

# PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name Geoff English

Address



Address to:-

**Planning Officer, Local Plan, Planning, Policy and Programmes, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH**

The following statements are just a "short version" of my objections and concerns and more evidence can be found in the Burtonwood and Collins Green Action Group's file.

You cannot fail to see the open countryside and the Beauty all around you in Burtonwood and Collins Green. Feel the benefit of the fresh air and appreciate the value of a slow paced village life and tight community. All of that is under threat from a proposed development set to go ahead in 2020. Further developments are being proposed that could see our beautiful rural village evolve into an urban town. Below are some objections to the plan.

## (1) CONSULTATION

The proposals for the development are vague and unclear. Many residents didn't get letters and those that did were not addressed by name. The venue for the consultation was not accessible to all and the means to complain long winded and complicated. Communication and information is lacking and appears to be mainly online based, not everyone is online. Developers and planners have access to consultants and resources, we don't. It is a highly unequal and undemocratic process. The council have a duty of care to liaise with neighbouring authorities to determine overall effects of congestion and road safety. There is little evidence of this having happened.

## (2) INFRASTRUCTURE

Both hard infrastructure roads, bridges, railways etc and soft infrastructure- health, doctors, dentists, social services, education, parks and recreational facilities, law enforcement, emergency services and mental health will be affected by this and further proposed developments. Burtonwood and Collins Green do not have the infrastructure to support this development. Northern trust have said that if only 150 houses are approved the figure will be 'too limited to viably deliver the housing, open space, and, specific support for expansion of primary school facilities and primary care' In other words, no contribution to changing infrastructure unless more houses are approved. Which means longer waits for doctors, dentists, community nurse, counselling etc. School places in catchment areas no longer guaranteed.

## (3) GREENBELT OVER BROWNFIELDS

The release of greenbelt has not been adequately justified and the reasoning for not using brownfields is unacceptable. The council should be forcing development on brownfields or previously developed land before any greenbelt is released. The plan involves loss of versatile agricultural land which leads to loss of income for tenant farmers. The plan relies too heavily on representations and assurances from land owners and developers.

## (4) ENVIRONMENTAL—TRAFFIC— AIR POLLUTION

There appears to have been no assessment of traffic movement on Green Lane-Phipps Lane over a sustained period of time. The proposed entrance to the new development will be on Green Lane. Green lane is already critical for residents, children and parents on their way too and from school. With 160 houses comes approx. 320 more cars on the road at peak times. Couple this with other local developments and this is a recipe for

gridlock on our roads. Our children will be walking and cycling amongst this traffic which is not only physically dangerous but also has serious health connotations.

Warrington has one of the most congested road networks in the country. Air pollution in Warrington is already amongst the worst in the UK. The proposed access point to the new development is on green Lane opposite Burtonwood County Primary School. The increase in traffic on the lane will be immense. The pollutants in the air around our children and entering their lungs will massively increase. Children are more susceptible to pollutants than adults and exposure could cause or exacerbate ailments such as asthma and COPD. Adults are more susceptible to heart and lung disease and respiratory conditions such as emphysema.

**(5) LOSS OF WILDLIFE HABITATS**

Drastic loss of wildlife habitat (frogs, newts, toads, bats, woodpeckers, sparrows, starlings blue tits, foxes, rabbits and hares etc) is being treated like it doesn't matter. Britain has already lost half its wildlife, wildlife adds value and natural beauty to our environment and provides respite from everyday stresses. This development will decimate the local wildlife we love to watch.

I object to the proposed development plan on points ALL POINTS.

**Additional Comments**

THIS DEVELOPMENT IS NOT GOOD FOR BURTONWOOD, HOUSES THAT ARE NOT NEEDED ON BROWN OR GREEN BELTS. THIS WILL CAUSE MORE CONGESTION MORE POLLUTION AND MORE DANGER FROM HEAVY TRAFFIC IN THE AREA. WILD LIFE WILL BE LOST, GREEN FIELDS STUNNING VIEWS GONE FOREVER. ITS IMPORTANT TO KEEP ARE GREEN FIELDS AND RURAL VIEWS FOR FUTURE GENERATIONS TO COME FOR OUR HEALTH AND WELLBEING. THIS IS NOT HOUSES THAT WE NEED THIS IS W.B.C. GETTING REVENUE AND BUILDING DEVELOPERS LINING THEIR POCKETS.

I agree to the above statements and reflect my views and those as coordinated at our local meetings that formulate our objections as to the proposed building plan.

Signed \_\_\_\_\_  
Date \_\_\_\_\_  
Teleph \_\_\_\_\_

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Proposed Building of houses {green lane, phipps lane, Burtonwood}.  
**Date:** 03 June 2019 21:11:53

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To whom it may concern from a [REDACTED] resident.

I am one of many residents to find out by hearsay that Warrington Borough Council are in consultation to build a housing Development on Phipps lane, Green lane, and Winsford Drive, the three roads concerned are already heavily congested with main road traffic, wagons and lorries, cars parked on Phipps lane, the school run moor cars twice a day parking on Phipps lane and in Winsford Drive. The impact that this development will have in this area will be devastating with more pollution from the increase in traffic, it is now becoming difficult and dangerous to drive through these areas. [REDACTED] the proposed building development and can see what effect this build will have on the local wildlife on this greenbelt, we have lots of brown belt land around us in Burtonwood but this land seems to have been overlooked. I moved to Burtonwood [REDACTED] [REDACTED] it was a nice village to live in but I am convinced that it will loose its village status if Warrington Borough Council keep building on greenbelt areas.

Mr Geoff English.

From:



Subject:

FIDDLERS FERRY CLOSURE

Date:

16 June 2019 21:14:30

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Re: Local Plan & Proposed Development of Green Belt Land in Burtonwood (Phipps Lane)

You are no doubt aware that Fiddlers Ferry Power Station is situated in Warrington, the address being, Widnes Road, Warrington WA5 2UT. This Power Station will be completely closed by 31st March 2020.

This site was not considered for inclusion in the Local Plan. It should now be included and the Local Plan revisited.

The site is Brownfield and is a huge site which could easily be developed thus fulfilling your requirement to build more houses in Warrington.

Burtonwood Parish Cllr. Cathy Mitchell stated (at a recent surgery at Burtonwood) that Warrington Borough Council wanted to develop a large site rather than the infill of pockets of Brownfield land.

Now is Warrington Borough Council's opportunity to fulfill it's obligation to the Government to build more houses and for Warrington Borough Council to LEAVE GREEN BELT LAND ALONE. As stated by the Government "Green Belt Land should only be used as a last resort and only in exceptional circumstances".

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Fwd: Proposed Buildings Development Burtonwood  
**Date:** 10 June 2019 10:05:06  
**Attachments:** 20190610\_085427.jpg  
20190610\_085436.jpg  
20190610\_085448.jpg  
20190610\_085511.jpg

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[REDACTED]

Subject: Proposed Buildings Development Burtonwood

Dear Sir

Here is the reality of Phipps lane in a morning on the school run this dangerous practice happens twice daily, not only is it Phipps lane but Green Lane and Winsford drive. Its only a matter of time before someone is seriously hurt. These three roads are now very difficult to manoeuvre through if your driving through. Putting another housing development 160 houses on this development is going to increase this risk to drivers and to the walking public. This should not happen.

[REDACTED]

[REDACTED]







