



PRESCOT TOWN COUNCIL

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Local Plan Team
Knowsley Council
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13th November 2014

Dear Sir / Madam

I have been instructed by the elected members of Prescot Town Council to submit an objection to the realisation of Green Belt land with the Township of Prescot, namely

Land bounded by A58, Prescot – Known locally as Whittaker's Triangle

And

Carr Lane, Prescot

Reasons for the objection are detailed below.

Current Level of Housing Development

Over the last 7 years the town of Prescot has seen a considerable number of residential developments granted planning permission which have or will increase the housing stock within the town by some 399 properties. Many of these properties have remained unsold with developers halting construction on numerous occasions such as the Taylor Woodrow site on Steley Way. In addition to this the land between South Avenue and the industrial estate is already allocated for housing development.

The Town Council would therefore question the requirement for additional housing stock with the town, until such a time as demand for additional housing can be evidenced.

Green Belt Concerns

Prescot sits within an area deficient in Green Space as identified under Knowsley's Green Space Strategy. Green Space plays a vital part within communities providing a wide range of ecological, social and environmental benefits.

A recent study carried out by Exeter Medical School, showed that people who move to greener areas experience significant and long-lasting mental health improvement. Dr Ian Alcock, a research fellow at Exeter's Medical School added:

"These findings are important for urban planners thinking about introducing new Green Spaces to our towns and cities, suggesting they could provide long term and sustained benefits for local communities."

In addition to this, Communities Secretary Eric Pickles said:

"This government has been very clear that when planning for new buildings, protecting our precious Green Belt must be **paramount**. Local people don't want to lose their countryside to urban sprawl, or see the vital Green Lungs around their towns and cities to unnecessary development.

The area of land bounded by A58, Prescot – known locally as Whittaker's Triangle currently contains playing fields for the local Centre for Learning and is also well used by the local community. There is no other land that could be used as a practical alternative by the school or the local community.

Furthermore the negative environmental effects of building on Green Belt land are considerable as not only are the 'Green Lungs' of the area removed but they are replaced with carbon emitting housing massively increasing the level of air pollution in the area. The additional road traffic would also increase the level of air pollution in what is a currently smoke controlled area.

Given the views above the Town Council believe the loss of any of the town's Green Belt land would highly detrimental to the Town on an ecological, social and environmental basis.

Highways Concerns

With regard to future residential development of both the sites the Town Council would raise great concerns over the access and egress from the existing highways. Carr Lane is already a busy road and the addition of increased traffic as a result of residential dwellings will only provide further congestion along that route. The land bounded by A58, Prescot – known locally as Whittaker's Triangle would present an even greater problem as this is bounded on one side by the A58 Prescot by pass and by the A57 Liverpool Road both of which are major transport routes into and around Prescot. The only other access point would be from Knowsley Park Lane, which is already extremely congested as this is the only access road to Knowsley Park Centre for Learning. Knowsley Park Lane is a residential street and would not be suitable for access to the identified 133 dwellings on this site.

The Town Council would therefore submit objections of the basis of highways safety.

Loss of Identifiable Boundaries

The Town Council also believe that the removal of the two identified Green Belt areas especially the land bounded by A58, Prescot will result in the loss of the identifiable Town Boundary. Prescot has a unique history within Knowsley and the loss of the Green Belt will effectively eradicate the natural boundaries of the Town which help to identify it from North Huyton (Longview).

The Town of Prescot has a unique history within Knowsley and residents of Prescot feel very strongly about preserving its identity. The Town Council recognise and welcome this local pride and would therefore be opposed to any plans that would remove the identifiable boundaries of the Town.

Available Brown Field Sites

The Town Council are aware of a number of brown field sites with the town and would ask that these sites are fully considered for housing development before any thought is given the realise of Green Belt land.

I hope you will consider the points made above.

Yours Sincerely

A handwritten signature in blue ink, consisting of a stylized, cursive 'D' followed by a horizontal line extending to the right.

Daniel Wilson
Town Clerk