

# PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name CAROLINE YEOMAN

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**

The proposals for the development are viable and meet the requirements of the Local Plan and the National Planning Policy Framework. The consultation was not extensive to all and the responses to comments were not considered. Consultation and information is lacking and appears to be mainly online based. Everyone is online. Development consent has access to consultants and retailers we don't it is a right to be consulted. 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.

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 \_\_\_\_\_

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

Caroline Yeoman

7/6/19

11 Brookvale Close, Burtonwood, Warrington, WA5 4LP

Email: caroline.yeoman@hotmail.co.uk

### **OBJECTION TO THE LOCAL PLAN- Warrington Borough Council**

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WBC claim that their "Local plans must be developed through extensive engagement with local community", however, I believe that the council have failed in their duty to inform local residents of the intended plans as the consultation was flawed for several reasons.

1. Local residents were not made explicitly aware of the intended sites for building and growth and the impact it will have upon their lives and property. Specifically, Warrington residents were not made aware of the extent of Green-belt land that will be used to make their plans reality.
2. Letters were sent to 'the occupier', not to the named residents of properties. This made it appear like junk mail, which many will have discarded. There by rendering them unaware of any such development plans.
3. Almost all of the open consultation days took place at Halliwell Jones Stadium. This did not take into consideration the huge numbers of people who cannot travel that far, ie the elderly, frail or those relying upon public transport.

WBC has, for many years, had over-ambitious plans to turn our borough into Warrington Garden City. The simple fact of the matter is that we live in a village or sub-urbs because we want to live in such an area. If we wanted to live in a city, then we would move there.

WBC has pushed hard to increase both the residential and commercial capacity, Indeed, in their supporting documentation, WBC admit that they actively "promote population growth through migration".

WBC also claims that "local plans are not prepared in a vacuum. They are drawn up in accordance with legislation governing plan-making and in the context of national planning". I do not believe that nationally, our government wishes to use up such a large proportion of green-belt land in order to achieve over-ambitious, greedy targets.

WBC's Brownfield register contains 129 parcels of land which constitutes 230 hectares of land, most of which, have not been taken into consideration for development. Instead, WBC put a 'call out' to local land owners, who in many cases have put forward virgin. These sites should not be taken into consideration until all avenues have been exhausted with Brown-field.

If green-belt land is to be used to provide housing and commercial premises, then where in the future will our food come from?

A further aspect of using such vast quantities of green-belt land is to the detriment of our local wildlife. As a resident of Burtonwood for over 44 years, I have seen wildlife diminish.

As a youngster, I would watch hares boxing in fields and partridges and pheasant raise their young. I would go pond dipping and catch great crested newts and frogs and all manner of water insects. I could catch a butterfly or a bumblebee. Sadly, much of that is no longer possible as wildlife is increasingly pushed to the edges of our sprawling residential and commercial areas. Green space is very much in the media for its great benefits upon our mental health and well-being. The short-sighted ambition of WBC to remove this food-producing land and haven for nature forever, will be detrimental for all future generations and wildlife and can never be reversed.

WBC claims that "Local plans should have regard to other relevant local strategies and plans of other public bodies including neighbouring authorities". However, WBC have failed to take into account the massive residential growth currently taking place across neighbouring county boundaries such as those in St. Helens which borders much of Burtonwood village. A simple internet search reveals that this includes sites just over the county boundary in St. Helens includes 'Abbotsfield' approx. 337 homes, Vulcan Village 134 homes, Newton 134 homes, Juniper Grove 117 homes, not to mention the countless hundreds more that as yet remain on the drawing board.

Over a sustained period of time, WBC has failed to invest in the infrastructure including roads and NHS services. This leaves us with a Hospital which is not fit for purpose and cannot cope with the number of current residents that it supports, let alone the residents of an extra 19,800 homes that our council believe that they need to build up to 2037. Currently, many Warrington residents need to go further afield to the likes of St. Helens and Whiston or Liverpool and Manchester for hospital treatment.

Lack of foresight and planning has led to the roads around Warrington being just as congested as both of our local cities, Manchester and Liverpool. Specifically, WBC have missed opportunities to reduce the burden on our roads, such as failing to build a motorway link road directly from Omega. With the result being that an ever increasing amount of HGV's pour on the old existing road and motorway networks. Roads around Burtonwood were constructed so long ago, that they were intended to carry no more than horses and carriages, and have never been upgraded or widened to accommodate the larger size and volume of vehicles that they carry. These days, many thousands of cars and an increasing number of HGV's use Burtonwood village as a shortcut between motorways (M6, M62 and M56). Weight restrictions apply on these roads, however, they are never policed and so the situation continues to escalate.

I agree that WBC needs to continue to attract the right people and expertise to keep our local economy vibrant, but these plans are over ambitious and will change the area beyond recognition forever. This cannot be allowed to happen!

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This parcel of land is bounded by Green lane, where a primary school is situated. I have two daughters, one of which still attends this school. The traffic and parking issues are so great around Green lane and Phipps lane, that parents, children, teachers and police are actively participating in a campaign to reduce the numbers of cars used to ferry children to and from school. I believe that this is one of only two such campaigns with the borough of Warrington. Following discussions with representatives from WBC, I am advised that highway assessments have been done on these roads to verify that the current highway can sustain the increased number of car journeys that 160 additional homes will create. However, given that parents are worried enough to campaign, surely this speaks volumes as to how bad the current situation is and how worried parents are that someone will be seriously injured on these roads. Please see attached posters completed by children of Burtonwood Community Primary school to encourage parents and carers to reduce the number of cars on the roads and park more safely.

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Where does WBC expect all these cars to go? They will need to use Burtonwood's roads to commute to their place of work or childrens' schools.

Over a sustained period of time, WBC has failed to invest in the infrastructure including roads and NHS services. This leaves us with a Hospital which is not fit for purpose and cannot cope with the number of current residents that it supports, let alone the residents

of an extra 19,800 homes that our council believe that they need to build up to 2037. Currently, many Warrington residents need to go further afield to the likes of St. Helens and Whiston or Liverpool and Manchester for hospital treatment.

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Furthermore, no consideration has been made to the already strained infrastructure within Burtonwood, such as school places, NHS care and policing. At present, the two primary schools in Burtonwood are over-subscribed where even villagers cannot get their own children a place. I fail to understand how this can be fixed to facilitate the increased numbers of children from another 160+ houses. The only investment in Burtonwood schooling is expected to be a contribution, funded by developer contributions to enhance the existing facilities worth £2,612,190". However as yet, "no funding is confirmed".

WBC also claims that "local plans are not prepared in a vacuum. They are drawn up in accordance with legislation governing plan-making and in the context of national planning". I do not believe that nationally, our government wishes to use up such a large proportion of green-belt land in order to achieve over-ambitious, greedy targets.

WBC's Brownfield register contains 129 parcels of land which constitutes 230 hectares of land, most of which, have not been taken into consideration for development. Instead, WBC put a 'call out' to local land owners, who in many cases have put forward 'virgin' land. These sites should not be taken into consideration until all avenues have been exhausted with Brown-field. However, it is more cost-effective for developers to use 'virgin' land rather than have to clean up a 'brown field' site. Green-belt should not even be taken into consideration until all brown field sites have been exhausted, however, this is pure greed on behalf of land banking companies such as Northern Trust who are openly promoting the development of all of their 226 acres of land that they possess around Burtonwood village.

If food-producing, green-belt land is to be used to provide housing and commercial premises, then where in the future will our food come from? We must stop now!

A further aspect of using such vast quantities of green-belt land is to the detriment of our local wildlife. As a resident of Burtonwood for over 44 years, I have seen wildlife diminish. As a youngster, I would watch hares boxing in fields and partridges and pheasant raise their young. I would go pond dipping and catch great crested newts and frogs and all manner of water insects. I could catch a butterfly or a bumblebee. Sadly, much of that is no longer possible as wildlife is increasingly pushed to the edges of our sprawling residential and commercial areas. Green space is very much in the media for its great benefits upon our mental health and well-being. The short-sighted ambition of WBC to remove this food-producing land and haven for nature forever, will be detrimental for all future generations and wildlife and can never be reversed.

Anecdotally, all Burtonwood village residents know that there are major issues with flooding locally. However, very few figures are published to acknowledge this. Burtonwood soil type is predominantly clay. This leads to issues with flooding every winter and during summer when we get flash flooding. If a 'minimum of 160 homes' are built on the suggested site, this will compound the current issues that are already apparent to all who know the Phipps lane/Green lane area of Burtonwood.

Future developers are expected to contribute towards "expanding/enhancing built leisure facilities and playing pitches". I have been a resident in Burtonwood village for 44 years and for all of my childhood and now adult years, residents have been crying out for 'somewhere for children to play/occupy themselves' for example, a skate-park was suggested over 20 years ago and intermittently gets brought up again. We are still waiting for this to go ahead. Or there is the 'cycle path' that has been promised for the past 15 years, in order to provide a safe alternative to cars to get out of the village and link up with the beautiful cycle paths that have been created on the south side of the M62. I believe that there still remains no funding in place for this either.

As a result of the massive investment that is currently ongoing on the Omega site, Burtonwood residents, thought that we might see some of that money spent in our village, but as yet very little in any has been spent on the village that historically owned that land. We are the poor relations!

The local plan states that development will take into account existing landscape features including watercourses, ponds and hedgerows. The Burtonwood development site currently includes several hundred meters of ditches, a pond and several hundred meters of hedgerows. Experience tells me that this will not be a consideration for any developer, as was proved in the construction of Rushton close. In this case, several ponds and several hundred meters of hedgerow were destroyed in its construction, not to mention the hundreds of mature trees.

Currently, the proposed site is being farmed every year and provides valuable food crops. Removing this will not only remove a site for growing food for our population, but also push wildlife further and further away. This is not only bad for wildlife, but for the mental health and well-being of local residents. Now, this is pushed to the very few pockets that are left, often on the outskirts of development areas.

Unfortunately, Burtonwood village residents are up against the multi-million pound turnover, land-banking company, that is Northern Trust. They only seek to gain financially out of this deal; however we will live with the consequences of their actions for the remainder of our lives, our childrens' lives and those yet to come. Do not allow this to be our future generations legacy to live with.

We care passionately about the area in which we live and choose to stay here and defend our rights to remain residing in a village location.

In summary, green-belt land is a very precious and scarce commodity that only the privileged few own and chose to do with it what they want for their short term financial gain. What they deem of as disposable for adequate financial reward, is life changing for

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the neighbourhood that it affects. We cannot allow green-belt land to be used without considering all other options.

When it is gone, it is gone forever!

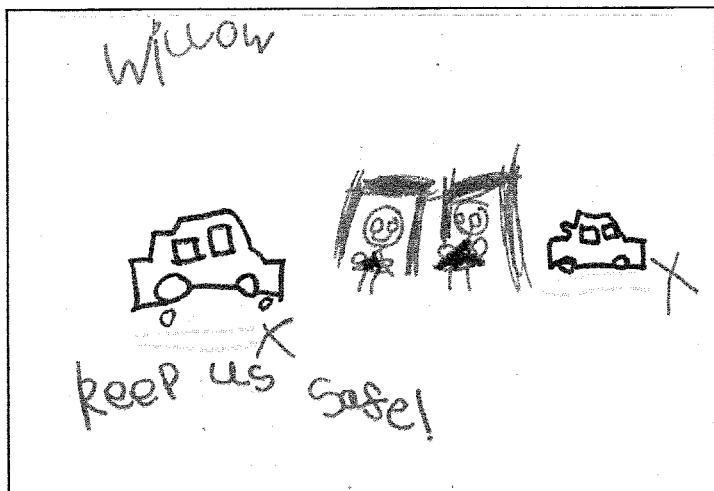
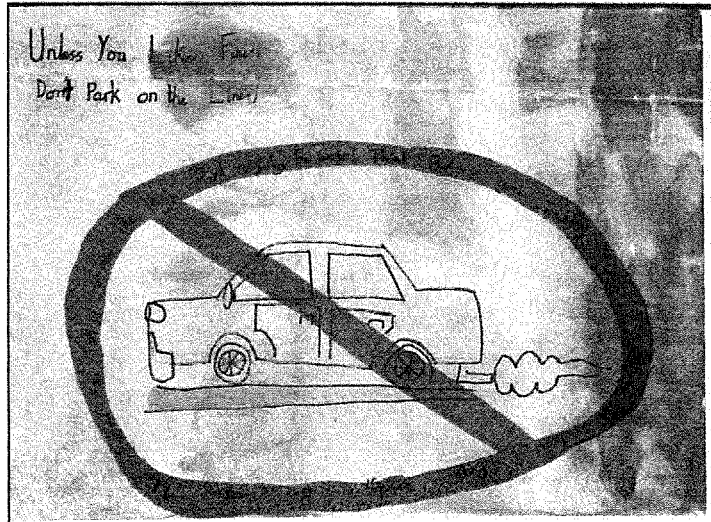
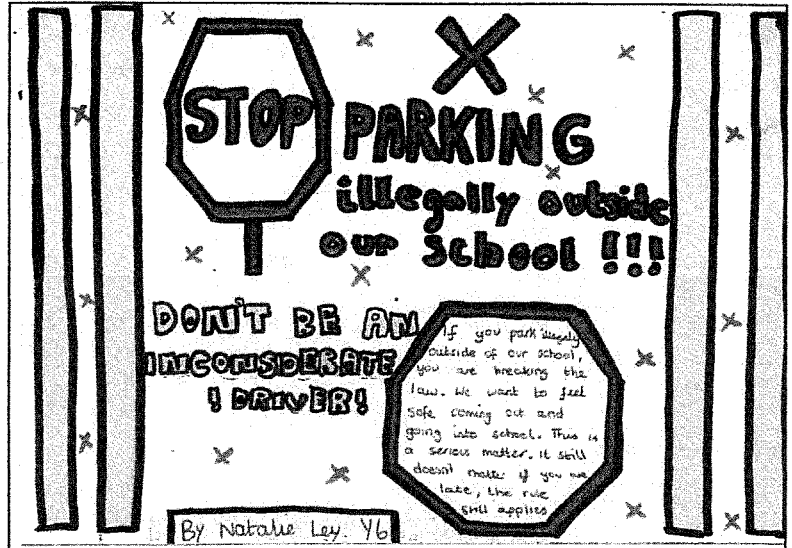
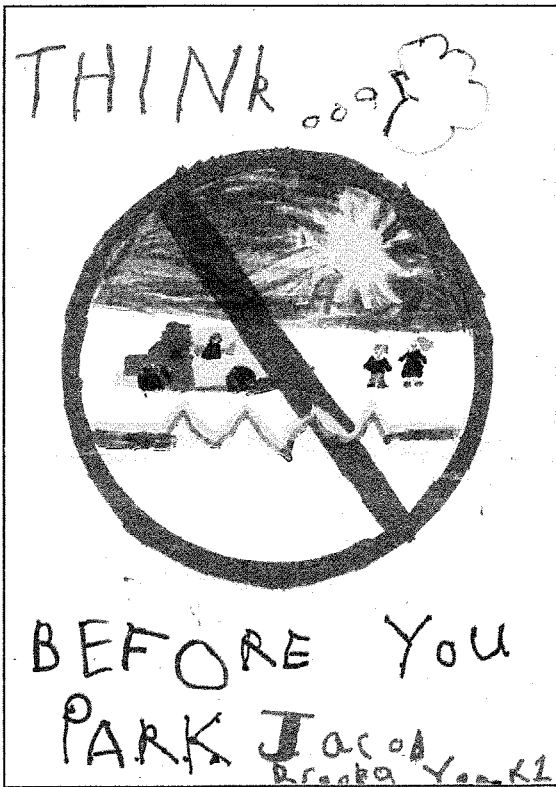
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# Park Safely For Our Children



**Caroline Yeoman**

**7/6/19**

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As a result of the massive investment that is currently ongoing on the Omega site, Burtonwood residents, thought that we might see some of that money spent in our village, but as yet very little in any has been spent on the village that historically owned that land. We are the poor relations!

The local plan states that development will take into account existing landscape features including watercourses, ponds and hedgerows. The Burtonwood development site currently includes several hundred meters of ditches, a pond and several hundred meters of hedgerows. Experience tells me that this will not be a consideration for any developer, as was proved in the construction of Rushton close. In this case, several ponds and several hundred meters of hedgerow were destroyed in its construction, not to mention the hundreds of mature trees.

Currently, the proposed site is being farmed every year and provides valuable food crops. Removing this will not only remove a site for growing food for our population, but also push wildlife further and further away. This is not only bad for wildlife, but for the mental health and well-being of local residents. Now, this is pushed to the very few pockets that are left, often on the outskirts of development areas.

Unfortunately, Burtonwood village residents are up against the multi-million pound turnover, land-banking company, that is Northern Trust. They only seek to gain financially out of this deal; however we will live with the consequences of their actions for the remainder of our lives, our childrens' lives and those yet to come. Do not allow this to be our future generations legacy to live with.

We care passionately about the area in which we live and choose to stay here and defend our rights to remain residing in a village location.

In summary, green-belt land is a very precious and scarce commodity that only the privileged few own and chose to do with it what they want for their short term financial gain. What they deem of as disposable for adequate financial reward, is life changing for the neighbourhood that it affects. We cannot allow green-belt land to be used without considering all other options.

When it is gone, it is gone forever!