

# PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name MR R OWEN

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**

I CANNOT BELIEVE WARRINGTON COUNCIL ARE ALLOWING NORTHERN TRUST TO BUILD ON GREEN BELT LAND. AS THIS IS PRIME AGRICULTURAL LAND PRODUCING CROPS EVERY YEAR. THE OLD BURTONWOOD AIRBASE HAS SEEN HUGE HOUSING AND INDUSTRIAL DEVELOPMENT OVER THE PAST DECADE WHICH IS STILL ONGOING. SURELY WE CANNOT ALLOW OUR GREEN FIELDS TO BE DESTROYED IN THIS WAY.

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

Teleph

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



4th June 2019

Dear Sir or Madam,

We strongly disagree with the proposed plan for 160 houses to be built on green belt land in Burtonwood adjacent to Green Lane, Phipps Lane, Winsford Drive and Rushton Close.

In the Warrington local glossary it states, **ALL LOCAL PLANS MUST BE SUBJECT TO RIGOROUS PROCEDURES OF COMMUNITY INVOLVEMENT CONSULTATIONS.**

This in fact has not taken place, we have only received a generic letter giving information when we could attend Halliwell Jones Stadium, to view the overall local plan for the whole of Warrington but giving us no detail of what is to be built on this field, just the fact that houses 160 are to be built. The majority of people in the village have only become aware of this in the past few weeks. There has been **NO RIGOROUS PROCEDURES OF COMMUNITY INVOLVEMENT CONSULTATIONS IN BURTONWOOD.**

There is severe traffic congestion every school day on Green Lane and Phipps lane, the school has launched it's own campaign to try to control the traffic outside the school gates. This has involved the Police, Parish councillors, the Headmaster and the school children.

Therefore the addition of 160 planned new houses with the entrance/ exit leading on to Green Lane would add considerably to the traffic problem for the school and residents in such a narrow Lane.

The field on which it is planned to build these houses is prime agricultural land, which yields crops and has done so for at least the past forty six years which we have lived in the village. It is an important part of our food chain and supports many forms of wildlife. Once these fields have been built on they will be lost forever.

I find it very difficult to believe there are not more suitable sites for example the old Burtonwood airbase where there has been huge development over the past two decades or so. Houses are still being built with a further 2,100 in the pipeline. So why build on prime agricultural land?

The roads around Burtonwood have become extremely busy in recent years since the huge development on the old Burtonwood airbase, and the opening of a junction on the M62. The footpaths and roads throughout the village are in a very poor state due to many years of neglect by Warrington Council.

There are no footpaths leading out of the village towards Westbrook and no safe way to walk or cycle to either Great Sankey high school or Westbrook, where there are cinemas shops and sport facilities etc. We are told there is a footpath/cycle track planned to link the village with Westbrook but we are still waiting after many years.

There is a school bus to Great Sankey High School, but there is no local transport to these facilities, although there is a recently added community mini bus run by volunteers, this does not run at times to fulfill the needs of children and teenagers resulting in parents and Grandparents using cars adding to the traffic congestion.

Within 2 miles there are plans by St Helens council to build 3,000 new houses between Bold and Clockface. This will also impact heavily on Burtonwood with more traffic heading for all the facilities at Westbrook, employment at Omega and the M62 motorway.

Have Warrington council liaised with St. Helens on this development?

The infrastructure in Burtonwood is not capable taking an additional 160 homes without radical improvement, all facilities in Burtonwood are totally stretched, be it doctors surgery, the Post office which has been closed and moved to the library. Two public houses demolished nearly five years ago, the site left derelict now has plans for 10 houses, but still not started building.

This one arable/greenbelt field is tip of the iceberg for Northern Trust development in Burtonwood and is dictated by the developers and not the needs of the community.

These greenbelt fields and green areas around our village are beneficial to the wellbeing of our children and the community also stopping urban sprawl.

Our parish councillors state these homes are for our children but could they afford them we think not.

What we are trying to do is to save the greenbelt for our children and grandchildren

Government policy is to only use greenbelt land for development when there are no brownfield sites.

Yours Sincerely

Mr Ronald Owen

Mrs Margaret Owen

