

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

Stephen Moss,



Tuesday 11<sup>th</sup> June 2019.

Dear Sir / Madam.

I am writing with regard to the proposed development Policy OS1-Burtonwood. Land to the North of Burtonwood (Inset Development) will be removed from the Green Belt and allocated for residential development for a minimum of 160 homes).

I am extremely concerned that this small oasis is to be finally ruined by the continued infringement of its surrounding Green belt land by corporate business under the auspice of commercial or housing needs.

At the time of writing there are 36 No homes for sale in Burtonwood Village, 111 homes for sale in Chapelford, and 26 for Sale in Westbrook. This in itself being a greater number than the suggested 160 number needed in Burtonwood. Unless there is a register in New Town House listing that over 160 people actually want to come and live in the village of Burtonwood I am not sure how or why a decision to build on the allocated Green Belt referenced OS1 can be made.

The area of Westbrook is now deemed to be within the Parish of Burtonwood, this area South of the M62 Motorway artery has been under commercial and housing development for over 20 years and continues to this day. Whilst development of this area is understandable in that it is on the old Burtonwood Airbase brown field site it has brought with it problems to the residents of the village itself throughout these developing years, with traffic, noise and specifically light pollution from the commercial developments along the motorway arteries. As villagers we have had to accept this for the benefit of progress, however with such developments the infrastructure has also been put in place to accommodate these large housing and commercial needs in the form of Roads, Cycle Paths, Schools, Shops, Supermarkets, Retail Park, Cinemas, Pubs, Restaurants, Cafes etc.

The village of Burtonwood has a very limited infrastructure which presently just about accommodates the number of people living here. We have 2 Schools which are at capacity, 1 small Supermarket and 1 Public house, our road structure through the village is already extremely limited and fast becoming more and more dangerous with people from the surrounding areas already using the village as a short cut to get to the businesses, retail park at Westbrook. My family have had 2 cars parked at the front of the house written off over the years due to accidents, and we have experienced 3 No accidents this year already.

The point I am trying to make is that surely there is absolutely no need to build 160 (minimum) houses on the village of Burtonwood Green belt land when there remains acres of sensible brown field sites being built upon in and around the conurbation of Westbrook with necessary infrastructure and adjacent employment facilities already in place to accommodate such population number increases. It appears that Political sense rather than Common Sense is a driver in the suggestion to build these houses on village greenbelt rather than previously earmarked brownfield sites within 2 miles of the village itself. To allow this development to be built in the green belt zones of what is a beautiful and historical village I feel will be the tipping point for turning Burtonwood into yet another large soulless town, hopefully Common Sense and not political Sense can prevail and Burtonwood will not lose any further Greenbelt just to satisfy meaningless Government policies.

In respect of my ramblings above, I would like to remind people of the purpose of Green Belt policies originally being put in place :-

- 1) **To check the unrestricted sprawl of large built up areas.** - (Should this initially proposed development be allowed to be built in Burtonwood Village, more shall surely follow on Greenbelt already earmarked adjacent the OS1 site. This would then very quickly lead to the unrestricted sprawl of a large built up area before realized by many).
- 2) **To prevent neighbouring towns from merging into one another.** (Burtonwood Village would quickly become linked to Collins Green, Earlestown, Newton -Le-Willows, Bold and Westbrook if such proposals continue to be approved on Green Belt Land)
- 3) **To assist in safeguarding the countryside from encroachment.** – (Points made at items 1 and 2 above quite clearly show that safeguarding of the Green Belt countryside seems to be very low down on the list of developers

priorities in that there are numerous Brown field development sites in and around the Burtonwood Parish area. These would obviously be much too expensive to consider.

- 4) **To preserve the setting and special character of historic towns and villages.** - (As stated earlier in this correspondence, with the development which has been ongoing at the Westbrook and Omega sites (ie in Burtonwood parish) over the last 20 years the special character and setting of Burtonwood Village has already been somewhat eroded. I plead with you to not let this continue in the heart of the village. We, our children, and our children's children would like to be allowed to hang on to and enjoy those last elements of village life we have cherished, respected and admired all our lives. We have chosen to live here for its special setting and character, it would be a travesty to allow Burtonwood to become anything less than what it presently is, a green haven oasis.)
- 5) **To assist in Urban regeneration by encouraging re-cycling of derelict and other urban land** – (This point seems to be totally overlooked in that it is common knowledge that Burtonwood Village itself has derelict and brownfield sites which could accommodate housing demands should these actually be deemed to be required. Phipps Lane itself has an Industrial Estate with considerable land doing nothing but becoming an overgrown eyesore, 2 busy Public Houses (The Elm Tree and the Bridge Inn) were demolished 3 years ago for the specific purpose at that time to build houses upon. To this day no housebuilding on this site has taken place, there is no advice given locally as to why and again the area is now another weed overgrown eyesore with perimeter fencing knocked down and left lying around and the site being used as a dumping ground. The Old CO-OP site on Mercer street is now sat empty with no use allocation advised of. These 3 sites alone would probably allow in the region of 60-80 houses to be built.
- 6) **Green belt has a positive role to play in the Local Community for the following reasons.**
  - a) **It provides opportunities for access to open countryside for the general public, aiding health and wellbeing generally.**
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**d) To secure nature conservation interest and to retain land in Agriculture and Forestry related uses, assisting in the Environmental aspect of cleaning / benefitting the air which we breathe in these days of increasing pollution.**

In a final appeal to Common Sense could I please ask those of you who can make a difference to assist the villagers of Burtonwood in objecting to the proposed development of 160 houses (minimum) to be built on the Green Belt land referenced as OS1-Burtonwood and consider instead the more practical solutions that are quite obviously still within the Parish should it actually be deemed necessary to build an additional 160 houses in the surrounding area.

I would be obliged if feedback response could be given against the above correspondence. Thanking you in anticipation.

Yours Sincerely.

Mr S R Moss.

# PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name STEPHEN MOSS

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.

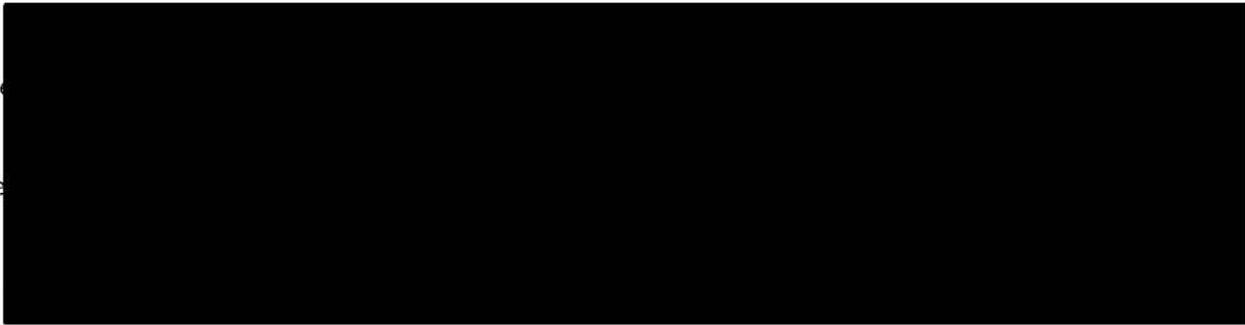
I object to the proposed development plan on points 1, 2, 3, 4 + 5 Inclusive.

Additional Comments

I would ask if the ecologist reports for the inspection of wildlife present on the earmarked development site (OS1 - Burtonwood) could be put into the public domain, so that the people of Burtonwood, (along with others who may be interested) can see exactly what diverse wildlife will be lost / affected by the building of 160 + houses on this suggested site. The site is surrounded by dense hedgerows + mature trees + copses, and also has a watercourse running through it. Bats are evident at dusk every night throughout the summer periods.

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.

Signature  
Date  
Telephone



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

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