

PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name MALCOLM MCKINCA

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.

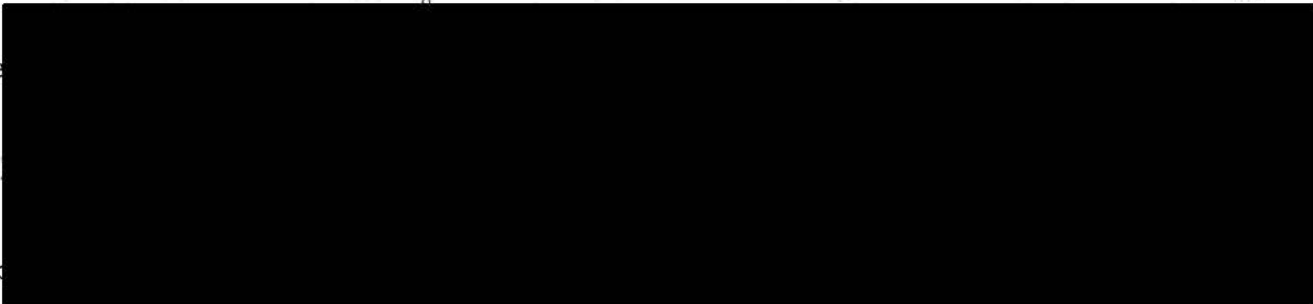
I object to the proposed development plan on points _____

Additional Comments

THE REASON I OBJECT TO THE PROPOSED DEVELOPMENT IS ONE OF LOGISTICS, THE TRAFFIC BETWEEN 8AM AND 9.15AM ON PHIPPS LANE GREEN LANE AND WINSFORD DRIVE IS GRIDLOCKED, AD TO THAT THE COMMERCIAL TRAFFIC FROM THE INDUSTRIAL ESSTATE MAKES A NONSENCE OF THE WHOLE PROPOSAL.
I RECENTLY WENT ALONG TO A CONSULTATION WITH W.B.C AND WAS TOLD THE TRAFFIC ISSUES WERE ONLY CONSIDERED BY THE HIGHWAYS AFTER COMPLETION OF THE BUILDING.

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.

Signature
Date
Telephone



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

From: [REDACTED]
To: [Local Plan](#)
Subject: FW: Proposed Building Plans REPRESENTATION
Date: 17 April 2019 10:12:00

Morning,
Can we log this and treat it as a formal representation to the Plan please.
Ta v much.
Dave.

David Acton

Senior Planning Policy Officer

Planning Policy & Programmes
Growth Directorate
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

[REDACTED]
[REDACTED]

From: Acton, David
Sent: 17 April 2019 10:10
To: Davies, Michael (Planning)
Subject: RE: Proposed Building Plans

Morning Mike,
Thanks for the e-mail.
We will treat the e-mail as a formal representation to the Proposed Submission Version Local Plan.
If you could acknowledge this fact to Mr McKinlay, that would be appreciated.
Thanks,
Dave.

David Acton

Senior Planning Policy Officer

Planning Policy & Programmes
Growth Directorate
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

[REDACTED]
[REDACTED]

From: Davies, Michael (Planning)
Sent: 17 April 2019 09:39
To: Acton, David
Subject: FW: Proposed Building Plans
Hi David –

Could you treat the below as a representation on this draft allocation in Burtonwood ?

I can acknowledge it if you wish ?

Cheers.

Mike Davies

Development Management

Economic Regeneration, Growth and Environment Directorate

New Town House, Buttermarket Street

Warrington WA1 2NH



Sent: 15 April 2019 16:43

To: Davies, Michael (Planning)

Subject: Proposed Building Plans

Hi Mike

I have contacted you in the past, but now this is a different matter, Today I am looking at proposed plans to build on land adjacent to Green lane Phipps lane and Winsford drive, to even consider this site is ludicrous due to the amount of traffic in the mornings and afternoon due to people collecting their kids from the County Primary School. The traffic is parked in Winsford drive and all the way to Back lane and to the top of Green lane, It is obvious to me as a resident of the village little regard has been paid to this point.

There is a perfectly good site for this proposal across from Collins Green Lane and Forshaw's Lane giving access to through traffic on Lumber Lane to Warrington the M6 and the M62

I understand this is only at consultation at the moment, but along with a lot more residents of the village are far from happy.

Regards

Malcolm McKinlay