

Response 113

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Amanda Murphy

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A paragraph number (s)

If a paragraph or policy sub-number then please use the box below to list:
10.5.1 Land will be removed from the Green Belt and allocated for residential development for a minimum of 160 homes. Two things about this sentence bother me: Firstly building on Green Belt land in a rural village. The land is opposite a Primary school with the proposed access off Green Lane (a narrow country lane). This lane is gridlocked twice a day with school drop off and pick ups. The proposed development will only make traffic and obviously air quality much worse and not benefit existing school children or residents in anyway. Secondly the word 'minimum'. What would be the maximum number of houses be? Being vague about the amount of dwellings on the proposed development is simply not good enough.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

I have received no documentation, or read anything on the council's website that proves to me, "This site makes a moderate contribution to the objectives of the Green Belt". (10.5.3) Therefore I do not think this statement is justified in anyway.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

Do you mean question 3 or question 6?

The council pay people to make sure they are legally compliant and compliant with the duty to co-operate. I am presuming these civil servants and lawyers know how to do their jobs properly.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:
Hearing explanations and evidence first hand is always beneficial.

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 2

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A paragraph number (s)

If a paragraph or policy sub-number then please use the box below to list:

10.5.6 This site is to be delivered in the early part of the plan period. I presume this means within the next 5 years and before brownfield sites are to be developed. Brownfield sites should always be prioritised. Green Belt land should not be sacrificed because it is the easier option. 10.5.3 The site only makes a moderate contribution to the objectives of the Green Belt. In whose opinion? No consultations were held with local people that asked them directly what contribution in their opinion this field makes to the Green Belt.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

This is not sound because Green Belt land should never be built upon before all available brownfield sites have been redeveloped. It is not justified to use the Green Belt in Burtonwood because it is an easy option.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

I presume the council employs people to make sure they cross all the T's and dot all the I's.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:
Always a good idea to hear evidence and explanations first hand.

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 3

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A paragraph number (s)

If a paragraph or policy sub-number then please use the box below to list:

13. Transport and accessibility The local bus service has been cut to 1 bus every 2 hours. Burtonwood is a rural community with public transport links that are shockingly infrequent. Warrington Draft Local Transport Plan 4 totally ignores the needs of Burtonwood. If the proposed development of a 'minimum of 160' dwellings goes ahead this could generate an extra 320+ vehicles. Not good when Warrington are showcasing their environmentally friendly ideas on public transport.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Justified? What alternatives have been looked at? The bus services have been cut. What evidence shows that 160 dwellings with their extra vehicles will make transport and accessibility better for Burtonwood?

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

The council will make sure all legalities have been met before submitting the Local Plan 2019.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:
Best to hear first hand what is proposed.

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 4

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list:

Utilities and Environmental Protection. At present the electricity supply to our village is inadequate. We have regular electricity cuts due to power surges. The infrastructure dates back to the 1930s and 40s and only just copes with the current population. Contributions towards infrastructure have been mentioned. Who contributes and how much will they contribute to the essential upgrade of our electricity network needs? Broadband speed is also terrible. That will get only worse with 160 dwellings each using at least 1 device per person.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

This is not sound as no information has been given regarding improvements to our electricity infrastructure.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

The council would not have submitted the Local Plan Consultation 2019 without paying for legal advice.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:
Good to see what's going on first hand.

You have just completed a Representation Form for Policy OS1 Burtonwood What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 5

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list:

Utilities and Environmental Protection, 16. Has a percolation test been carried out on this Green Belt field? Once it is covered in concrete where will the surface water go? The land dips down towards Phipps Lane, water naturally flows downhill. This area has flooded extensively in the past. It is also on a blind bend.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Sound? What evidence has been produced that guarantees this development would not cause additional flood risk to this dangerous blind bend on Phipps Lane?

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

The council should have made sure all legalities were met before submitting the Local Plan 2019.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:
First hand information is always best.

You have just completed a Representation Form for Policy OS1 Burtonwood What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 6

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list:

Community Facilities. We have limited provision for medical services in the village. At present there are two part time satellite surgeries, one is closing. Residents will be expected to travel into Newton-Le-Willows to see a doctor. If they are fortunate enough to get an appointment the next problem for a lot of our residents is the bus service. Buses are infrequent and one service is being reduced from hourly to 2 hourly. Burtonwood needs a medical center far more urgently than it needs a large housing development.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Justified? Medical care has not been taken into consideration when proposing a development with a minimum of 160 dwellings.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

The council will obviously have made sure their plans are legal.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Getting information first hand is always better.

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)

Subject: Re: Local plan objection
Date: 14 June 2019
Attachments: image003.png

Dear Mr Bell,

Thank you for your response.

Please treat this email as a formal objection to the Local Plan for Warrington.

You have given me lots of information to read and digest. This emphasizes the point made in my previous objection that you as a council have had years, a significant budget and access to developers, planners and lawyers in order to produce such a vast amount of documentation. Definitely not an equal or democratic process.

I would like the consultation period for Burtonwood extended by 8 weeks.

I did not receive a letter from Warrington Council outlining the proposals for Burtonwood. Residents who did receive a letter said they were to the occupier and not addressed by name. This correspondence looked like junk mail. Therefore the council duty to inform all Burtonwood residents of the Local Plan and its consequences for our village was not fulfilled.

Affordable housing. On Omega the houses vary from 250,000 up to £500,000. Affordable? Small apartments in blocks can not be classed as affordable housing for young local families.

It seems to me that Warrington Borough Council are creating a commuter belt for HS2 when it eventually arrives.

Yours sincerely
Amanda Murphy

From: Local Plan [REDACTED]
Sent: 11 June 2019

Cc: Broomhead, Steven
Subject: FW: Local plan objection

Dear Ms Murphy

Professor Broomhead has asked me to respond to your email of 9th June.

First of all I can confirm that we have recorded your email as a formal response to the Local Plan consultation.

I have provided below links to the Local Plan and a number of supporting documents which set out the proposed policy for Burtonwood and the assessments the Council has undertaken.

Here is a link to the Local Plan itself. The Burtonwood Allocation is Policy OS1 (page 208 to 211).

<https://www.warrington.gov.uk/download/downloads/id/19339/proposed-submission-version-local-plan-v4.pdf>

Here is a link to the site proformas which show the assessments we have carried out for potential sites in Burtonwood, including the proposed allocation site. If you click on Bookmarks – ‘Settlement Site Assessment proformas’ the Burtonwood assessments are the first one you will come to. In terms of page numbers in the PDF, the Burtonwood proformas are pages 344 to 367. You will see that highways comments are included as part of the assessment

<https://www.warrington.gov.uk/downloads/download/3880/site-assessment-proformas>

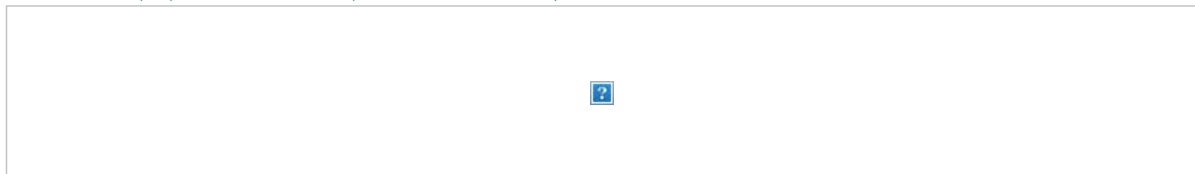
The settlement profiles we prepared for the previous consultation in 2017 give information on school capacity, health facilities and other community facilities. Burtonwood is the first profile in the document.

https://www.warrington.gov.uk/download/downloads/id/13444/settlement_profiles_outlying_settlements_july_2017_lr.pdf

Here is a link to comments that infrastructure providers and statutory consultees have provided on our draft Plan. You will see the response from the Warrington NHS Clinical Care Commissioning Group which considers the implications of health facilities in the borough (pages 79 to 85).

<https://www.warrington.gov.uk/download/downloads/id/19344/record-d-%E2%80%93-comments-on-draft-policies-final-redacted.pdf>

In terms of the proposed level of development in Burtonwood, you will see the CCG have stated:



I have provided below a link to our Urban Capacity Statement and supporting documents which set out how we have sought to

maximise the development capacity of the existing urban area.

<https://www.warrington.gov.uk/downloads/download/3840/urban-capacity-assessment>

We have given particular consideration to Air Quality in the preparation of the draft Local Plan. Below is a link to our Air Quality assessment documents

<https://www.warrington.gov.uk/downloads/download/3825/local-plan-air-quality-report>

Given the importance of transport to the future development of Warrington, we are consulting on a new Transport Plan for Warrington at the same time as the consultation on the Local Plan. Details of the draft Local Transport Plan are also available on our web site

<https://www.warrington.gov.uk/info/201080/streets-and-transport/2383/local-transport-plan>

Finally, I can confirm that the Council has responded to the St Helen's Local Plan to highlight the potential significant highways and environmental impacts of their proposals, in particular on the local road network within and around Burtonwood. Our response has requested specific changes to the wording of their Plan to require that necessary new transport infrastructure is put in place to support any new development at Bold Forest Garden Suburb.

Unfortunately we held the last of our Local Plan consultation events on Saturday, but if you want to discuss anything relating to the Local Plan you can email back or call 01925 442826 between 9am and 5pm on weekdays.

Regards

Michael Bell
Planning Policy & Programmes Manager

From: m murphy
Sent: 09 June 2019 16:24
To: Broomhead, Steven
Subject: Fw: Local plan objection

From: m murphy
Sent: 09 June 2019 16:20
To:
Subject: Local plan objection

[REDACTED]
[REDACTED]
[REDACTED]

Dear Mr Broomhead,

MP Helen Jones suggested I wrote to you to express my objections to the proposed development of 160 houses on Green Belt land in Burtonwood. Please treat this letter as an objection to the Local Plan for Warrington.

The release of Green Belt land for development has not been adequately justified and the reasoning for not using brownfield sites first is totally unacceptable. The council should be forcing development on previously developed land and brownfields before any Green Belt land is released. Loss of our natural environments is a loss forever. We will never get these habitats back. When there are obvious alternatives the destruction of our Green Belt land is morally unjustified.

Developers and planners have access to consultants and resources that the general public do not. They also had years to work on these housing and transport plans. Residents of Burtonwood and Warrington have had a few months at most to read and digest the impact your plans will have on our futures. This is a highly unequal and undemocratic process.

Warrington is often gridlocked with one of the most congested road networks in the country. Our air quality is also one of the worst in the country, I believe Warrington has recently failed 2 air quality tests. Surely the council should be improving road networks so they can cope better with the amount of traffic NOW in 2019. Do not build thousands of houses without first improving access in and around Warrington. You will be failing the people of Warrington if suitable infrastructure is not your first objective.

Public transport is a joke. It is expensive and infrequent especially if you live in Burtonwood. The bus service is now every 2 hours. Not an improvement. Obviously Burtonwood will not benefit from the new tramway or ever have a railway station. So that leaves us with our cars or bicycles. The proposed cycle way connecting the village with Omega has still not been delivered after 5 years of planning and consultations.

Who pays for the urgently needed upgrade of our electricity network? Our cables date back to the 1930s and we often have power cuts when there are power surges. If you give the go ahead for 160 extra dwellings in Burtonwood, will the necessary infrastructure upgrade take place BEFORE the houses are built? Will you guarantee Burtonwood will benefit from a 21st century electricity supply and better broadband coverage? Or will you send us back to the dark ages?

The proposed development is across the road from a primary school. Said road is little more than a farm track it also has 2 blind bends. Please name the people in your council and your planning department who think access off Green Lane is suitable for heavy plant vehicles and then 320+ residents vehicles? Air pollution of course will increase, children especially are susceptible to pollutants. Exposure could cause or exacerbate conditions such as asthma. As one of our doctors surgeries is about to close, seeking medical help for a sick child (or adult) will become much more difficult. How will the extra residents access health care?

What are Warringtons' councilors and planning department doing to stop St Helens building 3000 houses on Green Belt Land off Gorsey Lane. This development is less than 1 mile from Burtonwood village. Obviously residents on this huge estate will access the M62, Omega, Gemini etc, via Burtonwood. This will have a devastating impact on the residents of Clay Lane.

I look forward to hearing from you.

Yours sincerely
Amanda Murphy

PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name

Amanda Murphy

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

For all of the above points, I vehemently object to St. Melens local plans' intention of building 3000 new dwellings off Gorsey Lane. This development will be less than 1 mile from Burtonwood. It will be built on a huge swathe of Green Belt land. There have been no consultations (or letters) with Warrington officials and Burtonwood residents. If this huge development goes ahead it will have a devastating impact on our village. Imagine 6000+ extra vehicles driving past your driveway at least twice a day. All the residents from this proposed development will drive through Burtonwood to access the M62 motorway at junction 8!

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.

Signe

Date

Telep

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: Planned development in Burtonwood
Date: 20 April 2019 13:30:19

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

Proposed development in Burtonwood between Green Lane and Winsford Drive.

Dear Sir or Madam,

I found the online form very difficult to complete. Therefore I have chosen to email my objections to the proposed plan to build 160 houses on a green belt field in Burtonwood.

During a meeting last week the developer told our parish councilor that the site will be accessed via Green Lane. This is totally ridiculous and dangerous for our school children. Green Lane Primary School already causes gridlock when parents drop off and pick up their children. This is a narrow twisting country lane, totally unsuitable for access to a large housing estate.

Will there be significant investment into the electricity network? I am a resident of the village and have first hand experience of power cuts because our network can not cope with usage at it's present level. Another 160 houses will send Burtonwood back into the dark ages.

This size of development could put another 300+ cars on our narrow country roads everyday. The village struggles to cope with the amount of traffic driving through at the moment. Green house gases will increase especially close to the school on Green Lane. This could cause breathing difficulties for our children.

Currently we have two satellite doctors surgeries. One is closing. In a month the hourly bus service 141 into Earlestown will be cut to two hourly. How will local people who need to use the bus be able to get to their doctors appointments?

Our village needs a health center far more than it needs a large housing development.

The infrastructure is already in place on Omega south. It makes more sense to build 160 more houses on that side of the motorway.

Yours sincerely
Amanda Murphy

Response 135

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Amanda Murphy

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list:

I attended a public meeting this evening in Burtonwood. Over 250 people opposed to this development were present. I learned that no consultations between St Helens and Warrington Borough Councils have taken place regarding a huge development of 3000 houses less than 1 mile from Burtonwood. Gorse Lane links the two authorities joining Clockface with Burtonwood. The development is planned for Green Belt land even though St Helens has over 900 brownfield sites they should build on first. No major investment in infrastructure has been planned. No new schools are to be built for the thousands of children who will live in this new town. Why have Warrington town planners not highlighted the devastating impact the extra traffic driving through Burtonwood to access the M62, Omega and Warrington will cause? Air pollution will rocket. Warrington has failed 2 recent tests by the AQC and St Helens has failed 4. The development of 160 houses in front of Green Lane school will cause our air quality to become toxic when vehicles are entering and exiting the estate. Gorse Lane, no more than a winding farm track will be akin to the M62 with more than 6000 extra vehicle movements through Burtonwood. I also learned that central Government do not have a policy that encourages building on Green Belt land. It is local authorities who champion the destruction of our Green Belt. Why would you actively destroy open countryside when 100's of brownfield sites are available? Developers who clean and decontaminate brownfield sites can claim 150% tax back on each development? There is land on Omega which is 'reserved' for future housing. Why not develop it now while construction companies are already working on Omega. The infrastructure is already in place for extra housing. It is immoral to build on Green Field sites when land on Omega is already available and deliverable.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

The decision to build on Green Belt land is not sound as it is not the policy of central Government. Warrington Borough Council have not communicated with St Helens Council about the development of 3000 dwellings on Gorse Lane. This development is less than 1 mile from Burtonwood and all vehicles wishing to access the motorway, Omega or Warrington will drive through the village.

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)

Subject: Re: Local Plan Consultation 2019
Date: 23 May 2019 23:19:08

Dear Mr Davies,

Please treat this email as a representation.

Regards
Amanda Murphy

From: Local Plan
Sent: 23 May 2019 13:30:03
To: m murphy
Subject: RE: Local Plan Consultation 2019

Dear Ms. Murphy,

Thank you for your e-mail to Mike Davies and please see below.

- 1) This means that for every 1 hectare of the site size (gross area), it will have 30 dwellings built on it.
- 2) There is no maximum figure for this site, per se. However, given the size and nature of the site and the requirements of Policy OS1, it is anticipated that if more than 160 homes were proposed at the planning application stage and deemed to be suitable (assuming that the Local Plan is found sound at examination and is adopted by the Council), that it would not be significantly more than the 160 homes proposed in Policy OS1.
- 3) The conclusions reached in relation to the site and its contribution to the objectives of the Green Belt can be viewed at page 60 (site reference number in the assessment is R18/083) of the PDF document, available from the link below. The document you need is the Green Belt Assessment Additional Site Assessments that considered the site's contribution to the 5 purposes of the Green Belt, then provides a justification for the assessment.

https://www.warrington.gov.uk/info/201368/local_plan_review/2347/local_plan_review_-_supporting_documents

- 4) The Local Plan proposes a mixture of brownfield land and sites released from the Green Belt to come forward for development in tandem across the Plan period. National Planning Policy does not stipulate that brownfield sites need to be developed before any land is released from the Green Belt for development. It does, however, require the Council to have undertaken an assessment and have an understanding of the amount of brownfield land available for development across the Plan period, and make as much use as possible of suitable brownfield land for development.

The Council has undertaken this exercise and as set out in Policy DEV1-Housing Delivery of the Proposed Submission Version Local Plan, the majority of housing (13,726 new homes) will be delivered in the existing main urban area of Warrington.

For your information we have taken your e-mail to be a clarification request and is currently not

recorded as a formal consultation representaion to the Local Plan.

However, should you wish it to be treated as a representation, then please advise by return e-mail.

We trust the above answers your questions.

Best Wishes,

Planning Policy & Programmes Team.

From: m murphy
Sent: 20 May 2019 20:16
To: Davies, Michael
Subject: Local Plan Consultation 2019

Ref: Local Plan Consultation 2019

Dear Mr Davies,

I have 4 points I would like clarifying on Policy OS1 - Burtonwood.

1) What does item 5 mean?

"Constructed to an average minimum density of 30dph.

2) 10.5.1

Land will be removed from the Green Belt and allocated for residential development for a MINIMUM of 160 homes. The word minimum scares me. What would be the maximum number of homes you would allow the developer to build on this Green Belt site?

3) 10.5.3.

The site only makes a moderate contribution to the objectives of the Green Belt. How did you reach this conclusion?

4) 10.5.5.

This site is to be delivered in the early part of the Plan period. Obviously that means you intend to give consent for this development before Brown field sites. Why?

Best regards

Amanda Murphy

Response 164

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Amanda Murphy

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	[REDACTED]
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS1 Burtonwood

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list:
St Helens Local Plan includes a development of almost 3000 dwellings on Green Belt land which is less than 1 mile from Burtonwood village. (4HA land bounded by Gorsey Lane, Reginald Road, Bold Road, Travers Entry, Crawford St, Bold and Bold Forest Garden Suburb). Gorsey Lane is little more than a farm track which enters the village along dangerous 'S' bends at the junction with Clay Lane. Neither Warrington nor St Helens Local Plans mention a service road for this development which allows traffic to bypass Burtonwood completely when accessing the M62 and Omega. This 'New Town' development will cause havoc on Gorsey Lane a road totally unsuitable for high volumes of traffic, (conservative estimate an extra 6000 cars, 2 per dwelling). Air pollution will obviously increase, noise levels will increase. Residents living on Clay Lane will find it difficult to leave their driveways. Which will increase stress levels and decrease property prices. These neighbouring councils have not discussed the enormous impact this 'New Town' development will have on Burtonwood.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If a Local Plan impacts on a neighbouring authority it should be discussed. Warrington and St Helens have not communicated with each other. Neither council have informed villagers of this proposed plan.
Residents of Burtonwood have been informed of the plan by 'The Bold and Clockface Action Group' who are totally opposed to the destruction of such a vast area of Green Belt land.
Burtonwood will suffer if this huge 'New Town' development goes ahead without a new road bypassing the village completely.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:
I would like to know why as a resident of Burtonwood living on Clay Lane that I was not informed of this huge development which will have a devastating impact on by well being and standard of living.

You have just completed a Representation Form for Policy OS1 Burtonwood. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)

Subject: FW: 3000 houses
Date: 28 May 2019 09:12:52

Could you take this as a representation please – I will forward one other from Amanda on this.....

Mike Davies

From: m murphy
Sent: 25 May 2019 16:15
To: Davies, Michael
Subject: Fw: 3000 houses

From: m murphy
Sent: 25 May 2019 16:12
To: Mr M Davies Planning Officer
Subject: 3000 houses

[REDACTED]
[REDACTED]
[REDACTED]

Dear Mr Davies,

Please record this as an objection.

St Helens Local Plan includes a development of 3000 houses less than a mile from my front door! 4HA is land bounded by Gorse Lane, Reginald Road, Bold Road, Travers Entry, Crawford St, Bold and Bold Forest Garden Suburb.

Gorse Lane enters Burtonwood village at Clay Lane. Clay Lane goes out of the village towards the M62, Omega and Warrington. [REDACTED]
Imagine what 6000 (conservative estimate, 2 cars per house) extra car journeys on Clay Lane will do for my health and well being. Air pollution will rocket ([REDACTED]
[REDACTED]), noise levels will increase, I will not be able to get off my drive due to the extra traffic. Lets be honest, every single person wanting to access the motorway or travel to Omega or Gemini will use Gorse Lane and Clay Lane to get there. Both lanes are not suitable for this volume of traffic.

There is no mention in the St Helens Plan of a service road that would get this huge volume of traffic out to the motorway and beyond without it travelling through

Burtonwood. Whoever builds 3000 houses should have a service road written into their planning obligations.

A member of the Bold and Clockface Action Group attended the public meeting in Burtonwood last Thursday. He said no consultations have taken place between St Helens and Warrington Councils regarding the impact such a huge development will have on Burtonwood. Why not? Warrington planners should have been all over this.

I look forward to your response.

Amanda Murphy

HELEN JONES MP

Recid
5/6/19



HOUSE OF COMMONS

LONDON SW1A 0AA

Steven Broomhead
Chief Executive
Warrington Borough Council
Town Hall
Sankey Street
Warrington
WA1 1UH

3 June 2019

Ref : MV-030619-SB

Dear Mr Broomhead


I enclose a copy of an e-mail from my constituent Amanda Murphy [REDACTED]
[REDACTED]

Ms Murphy is objecting to the planning application to develop 160 dwellings in Burtonwood village. I would be grateful if you could ensure that her objections are made known to the Development Control department and the Development Management Committee.

Yours sincerely

Helen Jones MP

Constituency Office
Tel: 01925 232480
E-mail: jonesh@parliament.uk
Twitter: @HelenJonesMP
Facebook: Helen Jones MP



Dear Helen,

I attended a public meeting on Thursday in Burtonwood where over 250 residents of the village were opposing the development of 160 dwellings on our Green Belt land. Your name was mentioned several times as someone who should help us fight this development. Will you help? I believe you want Peel Hall removed from the Local Plan. Please do the same for Burtonwood.

Central Government policy does not advocate building on Green Belt land. The decimation of our natural habits and biodiversity is down to our local council planning authorities. Apparently Labour run councils are the worst of all. Green belt is the easy, lazy option. Brownfield sites should always be redeveloped first.

Burtonwood is a village that would need major infrastructure improvements before this development gets approval. Who will pay for the new infrastructure and when? Our electricity supply only just copes with current usage as most of the cables date back to the 1930s. We often have power cuts when there are power surges. Wifi is laughable. Our public transport is being cut and one of the doctors surgeries is closing. There are no leisure facilities especially for the 11-18 age group. How can an extra 160 homes possibly improve all of the above for Burtonwood?

How many developments of under 250 dwellings have been given planning permission recently and therefore have not been included in the Local Plan 2019?

I look forward to hearing from you.
Amanda Murphy

Dear Mr Broomhead,

MP Helen Jones suggested I wrote to you to express my objections to the proposed development of 160 houses on Green Belt land in Burtonwood. Please treat this letter as an objection to the Local Plan for Warrington.

The release of Green Belt land for development has not been adequately justified and the reasoning for not using brownfield sites first is totally unacceptable. The council should be forcing development on previously developed land and brownfields before any Green Belt land is released. Loss of our natural environments is a loss forever. We will never get these habitats back. When there are obvious alternatives the destruction of our Green Belt land is morally unjustified.

Developers and planners have access to consultants and resources that the general public do not. They also had years to work on these housing and transport plans. Residents of Burtonwood and Warrington have had a few months at most to read and digest the impact your plans will have on our futures. This is a highly unequal and undemocratic process.

Warrington is often gridlocked with one of the most congested road networks in the country. Our air quality is also one of the worst in the country, I believe Warrington has recently failed 2 air quality tests. Surely the council should be improving road networks so they can cope better with the amount of traffic NOW in 2019. Do not build thousands of houses without first improving access in and around Warrington. You will be failing the people of Warrington if suitable infrastructure is not your first objective.

Public transport is a joke. It is expensive and infrequent especially if you live in Burtonwood. The bus service is now every 2 hours. Not an improvement. Obviously Burtonwood will not benefit from the new tramway or ever have a railway station. So that leaves us with our cars or bicycles. The proposed cycle way connecting the village with Omega has still not been delivered after 5 years of planning and consultations.

Who pays for the urgently needed upgrade of our electricity network? Our cables date back to the 1930s and we often have power cuts when there are power surges. If you give the go ahead for 160 extra dwellings in Burtonwood, will the necessary infrastructure upgrade take place BEFORE the houses are built? Will you guarantee Burtonwood will benefit from a 21st century electricity supply and better broadband coverage? Or will you send us back to the dark ages?

The proposed development is across the road from a primary school. Said road is little more than a farm track it also has 2 blind bends. Please name the people in your council and your planning department who think access off Green Lane is suitable for heavy plant vehicles and then 320+ residents vehicles? Air pollution of course will increase, children especially are susceptible to pollutants. Exposure could cause or exacerbate conditions

such as asthma. As one of our doctors surgeries is about to close, seeking medical help for a sick child (or adult) will become much more difficult. How will the extra residents access health care?

What are Warringtons' councilors and planning department doing to stop St Helens building 3000 houses on Green Belt Land off Gorsey Lane. This development is less than 1 mile from Burtonwood village. Obviously residents on this huge estate will access the M62, Omega, Gemini etc, via Burtonwood. This will have a devastating impact on the residents of Clay Lane.

I look forward to hearing from you.

Yours sincerely
Amanda Murphy