

Martin Pike, Planning Inspector,  
[REDACTED]

Save the Knowsley Village Green Belt Action Group,  
[REDACTED]

Dated: Sunday 23<sup>rd</sup> November 2014

**Green Belt Modifications at Knowsley Village Reference KGBS 6**

Dear Mr Pike,

I am writing as a representative of the Save the Knowsley Village Green Belt Action Group. We represent the existing residents of Knowsley Village regarding the Green Belt modification at Knowsley Village reference KGBS 6 in the local plan for 2014.

We believe the changes at Knowsley Village are irresponsible as they are based on a long planning horizon that presents too much risk and uncertainty.

The land at Knowsley Village is being provisioned to be released in 2028, however, in that period:

- a) There is time to qualify that current housing demand forecasts are accurate.
- b) Government, planning objectives and planning policy is likely to change.
- c) Knowsley MBC will produce another Unitary Development Plan having the opportunity to nominate the land at Knowsley Village only if absolutely necessary.
- d) Knowsley MBC has further opportunity to engineer the release of additional brown field sites for redevelopment.

We understand Villages have additional protection given their historical significance, as many have disappeared due to population increase in the UK. Adding c1,093 houses to Knowsley Village will destroy the character of Knowsley Village and compromise the Knowsley Village Conservation Area.

We challenge the modification on the following **material** grounds:-

- **Existing policy:** the modification contradicts local, strategic and national planning policies;
- **Highway issues:** Knowsley Lane cannot accommodate the volume of traffic that will be generated by extended development generating adverse community and economic impact;
- **Capacity of physical infrastructure:** the introduction of over 100% more dwellings would impose disruption by demanding that existing infrastructure is renewed AND cause issues in the drainage at Knowsley Village which is already problematic, and this is being dismissed by KMBC.
- **Nature conservation:** there will be significant negative impacts on the Conversation Area;
- **Unacceptable pollution:** aspects of Knowsley Village are highly polluted, adding c1,093 homes and cars will exacerbate this issue with the potential to cause healthcare problems.

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And the following **non-material** grounds:

- **Problems arising from the construction period:** a protracted development period will subject existing residents to excessive disruption, noise, pollution, service interruption and delays;
- **Loss of amenity:** many residents have chosen Knowsley Village due to its scenic nature and the quality of outlook available from many properties especially those at the outskirts;
- **Loss of property value:** the economic law of supply and demand suggests that the greater availability of property will have an adverse effect on price, a period of flat house prices would enable this phenomenon to be examined and proven.

**We delivered c1,250 submissions to Knowsley MBC from the residents of Knowsley Village** demonstrating their strong desire that all references to the Green Belt at Knowsley Village are removed from the 2014 Local Plan – Knowsley Village has less than 1,000 properties.

We want Knowsley MBC to:

- a) Work to improve release of Brown Belt land for redevelopment, and
- b) Recognise that Liverpool City Council can deliver a greater number of houses, offsetting the need to forfeit the Green Belt land in Knowsley.

We believe it is your role to oversee this process. We would like you to petition the Local Plan team of Knowsley MBC to work harder to protect the Green Belt at Knowsley Village.

Yours Sincerely,



On behalf of the  
Save the Knowsley Village Green Belt Committee