

Response 794

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: Carol Mayo

Email address: [REDACTED]

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

A local resident who lives in Warrington

A person who works in Warrington

Other (please specify): Resident of Collins Green/Burtonwood

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

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 plan is not legally compliant as there is and was minimum consultation and information, For such important social, economic and environmental developments a single letter of notification is in appropriate. The notification letters received glossed over these issues. In addition there were no direct notices advertised locally in the area i.e. council notices attached to lamp posts as in the case of licences and road works. The consultation process and displays at Halliwell Jones were not compliant as the information displayed was inaccurate and continues to be so. Inaccurate information should not form the basis of any Plan.

Soundness - There has been insufficient attention to "BrownField " sites in the area. This has inevitably resulted in the selection of the Green Belt areas. The neighbourhood is under existing pressures of traffic congestion and pollution, poor and expensive bus services on which I rely, GP/dentists practices under pressure, insufficient school places, local road network liable to heavy flooding and underlying this would be the impact on wildlife which is under threat by loss of habitat. This is especially true as on the surrounding fields there are populations of lapwings, skylarks and garden birds which would be decimated. At a time of climate crisis this Plan is irresponsible. Environmental issues are also major health concerns as reducing access to green spaces will exacerbate peoples' mental and physical health. It is also based on unsound projections - over estimation of population figures and a housing plan which will predominantly suit developers by building luxury homes and the very few affordable/social housing.

The Plan is devised in an ad hoc way - the current infrastructure is under pressure, austerity and further cuts are being implemented .If the Plan is due to come into effect in early 2020 how are we able to cope with these pressures without any improvements to existing traffic congestion/pollution, drainage systems, primary and secondary social/health care, educational expansion, public transport improvements ? Where are the budgets and immediate plans for all of these . It is badly thought out. Neither is it positively prepared, justified or effective - this is not sustainable development.

Duty to cooperate - there is little evidence of this. The developments on the Green Belt area in St Helens are very near to Collins Green and building houses in the Burtonwood area seriously compromises the Green Belt. It is clear that WBC has not fulfilled their duty of co-operating with St Helens Council.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Plan is based on inaccurate data, a presumption of excluding brownfield sites, badly thought out and poorly communicated. The whole Plan needs to be re-assessed to take account of the serious implications for the local environment, wildlife and people.

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.

No, I do not wish to participate at the oral examination

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)

PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name CAROL MAYO

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

The plan is based on inaccurate data and is badly thought out, as it does not ^{fully} consider the implications for the Green Belt and the communities. In addition there was a minimum notification to the public.

The current infrastructure of existing roads, public transport, medical services and school provisions are under pressure and to meet the demands of further development will produce an even higher level of pollution, traffic and demand for services. Impacting on peoples health.

There has been no attempt to explore brown sites, ⁱⁿ rather doing so local wildlife is under even more threat - especially the local skylark population, lapwings which ~~are~~ would be ~~designated~~.

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.

Signature

Date

Telephone

Letters of objection need to be with the Planning Officer before 5:00 pm on Monday 17th June 2019.