

PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name Paul Thomas

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 1, 2, 3, 4, 5

Additional Comments



I think The village is just the right size
I still smile when I'm driving into the village and
love the fact nothing much has changed, the fields
all round us which is great for us walkers who
after a stressful day at work can get out in the fresh
air and take in the countryside.
over the years the traffic through the village is increasing
due to developments on the boundary of Burtonwood etc Omega, Chelford

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 _____
Telephone _____

A large black rectangular redaction box covering the signature, date, and telephone fields.

Letters of objection need to be with the Planning Officer before 5:00 pm on Monday 17th June 2019.

From: [REDACTED]
To: [Local Plan](#)
Subject: Re: Thank you for your Email
Date: 04 June 2019 09:50:21

Thank you for your email

If we had received your literature we would have been able to gather an informed response before 17th June. In addition, internet connections are not consistent in Burtonwood, which makes online representation impractical. Also, I struggle reading long documents from a screen, a paper copy is preferable. Many of my neighbours and family do not have access to a computer. This should be taken into account when consultations are organised.

Regards

On 04 June 2019 at 09:38 Local Plan wrote:

Thank you for your email, in which we acknowledge receipt.

The consultation on the Proposed Submission Version Local Plan commenced on Monday 15th April and runs until 5pm Monday 17th June 2019.

We recommended using the online form to make your representation.

Further information on the Proposed Submission Version Local Plan can be found at: www.warrington.gov.uk/localplan here you will also find a list of frequently asked questions.

Regards

Planning Policy & Programmes Team

01925 442826

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From: [REDACTED]
To: [Local Plan](#)
Subject: Re: Thank you for your Email
Date: 17 June 2019 16:45:12

Thank you for your email. We have tried to use the online submission but it is complicated and long winded to fill in. I was told at the last consultation meeting by a council representative that we should get a personal response to emails and not an automated one, like this. I thank you for acknowledging my email and trust that by acknowledging it you are responding to it, and not just redirecting me. Thank you

On 17 June 2019 at 16:39 Local Plan <localplan@warrington.gov.uk> wrote:

Thank you for your email, in which we acknowledge receipt.

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Regards

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From: [REDACTED]
To: [Local Plan](#)
Subject: Proposed build of 160 houses in green belt land in Burtonwood
Date: 04 June 2019 09:38:42

Address - [REDACTED]

To whom it may concern,

Representation : I do not consider the Draft Local Plan to be Legally Compliant

After attending a residents meeting in Burtonwood, on 23rd May, we were made aware of the proposed build of 160 houses on green belt land in Burtonwood. This is deeply concerning due to many points: increase in traffic, air pollution, loss of wildlife, to name just a few.

Another concern is that apparently there was a letter distributed dated 23rd March, outlining the draft local plan, We do not recall ever receiving such a letter! It certainly was not addressed to us. There has been no consultation meetings held in Burtonwood with regards these houses which is disappointing as the Council's statement of community involvement (2016) states it will promote effective participation in the planning system.

Also, failure of the Council to take all reasonable steps to notify residents contravenes Regulation 19 of the 2012 Local Planning Regulations and its own SCI: (para 2.11) "Once a Local Plan Document has been prepared, the Council will publish the document and conduct a period of consultation. This will last for 6 weeks..."

Furthermore, in line with the Local Planning Framework , the Council's SCI acknowledges (para 1.23) that Local Plan Documents can be concerned with several different levels of planning, ranging from issues that relate to the whole of the Borough, through to proposals that apply to smaller areas, or site specific allocations of land. It goes on to talk of Targeted Community Involvement: where "in relation to specific topics, involvement is targeted at groups involved in/affected by their delivery or implementation". The Council has failed to involve the community directly affected by the proposed removal of Green Belt Land on Phipps Lane/Green Lane.

The lack of consultation with Burtonwood residents makes it impossible for us to make our voices heard before the dead line of 17th June, and therefore request an extension on the deadline date.

Thank you in anticipation of your help in this matter

Regards

Sue and Paul Thomas