

# PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name Susan Dickenson

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 <sup>the</sup> proposed development plan on points ALL 5 points

**Additional Comments**

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.

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Local plan. Warrington  
**Date:** 16 June 2019 22:58:11

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To Warrington Borough Council

Please find within this email my views on the local plan.

1. Although a letter was received regarding the local plan it appears that not all households got one. The letter gave no options for people with lower reading abilities or visual difficulties nor a contact number for anyone who needed to have a spoken rather than written information. This lack of choices may fall under the disability discrimination act. Having only one location for the consultation events has led to some people not being able to get there and it would in my opinion have been better to hold at least one event in each area affected. More information should have been sent to each household to ensure that everyone was well informed whether they could get to any of the events or not. It should also be recognised that not everyone has access to, or the ability to use, a computer or similar device.

2. Building on greenbelt. There must be exceptional circumstances whereby green belt land is used for any type of development as the objective from Government is to protect green belt .....we have not been given any indication of these exceptional circumstances. We have not been given any information on what brownfield sites are available in Warrington and the results of the consideration of these sites versus the use of green belt. Is this information available ?

3. Environmental issues.....traffic and therefore air pollution will undoubtedly increase with the building of the houses. Buttonwood and Collins Green are already suffering from traffic related issues. Penkford Lane [REDACTED] is particularly affected by heavy traffic. The development at Omega has had an effect ...traffic now starts at 5.30am and it is impossible for residents to have any windows open at the roadside of the properties. Also building of more houses in St Helens nearby area impacts on our area. Has a risk assessment on the impact of more traffic been undertaken...if so where may this be viewed. Have air pollution measurements been taken and prediction of increase in air pollutants been calculated (especially as the proposed development is close to a school) .....if so where may these be viewed. This area of North West England has a high incidence of respiratory illness ..... has any advice been requested or sought from Public Health England or local health community on increase in air pollution and the subsequent effects on local population health.

4. Infrastructure ..... The current road networks through Buttonwood and Collins Green are struggling under ever increasing traffic therefore further developments will add to the strain. The proposed development will by its location force more car journeys as stations, supermarkets, petrol stations are all a distance away. it is already difficult to get a doctor's appointment so has information from local health community been sought regarding availability of doctors and dentists ? If so where can this information be viewed. Secondary care (our local hospitals and mental health providers) are already at breaking point for A&E services and bed places so again has this been assessed for the impact of all the planned developments in Warrington?

5. Wildlife habitat...any development will have an impact on wildlife and habitat ...has a survey been conducted on the current wildlife in the area planned for development? If so where can this be viewed. Has the developer offered any proposals to safeguard and enhance the wildlife in the area planned for development? Where can this be viewed ? There are birds nesting at the moment on the proposed development site that are on the RSPB red list. Yellowhammers.

6. Due to the location of Collins Green and Buttonwood ( border of Merseyside and

Cheshire and between towns of St Helens and Warrington) exceptional circumstances must be applied to any building on greenbelt land as Warrington plans and St Helens plans will hugely impact on Collins Green hamlet and Buttonwood village ...in other words we are hit with double issues. Has the council considered this and has full discussion with St Helens council taken places and a joint risk assessment of impacts been undertaken....if so where can these be viewed.

7. Has there been a full assessment of the number of houses needed to be built in Warrington . Where has the data for the calculation come from? Is this data up to date? There are currently, on one house sale website ,983 houses for sale and 319 houses for rent in Warrington. Will the proposed houses be eco friendly?

Our area is well used by walking groups,cyclists, dog walkers and horse riders and it is well understood that green areas enhance wellbeing thus strengthening the argument for not building on greenbelt. Being the gateway from Merseyside into Cheshire I would argue that our area needs to present an image of green Cheshire .

It seems to be that proposing development on greenbelt land is currently very popular as travelling from south to north Warrington all you see is SAVE OUR GREENBELT posters and banners and the same can be said for travelling from one side of St Helens to the other. Is it not time we gave these areas some serious consideration

I realise that the building of these houses would benefit the council and developers in financial terms and if all were affordable houses( but I suspect this will not be the case) then this would benefit the young of the area in being able to buy a house but otherwise there appears no benefit for current residents.

I ask that the planning department of the council consider the proposed development and it's impacts very carefully and fulfill your duties as custodians of the greenbelt on our behalf and defend it against urban sprawl. Once houses are built green is lost forever.

Sue Dickenson



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