

Land east of Knowsley Lane

Knowsley Village

This leaflet provides information regarding proposals being brought forward by Hallam Land for new homes, including affordable homes, public open space, play areas, and associated infrastructure on land to the east of Knowsley Lane and south of Home Farm Road, Knowsley Village.

Hallam Land have a long standing track record of masterplanning sites to deliver sustainable and attractive housing developments where people want to live.

The Site

The site is situated to the south of Knowsley Village, within the borough of Knowsley. It is bound by Knowsley Lane (B5202), to the west, Home Farm Road and properties on Sugar Lane along its northern extents, and Knowsley Estate to the east and south. The site is well contained by hedgerows and tree planting on all sides.

The site comprises 33.8 hectares of land in multiple field parcels divided by hedgerows, with two wooded areas in the centre. The site is predominantly flat and is not subject to any landscape or environmental designations.

The site is well connected to existing services in the local area, including shops and services on Sugar Lane, as well as a medical centre, two primary schools and recreation areas all within walking distance.

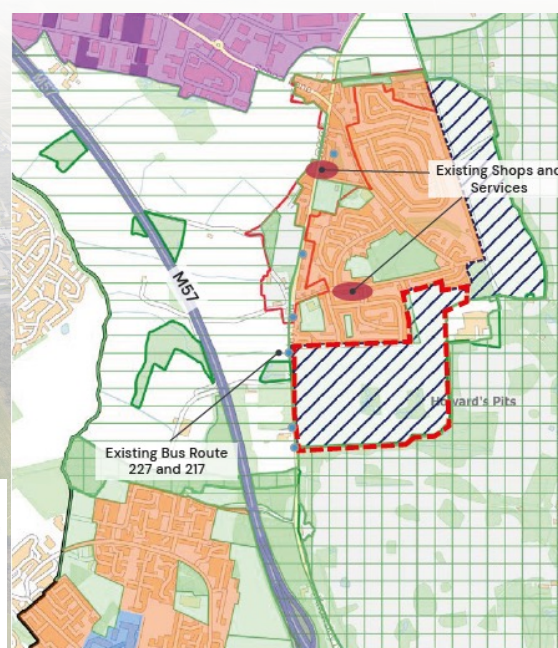
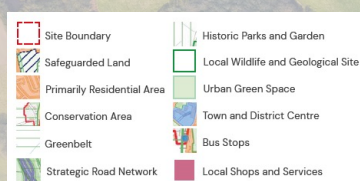
The site was released from the Green Belt in the 2016 Knowsley Core Strategy document and designated as 'safeguarded land' to meet future development needs of the borough.

Recent changes in national planning policy means that Knowsley Council's housing requirements have increased significantly, and more housing needs to be delivered. We are therefore looking to submit an outline planning application to the Council, to enable the site to come forward and meet this increased need.



The Vision

Our vision is to develop a landscape led scheme that is sympathetic to the historic character of the adjacent Knowsley Hall Registered Park and Garden, whilst also creating a high-quality, walkable neighbourhood which is sustainable and well connected to local services and the wider community.



Knowsley Council Local Plan & Policy Map ▲

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The proposals include up to 750 new homes, including affordable homes for the local community, a large central parkland area, integrated green, pedestrian and cycle links as well as a potential new bus loop; with these key design principles shown on the plan below.



Indicative Layout Plan

HAVE YOUR SAY

Your comments are important to us and form part of the public consultation process for finalising the development proposals.

In addition to this leaflet, further information is provided on our public consultation website at the link below.

www.hallamknowsleyvillageconsultation.co.uk

This online consultation will run between **Monday 16th June and Monday 7th July**, however we will continue to review comments received up until submission.

If you would like to get in touch with the Project Team with any queries or to request the information in an alternative format, please provide comments via the email address below:

knowsleyvillageconsultation@pegasusgroup.co.uk

We look forward to hearing from you.

NEXT STEPS

Following this public consultation, we will review the feedback and feed this into the design development process with a view to submitting an outline planning application in Summer 2025.

Once the application has been submitted and registered, the Council will undertake their own statutory consultation process, so there will be further opportunities for you to make comments directly to the Council across Summer/ Autumn 2025.