

Response 778

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: Susan Thomas

Email address: [REDACTED]

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

Other (please specify):
Family who live in Warrington Area

3. Please complete the following:

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

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.

With the significant changes to Burtonwood as a village, with an extra 160 houses, 300+ vehicles, up to 600 people, we should have consultations held in the village and not in Warrington as public transport is unreliable and sparse from Burtonwood. So duty to cooperate has failed. Warrington is swamped with traffic, pollution and people. Bridge foot is often grid locked, especially if surrounding motorways m62 m6 are congested. You are planning to build 1600 homes off Chester Road! This will only add to congestion, pollution. How can you say this proposal has been positively prepared when it will impact so much on the population of Warrington and their quality of life.

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.

Build the houses on brown belt sites first before using green belt

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:
To feel that we are being taken seriously and listened to. All written communication so far has been automatic email responses, inappropriate replies to emails, just being ignored. This form is difficult to fill in - as you have probably noticed from our answers!

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.

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.

Green Lane - the proposed site entrance to the 160 housing estate! This entrance will open just up the road from Burtonwood Primary School. Green Lane is an unofficial one way street at 9 am and 3.15pm. It is very congested at these times. Please stand at the school gates at one of these times to see for yourself . Then imagine 300+ extra cars, is this not a disaster waiting to happen - a child's life!

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:
as before

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)

From: [REDACTED]
To: [Local Plan](#)
Subject: Proposed build of 160 houses in green belt land in Burtonwood
Date: 04 June 2019 09:38:42

Address - [REDACTED]

To whom it may concern,

Representation : I do not consider the Draft Local Plan to be Legally Compliant

After attending a residents meeting in Burtonwood, on 23rd May, we were made aware of the proposed build of 160 houses on green belt land in Burtonwood. This is deeply concerning due to many points: increase in traffic, air pollution, loss of wildlife, to name just a few.

Another concern is that apparently there was a letter distributed dated 23rd March, outlining the draft local plan, We do not recall ever receiving such a letter! It certainly was not addressed to us. There has been no consultation meetings held in Burtonwood with regards these houses which is disappointing as the Council's statement of community involvement (2016) states it will promote effective participation in the planning system.

Also, 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.

The lack of consultation with Burtonwood residents makes it impossible for us to make our voices heard before the dead line of 17th June, and therefore request an extension on the deadline date.

Thank you in anticipation of your help in this matter

Regards

Sue and Paul Thomas

PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name Susan Thomas

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

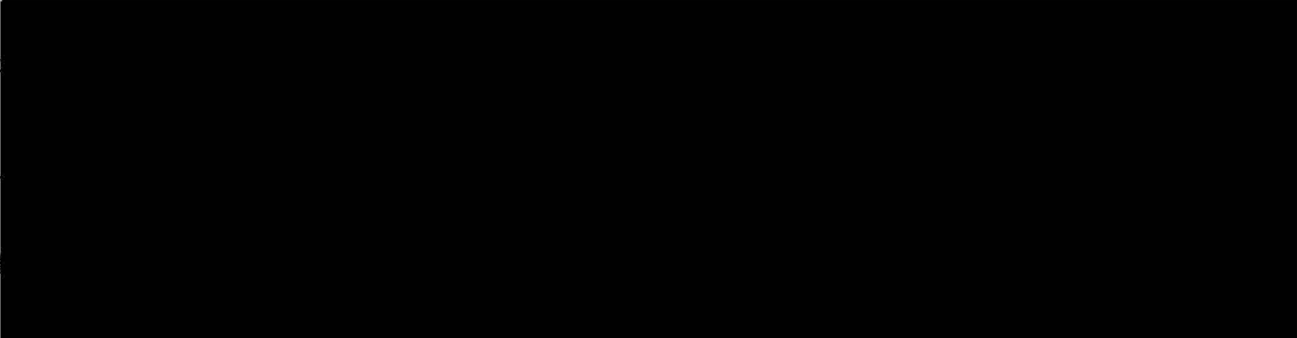
Before you pass this application, stand at the entrance to ~~Green~~ Burtonwood County Primary School, Green lane at 8.50am on a school day & take in the ~~chaos~~ chaos of traffic & vulnerable children walking to school. Now visualise 300 extra cars !!

We are waiting 2/3 weeks for doctors appointments now, imagine another 150 families added to their register.

Both schools are struggling financially - are there any plans to support them finance additional intake?

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.

Signed _____
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: OS1 Burtonwood
Date: 17 June 2019 16:39:17

To the Planning Officer,

Please take note of the following and our request for an extension of the consultation process OS1 Burtonwood.

Some of the key information provided by WBC about the proposed development of 160 houses in Burtonwood is wrong. The mistake is due to confusion over the difference between a site and a field. Residents have been told on numerous occasions that, "one site is being suggested by the council, that is the field at the junction of Green Land and Phipps Lane. The council say that the field is **too big** for 160 homes and so **only half of it** would be needed (emphasis in the original). The other half would stay in the green belt." (Letter from Councillors Mitchell and O'Neill to residents, 11th June 2019).

Site 1654 is comprised of two fields, as can clearly be seen in the Settlement Proformas/Site Selection, 27th November 2018. The site runs from Phipps Lane to Lumber Lane. The site was considered to be too large. It was therefore recommended that half of the site is taken forward. In other words, **one whole field**.

This misinformation has been repeated over and over again by council representatives in spite of residents' attempts to have it corrected. The confusion between a site and a field is repeated in the information posters on policy OS1 Burtonwood as displayed at the consultation events at Halliwell Jones Stadium.

We are therefore demanding an extension to the consultation process so that the residents of Burtonwood can form judgements based on correct and not misleading information.

Kind regards

Sue Thomas