

Name John & Pauline Speakman

Email [REDACTED]

Address [REDACTED]

**Representation:** We do not consider the Draft Local Plan to be Legally Compliant (1)

The Council's Statement of Community Involvement (2016) intends to promote effective participation in the planning system. Yet many residents are unaware of the publication of the Draft Local Plan, its full content and how it affects them .

Recent discussions with residents in Burtonwood and Collins Green show that high numbers were unaware of proposals to build at least 160 houses on Green Belt land in Burtonwood. This was the case until at least the middle of May when a group of local residents began to distribute information throughout the community. A show of hands at a hastily arranged public meeting of more than 200 people on 23rd May indicated that at least 75% had no knowledge of WBC's letter of 26<sup>th</sup> March.

While this lack of awareness might be attributed, in some cases, to non-delivery, it may also reflect the manner of delivery: by hand, to an address with an un-named occupier (Dear *blank*) and without a heading.

Failure of the Council to take all reasonable steps to notify residents contravenes Regulation 19 of the 2012 Local Planning Regulations and its own SCI: (para 2.11) "Once a Local Plan Document has been prepared, the Council will publish the document and conduct a period of consultation. This will last for 6 weeks..."

Furthermore, in line with the Local Planning Framework , the Council's SCI acknowledges (para 1.23) that Local Plan Documents can be concerned with several different levels of planning, ranging from issues that relate to the whole of the Borough, through to proposals that apply to smaller areas, or site specific allocations of land. It goes on to talk of Targeted Community Involvement: where "in relation to specific topics, involvement is targeted at groups involved in/affected by their delivery or implementation". The Council has failed to involve the community directly affected by the proposed removal of Green Belt Land on Phipps Lane/Green Lane.

Regards

John Speakman

[REDACTED]

Pauline Speakman

[REDACTED]

Name John & Pauline Speakman

Email [REDACTED]

Address [REDACTED]

**Representation:** I do not consider the Draft Local Plan to be Legally Compliant (2)

As part of WBC's Statement of Representations Procedure and Availability of Documents and in accordance with Regulation 19 of the 2012 Local Planning Regulations, a number of documents should have been available for public inspection over the consultation period. These include the Proposed Submission Version Local Plan and evidence base reports and other supporting documents. While these were available as on-line resources, the complete range of supporting documents was not available in the local library.

There was almost total reliance on on-line sources. The consultation events did not provide hard copy of key documents and in-depth queries were handled by reference back to the Council's website. Only so much can be gleaned from websites and a gallery of posters.

The Council's Statement of Community Involvement (para 1.8) lists the benefits of involving a wider range of people throughout the planning process. These include more focus on local needs and priorities, planning decisions informed by local knowledge, and improved understanding of the process. The decision to host all of the events at the Halliwell Jones Stadium discriminates against residents from such 'outlying settlements' as Burtonwood and Collins Green, including hard to reach groups and those without transport. According to the Leader of the Council, the decision to use one venue was taken in order to address expected demand adding that, while this might not be convenient for all residents, it was judged to be the best overall approach.

An assurance that the local parish council has engaged in debate and might be willing to engage and share information with residents about the implications for Burtonwood is misleading. Four residents attended a recent parish assembly to ask for support and help with resources only to be told "there is not a single point of view". At the time of writing, (3<sup>rd</sup> June), we have been unable to obtain minutes of the meeting or of the parish council's response to the Local Plan.

Regards

John Speakman  
[REDACTED]

Pauline Speakman  
[REDACTED]

# PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name John SPEAKMAN

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 1, 2, 3, 4 & 5

Additional Comments

I STRONGLY OBJECT TO ANY LARGE HOUSING DEVELOPMENTS FOR ALL OF THE ABOVE REASONS

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



PLANNING OFFICE, LOCAL PLANNING  
POLICY & PROGRAMMES

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