

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** PROPOSED PLANS TO BUILD ON GREEN BELT LAND IN BURTONWOOD  
**Date:** 29 May 2019 16:03:33

---

Mrs S Egan

[REDACTED]

[REDACTED]

Warrington

[REDACTED]

[REDACTED]

29 May 2019

Dear Sir/Madam

I wish to strongly object to the proposed plans to build 160 houses on Green Belt land to the rear of Phipps Lane adjacent to Green Lane, in Burtonwood as it does not meet the test of 'soundness' for the following reasons:

The proposed development is opposite Burtonwood County Primary School and the significant increase in traffic would be a major problem for residents and school alike and would only exacerbate the situation whereby traffic has to park on paths and is extremely busy during drop off and pick up times. The children of the school have recently publicised this in the Warrington Guardian. The volume of traffic has greatly increased over the years and this development would significantly increase congestion and the likelihood of accidents, for which Phipps Lane is already notorious and has had three accidents so far this year.

The increased population would put a significant strain on resources such as schools and Doctor's surgery which is already inadequate, given that some village children were unable to get a place in Burtonwood County Primary School and I often have to travel to Earlestown to see a Doctor. There is no supporting infrastructure for this amount of housing.

Pollution in Warrington is already high, introducing more commuters into Burtonwood will only exacerbate the levels of poor quality air.

The height and position of the properties would be visually intrusive and the

loss of personal amenity would be detrimental to the local residents living on Phipps Lane.

The location is prone to flooding and subsidence and any excavation work could have a serious adverse impact upon the stability of existing structures nearby.

The disruption caused by the development would also include on-going noise pollution which would affect the amenity of the existing properties on Phipps Lane, Green Lane and Winsford Drive.

The land in question is home to numerous wildlife such as birds, frogs, toads, newts, field mice, rabbits, foxes, hedgehogs, insects etc., and the development would have a devastating effect on them through loss of their habitat and so their population. There are hedgerows and a pond in which some of these creatures live, their homes would be decimated. The Government's Climate Advisors have said that almost three billion trees must be planted by 2050. A fifth of farmland must be turned into forest, peatland or used for biomass crops and 200,000 miles of hedgerows will need to be grown to end Britain's contribution to global warming. By going ahead with this development the council is **contradicting** the Government's own policy. I also consider the proposed development to be a direct **contravention** of the following objective: **Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to wildlife habitats.**

The proposed development would significantly alter the fabric and character of our village. It would have an imposing and detrimental effect. It makes more sense to build houses closer to the motorway on the Omega site which will cause a lot less disruption and congestion through Burtonwood. Also the council has allocated 4% more houses than needed across Warrington which is in excess of the number specified by the Government. It is unacceptable to consider Green Belt land when there are areas of underutilised land in Burtonwood which have not been used for over a year, e.g. the corner of Phipps Lane where the Bridge Inn and Elm Tree pubs once stood and also land on the industrial estate on Phipps Lane which has been empty for many years. The council need to use land like this first to improve the appearance of the village and so have a positive effect instead of

destroying green belt which will have a negative effect on people's mental health and wellbeing. There is no justification for the predicted growth in housing need in Burtonwood. There are properties up for sale which have been stood empty for over a year. The National Planning Policy Framework (13. Protecting Green Belt Land) states: should be able to demonstrate that it has fully examined all other reasonable options for meeting its need for development. I believe the council has not done this.

Most constituents of Burtonwood are unaware of the proposals. No meetings have been held within Burtonwood for constituents to fully understand the proposals and the impact on them and the environment.

The reason I chose to live on [REDACTED] is because of the Green Belt surrounding it. It is a beautiful area full of wildlife and wonderful to look at. We need more of this for the well-being of the whole community, not more houses and traffic congestion.

Yours faithfully

Sandra Egan

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** FW: Proposed Development of land off Phipps Lane  
**Date:** 20 May 2019 10:39:27

---

Please see email below. I believe a letter has also been received from Helen Jones MP that Rachel Brownbill will forward on. Thanks

---

**From:** Broomhead, Steven  
**Sent:** 17 May 2019 14:51  
**To:** Hughes, Martha [REDACTED]  
**Subject:** Fwd: Proposed Development of land off Phipps Lane  
Please note. Thanks.

Professor Steven Broomhead  
Chief Executive  
Warrington Borough Council

Begin forwarded message:

**From:** "Sandra EGAN" [REDACTED]  
**To:** "Broomhead, Steven" [REDACTED]  
**Subject:** Proposed Development of land off Phipps Lane

Mrs Sandra Egan

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

17 May 2019

Dear Professor Steven Broomhead

[REDACTED] Burtonwood where an application for planning permission has been submitted to the council to develop 160 houses on an area of Green Belt. This would have a serious and damaging effect and totally change the character of the area.

The proposed development is to the rear of Phipps Lane, opposite Burtonwood Primary School and the significant increase in traffic would be a major problem for residents and school alike, and would only exacerbate the situation whereby traffic has to park on the paths, congestion would significantly increase and so would the likelihood of accidents, for which Phipps Lane is already notorious. (See attached photo for accident in January this year whereby three vehicles were involved and also accident in late March this year). Children walk to school along Phipps Lane and it is only a matter of time before there is a serious accident. There are also plans for 3,000 houses to be built in the St Helens area which can only increase traffic through our village and so add to the problem.

The increased population would put a significant strain on resources in the area such as schools and Doctor's surgery.

The height and position of the properties would be visually intrusive and the loss of personal amenity would be detrimental to the local residents.

The location is prone to flooding and subsidence and any excavation work could have a serious adverse impact upon the stability of existing structures nearby.

The disruption caused by the development would also include on-going noise pollution which would affect the amenity of the existing properties on Phipps Lane, Green Lane, and Winsford Drive.

The land in question is home to numerous wildlife, including endangered hedgehogs. There are rows of hedgerow where birds are nesting, the destruction of their habitat would have a devastating effect on them. The Government's Climate Advisors have said that almost three billion trees must be planted by 2050. A fifth of farmland must be turned into forest, peatland or used for biomass crops and 200,000 miles of hedgerows will need to be grown to end Britain's contribution to global warming. By going ahead with this development the council is contradicting the Government's own policy.

This field is the first of many outlined for development in Burtonwood by Northern Trust. Please reconsider the devastating impact it would have on Burtonwood village and the wishes of the people who live here.

Kind regards

Sandra Egan











**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Local Plan - Proposed Development of Green Belt Land in Burtonwood (Phipps Lane)  
**Date:** 17 June 2019 09:10:15

---

Mrs S Egan

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

15 June 2019

Dear Sir/madam

It has recently been announced that Fiddlers Ferry Power Station is to close. This site was not considered for inclusion in the Local Plan, it should now be included and the Local Plan should be revised. The site is Brownfield and is a huge site which could be developed thus fulfilling your requirement to build more houses in Warrington.

The former power station site in Bold Heath is a fantastic example of how this can be done.

Yours faithfully

S Egan