

PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name Alistair Brindle

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, 7 & 8


Additional Comments

6 I came to live in Burtonwood in [redacted]
I came because of the open aspect
in front & behind my house, this
will be ruined by new development
before long Warrington & St Helens
will be joined [redacted]
Think of the wild life which will
be lost forever,
Please excuse the writing
Ive had [redacted]

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.

Signed _____
Date _____
Telephone _____
Email _____

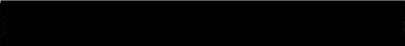


Letters of objection need to be with the Planning Officer before 5:00 pm on Monday 17th June 2019.



4 June 2019



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

Dear Sir/Madam

I am a resident  where an application for planning permission has been submitted to the council to develop 160 houses on Green Belt land 
 I wish to strongly object to these plans for the following reasons:

There is already a traffic problem along Phipps Lane and Green Lane and this development would only add to the problem. On Phipps Lane at school drop off and pick up times there is heavy congestion, cars are parked on paths and buses and other vehicles struggle to get through the traffic, there are also large trucks and wagons entering the Industrial estate. Phipps Lane has had **many accidents** over the years (at least three already this year alone) and it is only a matter of time before someone is seriously hurt. The volume of traffic has significantly increased due to other builds in neighbouring areas and to build opposite a school where children will be walking and cycling to school will be dangerous.

Along with increased traffic will come air pollution which children are more susceptible to.

The height and position of the proposed properties would be visually intrusive 
 this would result in the loss of **personal amenity** and would be detrimental to the local residents.

There would be on-going noise from any building work which would affect residents greatly.

Burtonwood does not have the infrastructure to support this development. The increased population would put a significant strain on resources in the area such as schools and Doctor's surgery which is inadequate as it is. Roads are already overstretched and congested.

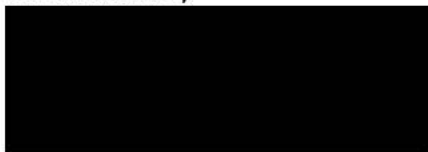
The proposed site is prone to flooding and subsidence and any excavation work could have a serious adverse impact upon the stability of existing structures nearby.

The release of Green Belt land has not been adequately justified and the reasons for not using brownfields is unacceptable. The proposed site is actively used for crops, it is not waste land. It is home to numerous wildlife that depend on it for food and shelter. Everyone knows just how important it is now more than ever to look after insects such as bees and protect endangered wildlife such as hedgehogs. This development will decimate wildlife in this area.

This build will affect the whole village and yet only a few houses have been informed of this proposed build. Those who do know about it have had to travel to Warrington to gain information which for some residents is not possible. Also the form to object is complicated and not easy to understand.

This development would significantly alter the character of our village. It is well documented that there is a definite link between green spaces and mental wellbeing, to look out of my window and see a housing estate where I once saw beautiful green fields and hedgerows will have a devastating effect on my everyday life and my health. I sincerely hope that you will take my objections into consideration when making your decision and that you make the right decision to protect the Green Belt in Burtonwood.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Alastair Brindle