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From: Graham Lamb <graham.lamb@pegasusgroup.co.uk>
Sent: 27 January 2026 14:51:23 UTC+00:00
To: "Quinn, Mark" <mark.quinn@knowsley.gov.uk>; "Sheridan, Jo (Planning & Regeneration)" <Jo.Sheridan@knowsley.gov.uk>
Cc: "Anna Chew (achew@hallamland.co.uk)" <achew@hallamland.co.uk>; "Joseph Empsall" <Joseph.Empsall@pegasusgroup.co.uk>
Subject: RE: 25/00486/OUT - Hallam, Knowsley Village - Applicant response to Heritage comments
Attachments: R004v1 HT Heritage_Rebuttal_P21-3399.pdf, P21-3399_EN_1004_RevA - Landscape Mitigation Amends to support Heritage Rebuttal.pdf, Heritage assessment - Photomontages of southern boundary/ Croxteth Lodge approach

Dear Mark,

Please find attached an amended version of our heritage rebuttal note, which picks up a minor change in the text, so please share this version on and disregard previous version issued on 21/01. The supporting landscape plan is also reattached but is unchanged.

In respect of the 20 and 30m photomontages, we are happy for these to be considered as part of the application and so re-attach the original email they were sent with on 6th August 2025, which includes some additional explanation and context.

In terms of the request for 20m, 40m and 60m photomontages we would reiterate our position as set out at paras 2.71 to 2.73 (extracted below) that the submitted 20m and 30m montages are sufficient to understand the impact of the proposals, and clearly demonstrate that the proposed 20m development buffer is more than sufficient. As such, we do not believe the request for further photomontages is proportionate or reasonable, with no policy justification for this to withhold or delay a decision, instead we would ask that the merits of the application are assessed based on the extensive information provided.

- 2.71. Growth Lancashire have requested that illustrative viewsheds should be submitted, showing the development at 20m/40m/60m from the open section of Knowsley Park. In light of the request, photomontages were produced illustrating the negligible difference to views of the proposed dwellings at 20m and 30m from the edge of the Site. However, we consider that the visual material submitted to date is sufficient to understand the impact of the proposals. The proposals have been submitted with a 20m buffer zone, which was decided upon following a robust assessment of the affected heritage assets and the contribution the Site makes to the significance of these assets through setting. The proposed development must be assessed based on its own merit, as well as from the extensive information provided.
- 2.72. It should also be noted that the Gardens Trust had concluded that a 20m buffer was sufficient with appropriate tree planting, stating: ***"We agree the existing landscape buffer currently provides a physical separation between the edge of the Grade II Listed Knowsley Park with its park wall, and the new dwellings, closing off and containing views within the parkland."***
- 2.73. In light of the concerns raised by Growth Lancashire on the visibility of the new dwellings, the proposed development has been updated to include enhanced woodland screening along the open section of the southern Site boundary.

Finally, as noted in the previous email, this is intended to be reviewed internally between Officers and consultees and subject to agreement the changes can be incorporated into updated plans and a wider ES Addendum for formal resubmission/ reconsultation, once all consultee responses have been received.

I trust this sets out our position clearly and allows you to begin reconsulting with heritage consultees, but do let us know if there are any further queries, and be good if you can confirm when you've spoken with consultees and have a likely timescale for a response, noting we'd be amenable to a further meeting to discuss if it would help expedite things.

Kind regards,
Graham

Graham Lam

b

Senior Director - Planning

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From: Quinn, Mark mark.quinn@knowsley.gov.uk

Sent: 23 January 2026 08:43

To: Graham Lamb <graham.lamb@pegasusgroup.co.uk>

Subject: RE: 25/00486/OUT - Hallam, Knowsley Village - Applicant response to Heritage comments

Hi Graham

Notwithstanding the fact that we have asked for photomontages at 20m/40m and 60m if you wish the photomontages at 20m and 30m to be considered in support of this application could you please re submit these .

Regards

Mark Quinn

Principal Planner

Planning

Telephone: [0151 443 2223](tel:01514432223)

Knowsley Council , Huyton Library , Civic Way , Huyton , Knowsley , L36 9FB



From: Graham Lamb <graham.lamb@pegasusgroup.co.uk>

Sent: 22 January 2026 13:48

To: Quinn, Mark <mark.quinn@knowsley.gov.uk>; Sheridan, Jo (Planning & Regeneration)

<Jo.Sheridan@knowsley.gov.uk>

Subject: Re: 25/00486/OUT - Hallam, Knowsley Village - Applicant response to Heritage comments

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Mark - I'm OOO today so will pick this up tomorrow.

We provided the photomontages as part of pre app discussions with Olivia at GL back in the summer. Jo was involved in that dialogue as well so may be able to provide the relevant docs to you.

Thanks
Graham

Sent from [Outlook for iOS](#)

Graham Lamb

Senior Director - Planning

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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Sent: Thursday, January 22, 2026 1:31:46 PM

To: Graham Lamb <graham.lamb@pegasusgroup.co.uk>

Subject: RE: 25/00486/OUT - Hallam, Knowsley Village - Applicant response to Heritage comments

Hi Graham

Prior to circulating this to consultees I note that you references that photomontages where produced at 20m and 30m. (para 2.71)

I don't recall anything being submitted following GL consultation response. Can you advise where I would find these photomontages.

Thanks

Mark Quinn

Principal Planner

Planning

Telephone: [0151 443 2223](tel:01514432223)

Knowsley Council , Huyton Library , Civic Way , Huyton , Knowsley , L36 9FB



From: Graham Lamb <graham.lamb@pegasusgroup.co.uk>

Sent: 21 January 2026 17:01

To: Quinn, Mark <mark.quinn@knowsley.gov.uk>; Sheridan, Jo (Planning & Regeneration) <Jo.Sheridan@knowsley.gov.uk>

Cc: Joseph Empsall <Joseph.Empsall@pegasusgroup.co.uk>; Anna Chew (<achew@hallamland.co.uk>) <achew@hallamland.co.uk>

Subject: 25/00486/OUT - Hallam, Knowsley Village - Applicant response to Heritage comments

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Mark/ Jo,

Please find attached a consolidated heritage rebuttal to the heritage consultee comments received on the above scheme:

- The Gardens Trust – 30th October 2025
- Growth Lancashire – 14th November 2025
- Historic England – 1st December 2025

This includes an extract plan (also attached) showing the proposed amended landscape mitigation to support the heritage rebuttal.

As with other responses we have provided in recent week, this is intended to be reviewed internally between Officers and the above consultees and subject to agreement the changes can be incorporated into updated plans and a wider ES Addendum for formal resubmission/ reconsultation, once all consultee responses have been received.

I trust this information is clear but do let us know if you have any initial queries, noting our heritage lead Joseph is away this week returning on 26th January.

Kind regards,
Graham

Graham Lamb

Senior Director - Planning

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