

**Subject:**

FW: Proposed development in Burtonwood

**Date:**

10 June 2019 15:01:53

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Dear Mr and Mrs Sefton

Thank you for your email which has been received by Professor Steven Broomhead, Chief Executive.

I have copied Michael Bell, Planning Policy & Programme Manager into this email who will arrange for your email to be recorded and a response sent to you.

Thanks  
Jen

Jen Hurst  
Executive Assistant to the Chief Executive

Warrington Borough Council  
Town Hall, Sankey Street, Warrington, WA1 1UH

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**Please note my non-working day is Thursday**

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**From:** christopher.sefton [REDACTED]

**Sent:** 10 June 2019 13:58

**To:** Bowden, Councillor Russ [REDACTED]

**Cc:** McCarthy, Councillor Tony [REDACTED] Broomhead, Steven [REDACTED]

**Subject:** Proposed development in Burtonwood

Along with many other residents of Burtonwood village we are dismayed to hear about the proposal to build many houses in the green belt around in and around the village. I feel sure you will have been made aware of our concerns from other residents. Like them, I wish to request an extension of the date for receiving objections. The current deadline of 17 June does not allow us sufficient time to create our own ACTION group and to present a cohesive and comprehensive list of objections. Therefore please add my name and that of my wife, Susan Sefton, to the list requesting an extension of at least 8 weeks. Although not in the same borough we are aware from friends in Clock Face and Bold that

they already been granted an extension.

It seems only fair and reasonable that we, in Burtonwood and Collins Green are afforded similar respect.

Regards

Christopher Sefton.



# PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name CHRISTOPHER SEFTON

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.

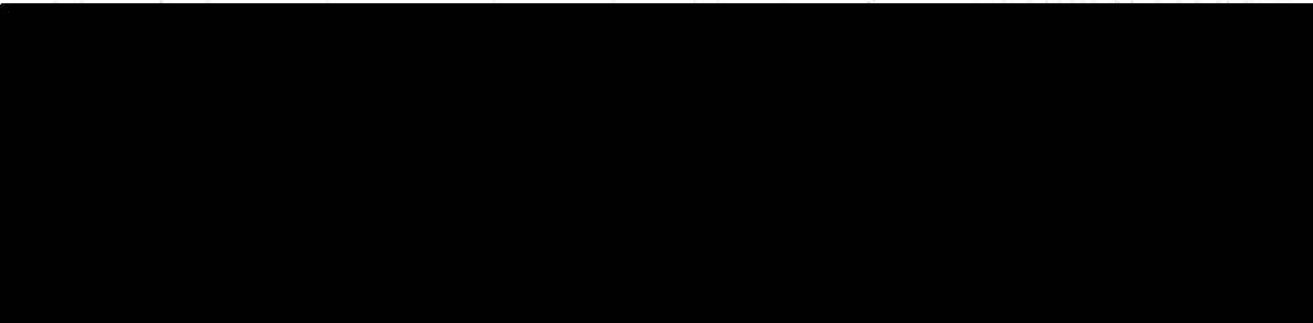
I object to the proposed development plan on points 1, 2, 3, 4+5.

**Additional Comments**

I have emailed Russ Bowden and requested a copy of the letter which he says was sent to EVERY resident. I have yet to find anyone who recalls receiving a specific letter detailed proposal for Green Lane area in Burtonwood!

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.

Sign  
Date  
Tel



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

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** WBC LOCAL PLAN  
**Date:** 31 May 2019 12:31:26

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As a resident of Burtonwood village I wish to register our opposition to the proposal to build a minimum of 1200 house on an area of green belt near to Green Lane.  
I understand this is only the first section of the overall plan.

At a recent meeting attended by over 100 local residents we were informed the period for consultation is due to end on 17 June 2019.  
Given the fact that this plan had only recently brought to our attention, it is my opinion there is insufficient time to mount a reasonable and considered objection.

Neighbours in the Bold and Clock Face area informed the meeting they had achieved an 8 week extension to their closing date, albeit from another authority, so it seems only fair and reasonable that Burtonwood residents be granted a similar extension so we can form our own ACTION GROUP to strenuously object to the current proposal.

PLEASE add our names, my wife lives at the same address, to the list of villagers who have requested, nay demanded, a reasonable extension to the consultation period.  
Regards

CHRIS and SUE SEFTON.

[REDACTED]

HELEN JONES MP

rec'd  
5/6/19



HOUSE OF COMMONS

LONDON SW1A 0AA

Steven Broomhead  
Chief Executive  
Warrington Borough Council  
Town Hall  
Sankey Street  
Warrington  
WA1 1UH

4 June 2019

Ref : MV-040619-SB4

Dear Mr Broomhead

I enclose a copy of an e-mail from my constituent Christopher Sefton of [REDACTED] Burtonwood.

Mr Sefton is objecting to proposals for development in Burtonwood village. I would be grateful if you could ensure that his objections are made known to the Development Control department and the Development Management Committee.

Yours sincerely

[REDACTED]  
Helen Jones MP

Constituency Office  
Tel: 01925 232480  
E-mail: [jonesh@parliament.uk](mailto:jonesh@parliament.uk)  
Twitter: @HelenJonesMP  
Facebook: Helen Jones MP

[REDACTED]

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**From:** christopher.sefton [REDACTED]  
**Sent:** 31 May 2019 11:25  
**To:** JONES, Helen  
**Subject:** WBC local plan.

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I wish enlist your support to oppose the WBC local in particular to the Burtonwood area. We have only just received information about the consultation period even though the Guidance Notes say the period started 15 April.

I would have expected each household in the area to have received a letter or some direct notification of an issue as important as the proposal to build a minimum of 1200 houses within the village AND on Green Belt land!

It says we, the residents, have ONLY until 15th June 2019 to respond to the proposal. This cannot, in my opinion, be considered a \*reasonable\* amount of time to discuss, consider and provide a realistic response.

I urge you to approach WBC on behalf of myself and ALL residents of Burtonwood to demand an extension to the closing date.

At a recent residents meeting we were addressed by colleagues from Bold and Clock Face Action group. It transpires they are in a similar position. They successfully formed an action group and appealed against the closing date. An extension of 8 weeks has been granted to them

In the circumstances it appears fair, reasonable and sensible to demand a similar extension period for Burtonwood to take similar steps.

Rumour has it that you personally are in favour of these proposals, however, it is my understanding that the majority of your constituents are AGAINST them.

As our MP, I would expect you to listen to our concerns and do everything in your power to help get an extension AND also re-consider your own views on the plan to build houses on our GREEN BELT.

Regards  
Chris Sefton