of existing properties in Halsnead Caravan Park to the north and to respond to existing and proposed adjacent properties;
- The recommended buffer to existing Old Wood North Ancient Woodland and adjacent Ancient Woodland to the Site's west;
- Protection of Big Water; and
- Avoid areas of surface water flood risk and strategic infrastructure/utility corridors.

Opportunities:

- The opportunity to create new green and active travel links through the Site and to surrounding areas so to respond to the structure of the wider masterplan;
- Enhance and manage the network of trees, hedgerows and other valued habitats on the Site and achieve a biodiversity net gain;
- The potential to facilitate access to a car park associated with visitors to Big Water;
- Provide a range of public open spaces in line with local policy; and
- The opportunity to promote biodiversity and recreation through creation of an environmental corridor along the southern boundary.

7.3. Taking onboard these opportunities and constraints a number of design iterations of the Site layout have been produced and considered which have included changes to the housing mix and number of units, the road layout, treatment of sensitive boundaries such as the northern and western boundary and proposed environmental corridors.

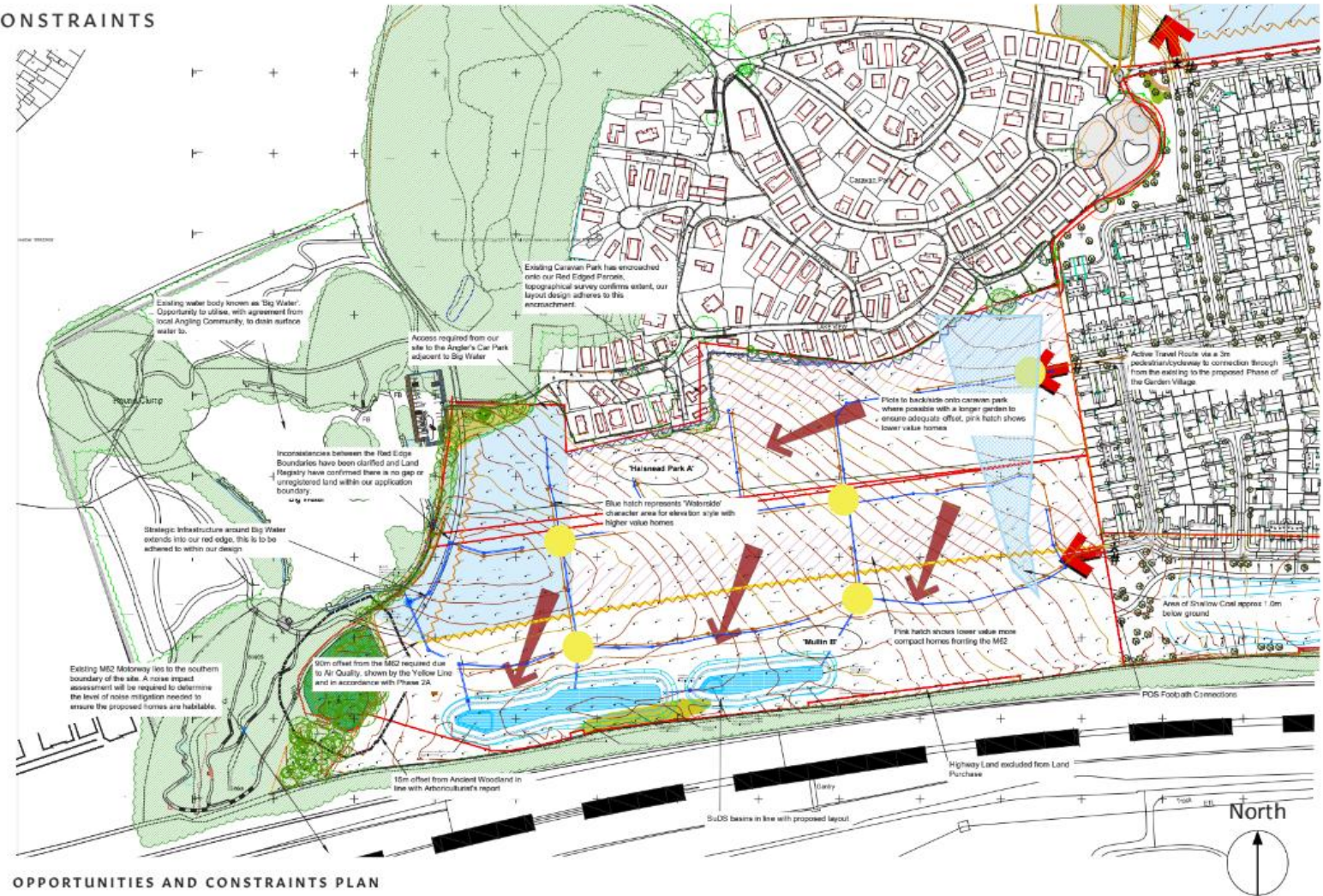


- 7.4. All the above has influenced the evolution of the Proposed Development, which conforms to the Development Parameters that have been subject to environmental impact assessment, as reported in this ES.

Figure 5 Opportunities and Constraints

OPPORTUNITIES AND CONSTRAINTS

- Direction of Fall
- Site Access Locations
- Existing Bodies of Water
- Existing Trees
- Proposed Frontage
- Proposed POC for foul and surface water sewers
- Proposed POC locations for all Utilities (Excl. HV Substation)
- BNG Assessment H - Heathland and Shrub
- BNG Assessment W1H - Other Woodland Mixed
- BNG Assessment W1G - Other Woodland-Broadleaved
- BNG Assessment W1E - Upland Birchwoods
- Feature Nodes



OPPORTUNITIES AND CONSTRAINTS PLAN

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', 'likely significant effects' (without mitigation), 'mitigation measures' and final 'conclusion'. Further detailed information is presented in the full ES which should be referred to for the comprehensive assessments.

Socio Economics

Introduction

- 8.2. This chapter of the ES has assessed the socio-economic impacts arising from the Proposed Development and mostly related to the effects of the Proposed Development on the human population who will live in the vicinity of the Site.

Baseline Conditions

- 8.3. A review of Knowsley's socio-economic context revealed the following:
- Knowsley's population has grown faster than the North West and England average over the past decade, with the greatest increase among people aged 65 and over. This ageing population trend is expected to continue in the future.
 - The Site is located within two local areas that experience relatively high levels of deprivation compared with other areas in England.
 - Knowsley has not experienced employment growth over the last decade, unlike the wider region and England as a whole, and a higher proportion of working-age residents claim benefits.
 - Economic output in Knowsley has increased more slowly than the regional average but has grown faster than the national average.
 - Housing in Knowsley is generally more affordable compared with regional and national levels

Likely Significant Effects

- 8.4. During construction, the following impacts are expected to have a significant beneficial effect:
- The development would support 128 temporary jobs each year, both on-site and within the wider economy, over the five-year construction period.
 - The development would generate £9.5 million of Gross Value Added (GVA) each year during the five-year build phase.
- 8.5. During the construction period, the Proposed Development is expected to result in a significant adverse effect on neighbourhood amenity due to visual, noise, activity, and general disturbance associated with construction works. This effect would be short-term and temporary, lasting only for the duration of the construction period.
- 8.6. During operation, the following impacts are expected to have a significant beneficial effect:

- Once occupied, the development could support approximately 204 economically active residents living on-site, generating £5.3 million in household spending per year and £0.5 million in council tax revenue annually.
- The delivery of 190 new homes over five years, averaging 38 dwellings per annum, would contribute 6.3% of Knowsley's annual housing requirement.

Mitigation and Enhancement

- 8.7. The Proposed Development would deliver approximately 3 hectares of new green infrastructure, the majority of which would be publicly accessible.
- 8.8. A Construction Environmental Management Plan would be secured through a planning condition to manage environmental effects during construction.
- 8.9. Developer contributions would be provided in line with the Garden Village Masterplan Supplementary Planning Document roof tax, supporting investment in education, health services, green infrastructure, and off-site highway improvements.

Conclusion

- 8.10. Overall, the Proposed Development is considered to deliver significant beneficial effects during the construction phase in relation to employment and economic contribution.
- 8.11. Once operational, the Proposed Development is anticipated to result in significant beneficial effects for the local economy, the delivery of new housing, and the provision of open space.
- 8.12. Although there would be a significant adverse effect on neighbourhood amenity during the construction phase due to inevitable construction disturbance, this effect would be temporary and would cease once construction is complete and the development becomes operational..

Landscape and Visual

Introduction

- 8.13. This chapter considered the likely effects of the Proposed Development on landscape character and visual amenity.
- 8.14. It assessed how the development would change the character and features of the surrounding landscape, as well as how it would affect views and visual amenity experienced by people within the Landscape and Visual Impact Assessment study area.

Baseline Conditions

- 8.15. The Site is not covered by any statutory landscape designations, is not designated for its landscape value, and is not considered a 'valued landscape' under national planning policy.
- 8.16. The Site lies within the 'Urban Fringe Parkland' Landscape Character Type and the 'Halsnead Estate' Character Area, where landscape character reflects elements of the former estate such as boundary walls, a gatehouse, and areas of woodland, and is influenced by noise and visual effects from the M62. Land to the east falls within St Helens Borough and forms part of the 'Rainhill Slopes' Landscape Character Area. Landscape receptors comprise the Halsnead Estate and Rainhill Slopes character areas, together with the Site's own landscape features.

- 8.17. The Site is well contained by existing and under construction residential development to the north and east, tree planting along the M62 to the south, and mature trees around Big Water to the west, which limits views from the wider landscape. As there is no public access to the Site, potential visual effects are limited to footpaths around Big Water, routes within Halsnead Park, and views from the M62.

Likely Significant Effects

Construction phase

- 8.18. During the construction phase, significant adverse effects are predicted on the Knowsley Landscape Character Area 'Halsnead Estate', as construction activity would contrast with the existing landscape context. However, the Site is located within an urban fringe location allocated for development, and the principle of change is therefore considered acceptable.
- 8.19. Significant adverse visual effects would also be experienced by users of footpaths around Big Water and routes within Halsnead Park, particularly during winter months when leaves on trees and vegetation are sparse. These effects would be short-term and temporary.
- 8.20. Effects on the adjacent St Helens 'Rainhill Slopes' Landscape Character Area and on views experienced by motorists on the M62 would be not significant. While some temporary loss of grassland would occur, most existing trees would be retained and there would be no significant effects on key landscape features within the Site.

Operation (Year 1)

- 8.21. Once the Proposed Development is completed, no significant landscape or visual effects are expected.
- 8.22. Minor adverse landscape effects would occur within the Knowsley Landscape Character Area 'Halsnead Estate' due to permanent changes in land use within the Site and its immediate surroundings. Effects on the adjacent St Helens Landscape Character Area 'Rainhill Slopes' would be negligible.
- 8.23. Minor beneficial effects on landscape features within the Site would arise from the introduction of new green infrastructure, including native tree and hedgerow planting, species-rich wildflower grassland, and new waterbodies.
- 8.24. Minor to moderate adverse visual effects would be experienced from footpaths around Big Water and routes within Halsnead Park, where the development would be partially visible. These effects would be reduced by building set-backs, existing and proposed vegetation, landscape buffers, and surrounding existing development. Views from the M62 would be negligible due to effective screening by vegetation and the proposed wide landscape buffer.

Operation (Residual effects – Year 15)

- 8.25. By Year 15, the proposed green infrastructure would be fully established, allowing the development to integrate into the surrounding landscape. As a result, no significant adverse residual landscape or visual effects are expected. Significant beneficial effects on landscape features would occur in the long term and would be permanent.

- 8.26. Residual effects within the Knowsley Landscape Character Area 'Halsnead Estate' would reduce to negligible–minor adverse, while effects on the St Helens Landscape Character Area 'Rainhill Slopes' would remain negligible.
- 8.27. Within the Site, mature green infrastructure would enhance landscape structure, habitat connectivity, and visual amenity, resulting in moderate beneficial effects.
- 8.28. Established landscape buffers would improve screening of the built development over time, further reducing visual effects and resulting in no significant residual visual effects.

Mitigation and Enhancement

- 8.29. Throughout the construction process, all vegetation indicated for retention within the Arboricultural Impact Assessment would be appropriately protected and retained.
- 8.30. The proposed housing would be limited to a maximum height of 2.5 storeys (up to 9.5m above ground level), reflecting the scale of surrounding residential development and helping to limit landscape and visual effects. Existing trees would be retained, with surrounding vegetation forming a strong landscape framework that integrates the development into its setting, supports the open space network, and reinforces local landscape character.
- 8.31. A green corridor approximately 60m wide would be provided along the southern boundary, incorporating open space, structural planting, sustainable drainage features, and a shared footpath and cycleway to enhance landscape containment and connectivity. Landscaped buffers along the western boundary adjacent to Big Water and the interface with Halsnead Park would provide separation from sensitive areas, soften the appearance of development, and create a naturalistic setting with opportunities for informal recreation. These measures form part of the embedded mitigation and align with the Halsnead Garden Village Design and Local Distinctiveness Guide.
- 8.32. Construction-phase landscape and visual effects would be managed through a Construction Environmental Management Plan secured by planning condition. No further mitigation is required once the development is completed, with the assessment allowing for the establishment and maturation of new green infrastructure over time.
- 8.33. As landscape planting matures, established buffers would increasingly screen the development, resulting in no significant residual visual effects in the long term..

Conclusion

- 8.34. The Site is not designated for its landscape value and is located within the Halsnead Garden Village allocation. It is well contained by surrounding development, vegetation, and landform, which limits views from the wider area.
- 8.35. During construction, significant temporary adverse effects on landscape character and visual amenity would occur, particularly within the Halsnead Estate Landscape Character Area and from nearby footpaths. These effects are typical of construction activity and would be temporary in nature.
- 8.36. Once the development is completed and the proposed planting and green infrastructure have matured, residual landscape and visual effects would be minor or negligible. Within the Site, maturing vegetation would deliver moderate beneficial effects by improving landscape structure, habitat connectivity, and visual amenity.

- 8.37. Overall, long-term landscape and visual effects would be largely mitigated, and there is no landscape or visual reason why the Site would be unsuitable for development. The proposals would integrate well with the surrounding area and contribute to local landscape enhancement.

Ecology and Nature Conservation

Introduction

- 8.38. This chapter has assessed the likely significant effects of the Proposed Development on the environment in terms of ecology and arboriculture.

Baseline Conditions

- 8.39. The Mersey Estuary SPA and Ramsar site, designated for its estuarine habitats and internationally important bird populations, is located approximately 6.4km south of the Site. A total of 13 non-statutory Local Wildlife Sites (LWS) lie within 1 km of the Site, one of which is also designated as ancient woodland.
- 8.40. Old Wood North LWS and Big Water and Big Water Wood LWS are located adjacent to the Site to the west. Halsnead Residential Park lies to the north, while the M62 motorway forms the southern boundary. The surrounding area is predominantly residential, with the M62 acting as a significant barrier to wildlife movement to the south.
- 8.41. Tree cover associated with the Site is largely confined to its boundaries, with most trees located outside the application area. Continuous tree canopy is present along the southern and western boundaries, with more scattered trees to the north. Woodland to the south-west, known as Old Wood, is designated as Ancient Semi-Natural Woodland, with an additional area of ancient woodland located to the north known as Halsnead Park 1 Ancient Woodland.
- 8.42. Two trees within the Site were identified as having potential to support roosting bats. Desk-based studies identified various bat species within 1km of the Site. Woodland edges and boundary trees, particularly along the southern and western boundaries, provide suitable habitat for bat foraging and commuting.
- 8.43. The assessment has considered the following key features:
- Mersey Estuary SPA and Ramsar site;
 - Old Wood North and Old Wood South LWS;
 - Old Wood Ancient Woodland;
 - Big Water and Big Water Wood LWS;
 - Other LWSs within 0.5 km of the Site;
 - Semi-natural broad-leaved woodland;
 - Scattered trees; and
 - Bats.

Likely Significant Effects

Construction phase

- 8.44. Internationally designated sites and the majority of LWSs, including the Old Wood Merseyside Ancient Woodland, are sufficiently distant from the Site to avoid direct or indirect effects during construction. As a result, no significant effects are expected.
- 8.45. With the implementation of mitigation measures such as a Construction Environmental Management Plan, Arboricultural Method Statement, green infrastructure strategy, and sensitive lighting strategy, no significant adverse effects are anticipated on any ecological receptors during construction.

Operational phase

- 8.46. Due to the provision of ample public open space within the Proposed Development and the wider Halsnead Garden Village, including areas along the M62 corridor, no significant effects are expected on the Mersey Estuary or other LWSs within 0.5 km of the Site once the development is operational.
- 8.47. Given the availability of public open space, together with homeowner information packs and improved signage, no significant effects from recreational pressure are anticipated on The Old Wood North and South LWS, Old Wood Ancient Woodland, or Big Water and Big Water Wood LWS.
- 8.48. With the inclusion of a sensitive lighting strategy and the provision of bat boxes, no significant adverse effects on bats are expected during operation.
- 8.49. Mitigation and enhancement measures would also provide beneficial effects for scattered trees and for bat species, including roosting, foraging, and commuting bats.

Mitigation and Enhancement

- 8.50. A Construction Environmental Management Plan would be prepared and implemented to prevent pollution during construction, including measures to control wind-blown dust and surface water run-off.
- 8.51. An Arboricultural Method Statement would be put in place to ensure that retained trees and hedgerows are protected throughout the construction phase.
- 8.52. A Precautionary Working Method Statement would be implemented during construction to ensure no harm to protected and notable species, including amphibians, nesting birds, badger, reptiles, brown hare, and hedgehog.
- 8.53. A bat and bird box plan would be delivered as part of the development, identifying locations where additional nesting and roosting features would be incorporated.
- 8.54. A Habitat Management and Monitoring Plan would be prepared to guide the establishment and long-term management of new and retained habitats, ensuring biodiversity is enhanced and that bat and bird boxes remain functional over time.
- 8.55. A Sensitive Lighting Strategy would be implemented to minimise light spill and protect areas used by bats for foraging, commuting, and roosting.

- 8.56. Homeowner information packs would be provided to new residents, explaining the importance of nearby internationally and locally designated wildlife sites. Additional signage would be installed at site exits to help reduce recreational pressure on these sensitive areas.

Conclusion

- 8.57. With the implementation of mitigation no significant effects are anticipated for all features considered in the assessment.

Cultural Heritage

Introduction

- 8.58. This assessment considered the indirect effects of the Proposed Development on the setting of heritage assets, including both designated and non-designated assets that may be sensitive to the proposed design.

Baseline Conditions

- 8.59. There are no designated heritage assets within the Site. Eight Grade II listed buildings are located within 1km of the Site, two of which — the Barn at Snape Gate and Old Halsnead — were identified as potentially sensitive to the Proposed Development due to their historic associations. These assets are considered to be of medium heritage value.
- 8.60. One non-designated heritage asset, Halsnead Park, lies within the Site boundary. While this asset covers the whole Site, it contains few surviving parkland features that contribute to its significance. Big Water, an ornamental lake located immediately to the west, would be retained and enhanced as part of the wider Halsnead Garden Village proposals. The Proposed Development would infill one of the remaining areas of open agricultural land within the former park, and this non-designated heritage asset is considered to be of low heritage value..

Likely Significant Effects

- 8.61. Two Grade II listed buildings — the Barn at Snape Gate and Old Halsnead — were identified as potentially sensitive to the Proposed Development. However, there is no intervisibility between these listed buildings and the Site, and the assessment concludes that there would be no effect on their heritage value.
- 8.62. The Site lies within the non-designated heritage asset of Halsnead Park, which derives its value from its open character, parkland setting, and landscape views, none of which lie within the Site. One parkland feature lies to the west of the Site, the Big Water ornamental lake, which will be retained and enhanced as part of the wider Halsnead Garden Village, with development set back behind landscaped buffers. The Proposed Development would result in the loss of one of the remaining open areas of parkland, leading to a localised change in character. This change has previously been accepted as part of the wider Garden Village proposals and is considered to be outweighed by the public benefits of the development.
- 8.63. Overall, the assessment concludes no significant effects on designated or non-designated heritage assets are expected during either the construction or operational phases of the Proposed Development.

Mitigation and Enhancement

- 8.64. Design measures have been incorporated into the Proposed Development to minimise potential effects on the non-designated heritage parkland, including the provision of planting as part of the green infrastructure strategy. The built development would be set back from the Big Water ornamental lake through the use of buffers and landscaping.

Conclusion

- 8.65. Overall, it is concluded that the Proposed Development would not result in any significant effects in EIA terms on either designated or non-designated heritage assets during the construction or operational phases..

Transport and Access

Introduction

- 8.66. This chapter has assessed the likely significant effects of the Proposed Development upon the traffic and transportation conditions within the vicinity of the Site, in relation to:

- Severance of communities;
- Driver delay;
- Non-motorised user delay;
- Non-motorised amenity;
- Fear and intimidation on and by road users; and
- Road user and pedestrian safety.

- 8.67. The assessment has been carried out in line with the IEMA 'Environmental Assessment of Traffic and Movement' guidelines (July 2023), which set thresholds for identifying when traffic changes may give rise to environmental effects:

- Where traffic flows will increase by more than 30%; and
- Areas of high sensitivity where traffic flows are anticipated to increase by 10% or more.

Baseline Conditions

- 8.68. Existing traffic conditions were established using 2024 traffic survey data, alongside a review of recorded road traffic accidents in the area between 2020 and 2024, which identified no accident clusters.
- 8.69. The surrounding area already benefits from footways and cycle routes provided as part of the Halsnead Phase 2a development located to the east of the Site, supporting safe movement for pedestrians and cyclists.

Likely Significant Effects

- 8.70. During construction, effects relating to severance, driver delay, non-motorised user amenity and delay, fear and intimidation, and road safety would be negligible in the long term and not significant.
- 8.71. Once operational, the development would result in minor adverse effects in relation to severance, driver delay, non-motorised user amenity and delay, and fear and intimidation at the local level, which are not significant.
- 8.72. Effects on road safety during operation would be negligible and not significant.

Mitigation and Enhancement

- 8.73. The development would provide high-quality pedestrian and cycle routes throughout the Site, which would be well-lit, surfaced, and overlooked to encourage safe and convenient walking and cycling.
- 8.74. A Construction Environmental Management Plan would be secured by planning condition to manage construction traffic, including but not limited to routing of construction vehicles, access arrangements, vehicle numbers, wheel washing, parking management, and coordination with highway and utility works.
- 8.75. A Travel Plan would be implemented once the development is occupied, encouraging sustainable travel choices by residents.

Conclusion

- 8.76. Overall, the Proposed Development is not expected to result in significant traffic and transport effects during either the construction or operational phases

Air Quality

Introduction

- 8.77. This chapter has assessed the impacts and consequential effects on air quality as a result of the Proposed Development. The assessment includes effects associated with dust and emissions generating from temporary construction activities and operational effect from road traffic emissions and has considered effects on both human and ecological receptors.

Baseline Conditions

- 8.78. Knowsley Metropolitan Borough Council currently has no declared Air Quality Management Areas (AQMAs). The nearest AQMA is located in Liverpool, approximately 2.5km west of the Site, and has been scoped out due to its distance.
- 8.79. Local nitrogen dioxide (NO₂) monitoring data from sites close to the Proposed Development show a general downward trend in concentrations between 2020 and 2024.
- 8.80. Defra background air quality maps for both the baseline year of 2024 and 2031 when the Proposed Development is anticipated to be operational for assessment purposes indicate that background pollutant concentrations are well below relevant air quality standards.

Likely Significant Effects

- 8.81. A qualitative assessment of construction dust has been undertaken in line with Institute of Air Quality Management (IAQM) guidance. With appropriate dust control measures in place, construction-related air quality effects are considered to be not significant.
- 8.82. A quantitative assessment of operational road traffic emissions was carried out using the ADMS-Roads dispersion model, assessing effects on existing and future receptors. The assessment concludes that pollutant concentrations associated with the Proposed Development would remain below air quality assessment levels, and operational air quality effects would be not significant.

Mitigation and Enhancement

- 8.83. Air quality mitigation measures are embedded within the design of the Proposed Development and include:
- Provision of electric vehicle charging points to encourage lower-emission vehicles;
 - Cycleways and footpaths to promote walking and cycling; and
 - A Travel Plan to encourage sustainable travel and reduce reliance on private cars.
- 8.84. During construction, best practice measures would be implemented to control dust through the Construction Environmental Management Plan. These measures would include, but are not limited to, appropriate storage of materials, regular site inspections, effective communication and dust management procedures, and good practice use of construction plant and vehicles.

Conclusion

- 8.85. No significant effects are anticipated on air quality as a result of the Proposed Development.

Noise and Vibration

Introduction

- 8.86. The noise and vibration chapter has assessed the impact of the Proposed Development on existing noise sensitive receptors, including measures to minimise construction noise and an evaluation of any additional traffic noise generated on the local highway network once the development is operational. It also considers the influence of existing environmental noise on the Proposed Development.

Baseline Conditions

- 8.87. Environmental noise surveys were undertaken in May and September 2024 at a representative location on the Site close to the M62 motorway. The surveys identified a moderate existing noise environment, primarily influenced by traffic on the M62.
- 8.88. Construction noise effects have been assessed using a qualitative approach, as detailed construction methods and plant are not yet confirmed. The assessment therefore focuses on the need to minimise noise impacts on nearby residents as far as reasonably practicable.

Likely Significant Effects

- 8.89. Without mitigation, construction activities could result in short-term noise effects of up to moderate adverse significance at the nearest noise-sensitive properties during the noisiest periods of work. However, with the implementation of appropriate mitigation measures in line with best practice guidance (BS5228), construction noise effects would be reduced to minor adverse, which is not significant.
- 8.90. During operation, traffic noise effects were assessed by comparing future traffic conditions with and without the development. Predicted increases in traffic noise at nearby sensitive receptors range from 0.1 to 0.8 dB, which are low and assessed as negligible and not significant.
- 8.91. For most proposed dwellings, existing noise levels would result in negligible effects. A small number of homes closest to the M62 could experience moderate adverse effects without mitigation, but with appropriate design measures these effects would be reduced to negligible and would not be considered significant.

Mitigation and Enhancement

- 8.92. A Construction Environmental Management Plan would be implemented to control noise during construction, applying best practice measures such as limiting working hours, using well-maintained and quiet plant, careful siting of equipment and compounds, and minimising vehicle noise.
- 8.93. The layout of the development includes set-backs from existing homes and a landscaped green buffer between the M62 and the first row of dwellings.
- 8.94. Additional operational mitigation would include enhanced glazing and ventilation for the most noise-exposed homes, together with localised acoustic fencing to selected gardens.

Conclusion

- 8.95. With the incorporation of mitigation measures no significant noise impacts are anticipated as a result of the Proposed Development in either the construction or operational phase.

Water Resources (including Flood Risk and Drainage)

Introduction

- 8.96. The likely significant effects of the Proposed Development on the water environment have been assessed. This focuses on flood risk and drainage. Email correspondence has been undertaken with the Environment Agency, Knowsley Metropolitan Borough Council, and United Utilities to support the preparation of a Flood Risk Assessment and a Drainage Management Strategy. These documents provide the evidence base for this assessment and are provided with the ES.

Baseline Conditions

- 8.97. Information on flood risk, drainage, and groundwater conditions has been gathered from published mapping, technical studies, site surveys, and consultation with relevant authorities.
- 8.98. The Environment Agency has confirmed that there is no recorded history of river flooding affecting the Site. Flood mapping shows the Site lies within Flood Zone 1, meaning it is at low risk

of flooding from rivers, including when climate change is taken into account. The nearest main watercourse is located several hundred metres away and does not pose a flood risk to the Site.

- 8.99. Most of the Site is at very low risk of surface water flooding, although some small low-lying areas along the southern and western boundaries may experience temporary ponding during heavy rainfall. Groundwater mapping indicates that part of the south-eastern corner of the Site may experience shallow groundwater levels during extreme rainfall events.
- 8.100. The Site currently drains naturally towards Big Water along the western boundary. Available data and initial ground investigations indicate that infiltration drainage may not offer a viable drainage solution, due to ground conditions and shallow groundwater.

Likely Significant Effects

Construction phase

- 8.101. During the construction phase, in the absence of mitigation, there are potential effects as a result of the Proposed Development including increased surface water runoff and pollution and disturbance of shallow groundwater. These have the potential to cause adverse effects to Big Water, the downstream watercourse network, local erosion, existing properties, infrastructure, and construction workers.
- 8.102. However, with the implementation of best practice construction measures within a Construction Environmental Management plan, no significant effects are likely as a result of the Proposed Development.

Operation Phase

- 8.103. During the operational phase, the main receptors that could be affected without mitigation, are the downstream rivers and streams, neighbouring developments and infrastructure, and people living or using the Site. Potential effects, without mitigation, relate to increased flood risk, sedimentation, and pollution. Shallow groundwater could limit the effectiveness of some sustainable drainage features, reducing the available storage capacity for surface water.
- 8.104. However, the proposed drainage strategy as part of the Proposed Development will ensure there will be no significant negative residual effects during the operational phase. Water quality within Big Water, and the downstream watercourse is considered likely to improve and provide a significant beneficial effect once the Proposed Development is operational as a result of the inclusion of a blue-green corridor, and the sustainable drainage systems proposed.

Mitigation and Enhancement

- 8.105. A detailed Construction Environmental Management Plan would be implemented to control pollution and manage runoff during construction, in line with Environment Agency and CIRIA guidance.
- 8.106. The drainage strategy for the Proposed Development has been designed to reflect the existing drainage situation. Surface water generated by the development will be managed through sustainable drainage and will discharge to Big Water at a restricted greenfield runoff rate. Proposed features include two swales to direct water flow, and two attenuation basins to temporarily store water. These measures are designed to improve water quality, reduce peak runoff, and manage flow rates.

- 8.107. Foul water from the Proposed Development will connect into the existing wider drainage network within the adjacent under construction Phase 2a scheme. Due to existing ground levels, a pumped solution may be required.
- 8.108. Finished floor level and the site layout has been designed to manage flood risk across the Site.
- 8.109. Surface water runoff will continue to discharge to Big Water, maintaining the existing drainage pattern but at a controlled rate to avoid increasing flood risk downstream. The drainage will be designed to handle extreme rainfall events, taking into account future allowances for climate change.
- 8.110. Groundwater monitoring will be carried out during Site works and any dewatering will be licensed and carefully managed.
- 8.111. Maintenance and management plan implemented to ensure all drainage features operate effectively over the life of the development.
- 8.112. A blue-green corridor incorporated along the southern boundary is proposed to convey and attenuate surface water, improve water quality, enhance biodiversity, and provide open space and amenity benefits

Conclusion

- 8.113. With the implementation of mitigation, no significant adverse effects are predicted during either the construction or operational phases of the Proposed Development.
- 8.114. The Proposed Development would result in a moderate beneficial effect which is considered significant on Big Water and downstream watercourse.
- 8.115. The Proposed Development will not increase flood risk on-site or elsewhere.

9. Summary

- 9.1. This document has provided a non-technical summary (NTS) of the Environmental Statement (ES) which has been submitted as part of a planning application by Taylor Wimpey UK Limited in support of a hybrid planning 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 for future approval). ('the Proposed Development').
- 9.2. The aim of the ES, 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). This ES has therefore addressed those environmental issues which are considered pertinent and that could potentially result in "likely significant effects", as stated in the EIA Regulations. The ES (and this summary) forms part of the planning application documentation submitted to Knowsley Metropolitan Borough Council (KMBC) and will inform their decision making process. Alongside the ES is a suite of technical documents which consider other relevant matters.
- 9.3. 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, adverse significant residual effects are limited to construction phase landscape and visual effects on the Knowsley LCA 'Halsnead Estate' and on views by users of footpaths around Big Water and routes within Halsnead Park, although these effects would be short-term and temporary. It is also recognised that there will inevitably be disturbance to neighbourhood amenity during the construction phase, although this would be short term and temporary. Once operational no significant adverse effects are anticipated as a result of the Proposed Development.
- 9.4. Significant beneficial effects are identified for socio-economic effects, specifically in relation to employment and its economic contribution during the construction phase and longer term significant beneficial effects in relation to the wider economy, housing and open space provision. A significant beneficial effect for the improvement of water quality for Big Water and the downstream watercourse is also anticipated as a result of the drainage strategy delivered by the proposals. Significant beneficial effects are also anticipated on landscape features within the Site once the proposed green infrastructure has matured over time. All other effects with the inclusion of relevant mitigation are considered to be not significant as a result of the Proposed Development.
- 9.5. In conclusion, the ES demonstrates that 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 scheme, so to ensure that the environment is suitably protected and any impacts from the Proposed Development are minimised.

10. Glossary

Abbreviation	Description
ADMS-Roads	Atmospheric Dispersion Modelling System for Roads
AIA	Arboricultural Impact Assessment
AQAL	Air Quality Assessment Level
AQMA	Air Quality Management Area
AOD	Above Ordnance Datum
Baseline conditions	The existing environmental conditions
BS5228	British Standard 5228 – Code of practice for noise and vibration control on construction sites
CEMP	Construction Environmental Management Plan
Cumulative effects	See Inter-project cumulative effects and Intra-project cumulative effects
DAS	Design and Access Statement
Defra	Department for Environment, Food and Rural Affairs
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 (EIA)	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 (ES)	Document setting out the findings of an Environmental Impact Assessment
GVA	Gross Value Added
HMMP	Habitat Management and Monitoring Plan
IAQM	Institute of Air Quality Management
IEMA	Institute of Environmental Management and Assessment
Impact	The action taken
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
Iterative design process	The design of the proposals have been informed by the outcome of the environmental assessments
ISEP	Institute of Sustainability and Environmental Professionals
ISO	International Organization for Standardization
KMBC	Knowsley Metropolitan Borough Council

LCA	Landscape Character Area
LPA	Local Planning Authority
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
NPPF	National Planning Policy Framework
NTS	Non-Technical Statement (this document which summarises the ES)
NO ₂	Nitrogen Dioxide
PRoW	Public Right of Way
PWMS	Precautionary Working Method Statement
Ramsar	Convention on Wetlands of International Importance
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.
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
UK	United Kingdom

Town & Country Planning (Environmental Impact Assessment) Regulations 2017

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