



2nd June 2019

To whom it may concern

I am writing in response to the recent consultation by Warrington borough Council regarding the Local Plan relating to Burtonwood OS1 and proposed development bordering Green Lane, Phipps Lane, Winsford Drive and Rushton Close.

I have numerous concerns regarding this proposed development and will expand on these areas as shown below.

Consultation

I received a letter informing me about the consultation of the local plan however this did not state that this was directly related to Burtonwood. I am also aware that many other individuals within the village did not receive the letter and are therefore unaware of the proposed development. The only location for the consultation was in central Warrington (Halliwell Jones stadium) which has meant that many residents of Burtonwood were unable to attend especially the elderly or disabled. The consultation should have been held in different locations throughout the Warrington Borough area. From a local point of view the Parish Councillors have not engaged with local residents of Burtonwood regarding this proposal.

In order to process any response / objection it has been difficult again especially for those who do not have access to the internet. The online form is particularly ambiguous which has clearly made it difficult for residents to have their say and respond.

Also the proposed plan indicates 160 + dwellings for this site, how has this figure been justified? Originally 260 dwellings had been proposed by the developer however this has been reduced. Where is the evidence to suggest that this number of homes are required for Burtonwood? In the last 5 years there have been approximately 175 homes sold in the village.

There are already huge expanding housing developments within a 2 mile radius of Burtonwood which has already had significant effects on Burtonwood with the increased volume of traffic – Vulcan village, Common Road, Reginald road, Earlestown and the ever expanding development south of the M62 junction 8 Omega / the old Burtonwood Airbase.

Infrastructure

Burtonwood is a small village which has already seen a huge increase in traffic in recent years from surrounding housing development and logistics warehouses within Omega site. The opening of the M62 junction (junction 8) at Burtonwood has also seen a huge amount of traffic passing through the village. Burtonwood has effectively become a “rat run” for passing traffic.

The roads which directly relate to the proposed development are already congested and this proposal will furthermore exacerbate the situation. In particular Green Lane and Phipps Lane have huge traffic related issues especially around school times (830-915am and 1430-1530pm). Just recently in the Warrington Guardian newspaper, the children of the Burtonwood CP school supported by Head teacher and local councillors, have appealed about the safety around the school roads! However this proposal will again significantly worsen a current critical traffic situation. I am in fact amazed that this site has been even been considered. There has definitely not been significant investigation/assessment into the traffic issues at these key busy times. It surprises me that no children have been injured as a result of volume of traffic and parking issues. Green Lane effectively becomes a one way road at the school times noted above.

The wider issue continues to worsen for Burtonwood with the already noted passing traffic added to this the developments at Vulcan village, Common road, Reginald road, Earlestown and the ever expanding area south of M62 on the Omega sites.

In relation to services and amenities, Burtonwood has already limited services and a further development will only worsen the current situation. The two GP surgeries are only open for limited times and Patterdale Lodge surgery in Clay Lane has in the last 6 months stopped opening on Thursdays and Fridays because of staffing issues (which is an ongoing nationwide problem). There are extremely limited council run leisure facilities within the village. The Pavillion on the recreational area on Clay Lane is due to be demolished imminently. As a result of this the longstanding Burtonwood Albion Football team has disbanded as they do not have sufficient facilities. The only council run amenities in the village are the library and two children's play areas.

Greenbelt

Why has this site been chosen as it is clearly greenbelt land and has provided arable crop for numerous years? The field had never been left fallow [REDACTED]. There are numerous brown field sites areas within the Warrington borough which should be used for development prior to the release of greenbelt in keeping with central government policy. On a recent search of the brownfield register it highlighted that within the Warrington borough there are 129 brownfield plots covering 230 hectares. Warrington borough council have clearly not investigated the use of brown field sites thoroughly. This site has become available for development due to the offer from Northern Trust (land owner) to offer this as a development site. The proposed area is an attractive site for a developer to build on but surely the appropriate brown field sites should be exhausted before using greenbelt land.

Within Burtonwood village there are two sites that I am aware that are available for development and planning permission has been approved. The first site relates to the junction of Chapel lane and Phipps lane which originally had the Bridge Inn and Elm Tree public houses situated on them. These properties were demolished approximately 5 years ago and the land has remained derelict since then.

Adjacent to this site there is development area available at the front of the industrial estate on Phipps Lane. Also the former car park of the Chapel house public house where planning permission has been granted for apartments.

These sites may not be as attractive to a large developer to build on however these should be clearly considered before green belt is used.

Environmental Issues

If the proposed development occurs then there will be further devastation to the environment around Burtonwood as has already happened due to increased traffic as noted earlier. The air pollution has significantly increased in Burtonwood in recent years and will be exacerbated further with this proposed development. [REDACTED]

[REDACTED] I am more than aware of the effects that air quality can have on pre-existing lung conditions such as COPD and asthma, there is also increased incidences of Cancer related deaths and general reduced life expectancy in polluted areas. This development will have detrimental effects on the environment where residents and wildlife habitat.

The proposed development site will devastate the natural wildlife which habituate on the site, including rabbits/hare frogs, newts and numerous species of birds and foxes to name a few.

I am not totally adverse to development within Burtonwood however these should be of the scale of development in Burtonwood in the last 15 years. Examples of these include The Brambles and Ollerton Park. The sites already available within Burtonwood would suite these size of developments.

In conclusion I feel very strongly that the site for development is reviewed urgently before significant irreversible damage is caused to the greenbelt and to the community village of Burtonwood. I am extremely concerned for the future of Burtonwood as a village community surrounded by beautiful Greenbelt land and I feel passionately that it should remain protected from future large developments.

I would be extremely grateful if my concerns could be considered by the governments independent inspector.

Yours sincerely

Gareth Owen