

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** PROPOSED DEVELOPMENT OF LAND OFF PHIPPS LANE  
**Date:** 30 May 2019 14:37:34

---

Mr L Egan

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

30 May 2019

Dear Sir/Madam

[REDACTED] Burtonwood where an application for planning permission has been submitted to the council to develop 160 houses on an area of Green Belt. I wish to strongly object to this for the following reasons:

It would cause an increase in traffic to an area which is already congested. The traffic is horrendous at school pick up and drop off times and this build will only add to the problem. Phipps Lane has had many accidents over the years and is becoming more and more busy with traffic coming through from St Helens and other areas. Children walk to school along Phipps Lane and it is only a matter of time before there is a serious accident. It has been said that the build will open out onto Green Lane, this lane is too narrow to take the amount of traffic generated by the build and would also be a hazard as children walk to school and cross the road at Green Lane.

The build would back onto houses on Phipps Lane, this would result in a loss of personal amenity and be visually intrusive.

The land is Green Belt and is home to countless wildlife who depend on it, their habitat and food source will be destroyed.

There is no supporting infrastructure. The increase in population will put a strain on existing facilities e.g., Doctor's surgery and schools.

The land is prone to flooding and subsidence.

There are areas of underutilised land in Burtonwood where the Elm Tree and Bridge Inn once stood. Also land on the Industrial Estate. These areas need to be used first to improve the appearance of the village before starting a new development.

It would cause an Increase in air pollution - each house will have a least one car each and

probably even more.

The build would cause a serious amount of on-going noise for a long period of time which would affect nearby residents.

Most people in Burtonwood are unaware of this build and its implications for the village, this will affect the whole village and yet only a handful of residents have been informed of the proposals.

The proposals fail to meet the test of 'soundness'.

There is no need for this many houses in Burtonwood, there are houses in the village that have been up for sale for months, even over a year in some cases.

The relationship between green space and mental wellbeing is well documented - It improves quality of life. To build on this land would have a negative effect on people's mental health.

I hope you will take my points into consideration and reach the right decision to turn down the application to build on Green Belt Land.

Yours faithfully

L Egan