

Response 875

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Tracy Lowe

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

A person who works in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	[REDACTED]
Agent name (if applicable)	[REDACTED]
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

Both of the above

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

The settlement allocation chosen for Burtonwood has been selected without proper consideration given as to the impact of the site on the surrounding area. There are several reasons as to why this site is unsuitable including access out of the site, flooding issues and safety.

Access in and out of the site is only achievable on Green Lane/Phipps Lane or Winsford Drive. Green Lane and Phipps Lane are unsuitable for this as they are already too busy especially with the nearby school at pick up and drop off times and there is no clear line of sight for vehicles traveling between Green Lane and Phipps Lane which would be exacerbated by an additional access on either road. Winsford Drive is unsuitable as it is an existing residential street.

There are flooding issues on the bend of Phipps Lane which will not have been taken into account as it is not shown on surface water flood maps but as a local this route floods frequently.

Safety issues - The sheer weight and numbers of vehicles both stationary and moving due to the nearby school makes this route highly dangerous for both pedestrian and vehicle (bicycle, car and lorry) user alike as the high numbers turn the route into a single lane carriage way for several hours a day coinciding with school times. With more traffic brought into the area, it is only a matter of time before a serious accident occurs on this bend. I have seen no evidence so far to suggest that any transport work or modelling has been undertaken for this site and would suggest this be done at the earliest convenience BEFORE any site is chosen for development in Burtonwood.

There were other sites identified in the call for sites exercise which would be more suitable for residential development and also have much better visual displays for access in and out of those sites.

Burtonwood Facilities in General

I don't believe that there is currently sufficient capacity for a development of this scale and nature due to the lack of current facilities in the Burtonwood area. These include (but not limited to) primary school place provision, healthcare facilities (currently Burtonwood only has a satellite GP from the St Helens NHS Trust rather than Warrington), dental facilities (none at present). Bus services are also extremely limited at present with the two services that run half hourly.

All of these factors mean that the village is already stretched for its facilities and also means that any new development will be completely dependent on car ownership for those moving into the area (which is pretty unsustainable).

St Helens Draft Plan (Neighbouring Authorities - Duty to Cooperate)

I don't believe that duty to cooperate has been fully complied with as any new development in Burtonwood will have to compete alongside the proposed approximate 3000 new dwellings proposed at New Bold (Sutton) in their draft Local Plan which is only a kilometre away across the border into St Helens. This has not been factored in to any of the calculations or assessments undertaken in the site selection process.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

The plan has been consulted on in accordance with NPPF / NPPG guidelines.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

A more precise and exhaustive site selection exercise that looks at all the sites put forward in the Call for Sites exercise whilst also considering the lack of facilities in the area already which seems to have been largely ignored.

A much better and accurate investigation of the transport impact of the site selected as there has been no real transport assessment of the site as yet. This cannot be reasonable to undertake this AFTER the site has been adopted in the Local Plan as it is fundamental to look at this before selecting the site (the reasons I've given should have already been examined and declared that this site is not fit or safe for development).

More evidence that St Helens Council and their draft plan have been taken into account when selecting the sites. 150/160 new dwellings in the village may not make much of an impact in the Council's opinion but 3,000 new dwellings in the St Helens draft Local Plan will have a massive impact on the facilities and infrastructure of Burtonwood village as it currently stands and I'm not sure that the St Helens plan will propose any investment in the facilities in Burtonwood.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)