

PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name VALERIE STEAD

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

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.

Sign _____
Date _____
Tele _____

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

1. The plan on display in Burtonwood Library is the overall plan covering the whole area, it is difficult even to find Burtonwood and almost impossible to see what is happening. Would it not have been possible to have detailed plans of local areas on display? This lack of detail makes it difficult for residents to assess what is planned for their area.
2. That Burtonwood and Collins Green do not have the infrastructure to support further large scale development is obvious. As far as things such as health care and law enforcement are concerned, although the council is not directly responsible for them there is a need for consultations between the council and the relevant people to ensure that the increased needs will be met (they are barely adequate for the existing population). Have these consultations taken place? If so can we be assured that the increased population will be catered for? If not, why not?
3. There is little point in designating land as greenbelt if that designation can be ignored whenever the council find it convenient. Brownfield land should always be the primary option for development. Agricultural land should not be being built on, the growing of food is of primary importance to any society.
4. It appears that this development, which will put something in the region of 300 additional vehicles on the road, is to be accessed from Green Lane. This is beyond belief! Green Lane is narrow and the thought of 300 additional cars driving along it every day is appalling. At the far end it opens onto Lumber Lane, another narrow road which cannot safely take the increase in traffic. The junction between Green Lane and Phipps Lane is hazardous at any time and at school time is downright dangerous, cars parked along Phipps Lane frequently narrow the road to single line traffic, the whole area is an accident waiting to happen. You propose to put 300 more cars, many of them heading off to work at school time onto that junction, no sane person would even consider this. I suspect that many of these people will be wanting to use the M62 junction daily, this junction is only accessible from the village by one of two narrow winding lanes which are already dangerous enough. Did it not occur to anyone when the junction was first suggested that there needed to be safe access to it from the village? You cannot go on indefinitely piling more and more traffic on to roads that were never designed to take anywhere near the existing traffic either in volume or size of vehicle. Country lanes which should be pleasant places to walk or cycle are far too dangerous for either and this development will only make a bad situation worse.
5. The environment is much talked about these days but too often talk is all there is. We are part of a greater whole and we need to remember that. Farm land and its surroundings are an important part of life not just building land in waiting.