




10 June 2019

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

Dear Sir/Madam

I wish to strongly object to the proposed plans to build 160 houses on Green Belt land to the rear of Phipps Lane adjacent to Green Lane in Burtonwood for the following reasons:

There will be a significant increase in traffic along Green Lane and Phipps Lane, which will increase the likelihood of more accidents. Phipps Lane has already had **three accidents** already this year as vehicles come speeding around the sharp bend, to add even more traffic to this area is ridiculous. Children also walk along these lanes to get to and from Burtonwood County Primary School which is heavily congested at pick up and drop off times with vehicles parking on either side of the paths on Phipps Lane and traffic struggling to get through. Wagons also travel along Phipps Lane to enter the Industrial Estate. Along with this proposal there will be the increased traffic from the St Helens development. Phipps Lane is notorious for traffic accidents and has had many over the years, it does not make sense to add to this traffic problem. The increased traffic through the village will also cause congestion at M62 junctions 8 and 9.

The proposed build  we have not been shown any plans on how the build will look, how close it will be to residents properties or how high and overlooked the houses will be. Building on this land will result in a serious loss of amenity for us, instead of looking out onto the glorious fields, hedgerows and trees we see now, we will be greeted with the sight of a housing estate. This will have a serious effect on our mental wellbeing.



estate [REDACTED] is very worrying and stressful. I hope you will take my points into consideration and that you make the right decision to protect the Green Belt in Burtonwood.

Yours faithfully

[REDACTED]

Brendan Egan