

# PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name ALAN FACKY

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**

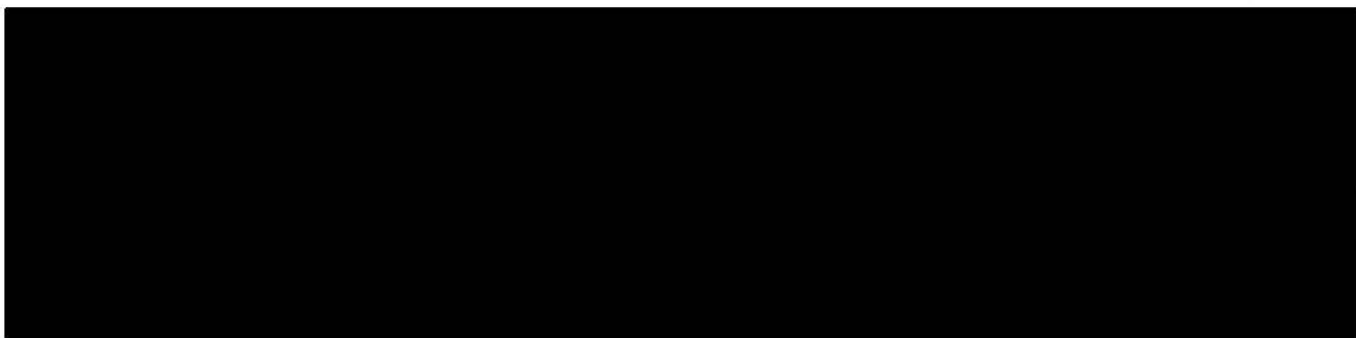
Drastic loss of wildlife habitat (frogs, newts, toads, bats, woodpeckers, sparrows, starlings blue tits, foxes, rabbits and hares etc) is being treated like it doesn't matter. Britain has already lost half its wildlife, wildlife adds value and natural beauty to our environment and provides respite from 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**

FARMLAND IS A VERY IMPORTANT RESOURCE AND SHOULD NOT BE DESTROYED. AFTER ALL THE PRODUCTION OF FOOD IS OBVIOUSLY ESSENTIAL AND THIS LAND ALWAYS HAS CROPS IN IT.  
ONCE LOST THIS LAND CAN NEVER BE RECOVERED

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.





16th June 2019

Planning Policy & Programmes Team  
Warrington Borough Council

Re: Local Plan & Proposed Development of Green Belt Land in Burtonwood (Phipps Lane)

You are no doubt aware that Fiddlers Ferry Power Station is situated in Warrington, the address being, Widnes Road, Warrington WA5 2UT. This Power Station will be completely closed by 31st March 2020.

This site was not considered for inclusion in the Local Plan. It should now be included and the Local Plan revisited.

The site is Brownfield and is a huge site which could easily be developed thus fulfilling your requirement to build more houses in Warrington.

Burtonwood Parish Cllr. Cathy Mitchell stated (at a recent surgery at Burtonwood) that Warrington Borough Council wanted to develop a large site rather than the infill of pockets of Brownfield land.

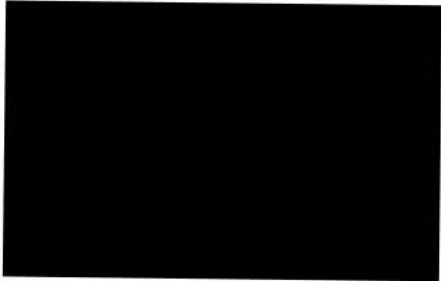
NOW is Warrington Borough Council's opportunity to fulfill it's obligation to the Government to build more houses and for Warrington Borough Council to **LEAVE GREEN BELT LAND ALONE.**

As stated by the Government, "Green Belt Land should only be used as a last resort and only in exceptional circumstances".

Yours sincerely



Anne & Alan Fackey



22nd May 2019

Council Chief Executive  
Professor Steven Broomhead  
Sankey Street  
Warrington  
WA1 1UH

Dear Professor Broomhead

Re Concern over the proposed development of Green Belt Land in Burtonwood (Phipps Lane)

We write to secure your support of our concerns regarding the above proposed development and we would ask you to furnish us with advice and information regarding this. WE SHOULD BE KEPT FULLY INFORMED AT ALL TIMES.

Burtonwood is already suffering with the tremendous increase in through traffic caused by the location of the Omega Site and now we hear of proposals to develop Green Belt Land for hundreds of houses.

The first question we would like an answer to is why have the people of Burtonwood not been given an opportunity to suggest where the best place to build would be for the people of Burtonwood. THERE IS OTHER Green Belt Land in Burtonwood owned by Northern Trust Ltd that could be developed and built on without affecting anyone's quality of living.

Green Lane has a school which is situated on the edge of the village, mostly surrounded by fields which gives the best air quality available to the children. Building homes on this particular piece of Green Belt Land will have a detrimental effect to the air quality in this area and surely this must be taken into account when deciding where to build new homes. Building so many more homes in the very near vicinity of school will result in additional pollution caused by the inevitability of more motor vehicles.

P.T.O.

There will also be additional pressure on Doctors' Surgeries - its difficult enough to get appointments as it is.

Speaking of health - it is vital to have green fields for mental health.

Additional strain will also be put on all services here in the village including parking. It is our belief that probably the reasons for the choice of this site is the extra profit that will be made by the Developers using existing services and who put money before people.

The 6 parcels of land owned by Northern ~Trust Ltd are all arable land which are ALL farmed for food produce.

Professor Broomhead

It appears to us that Burtonwood is not being treated fairly and we look to you to ensure that we get a chance to air our views BEFORE decisions are made.

Has PLANNING PERMISSION been given?

Northern Trust Ltd seem very confident to us.

We thank you in advance and we look forward to hearing your positive input regarding this matter.

Yours sincerely

A solid black rectangular box redacting the signature of Anne & Alan Fackey.

Anne & Alan Fackey