

Response 787

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: Jeanette Penketh

Email address: [REDACTED]

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

A local resident who lives in Warrington

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.

Draft Local Plan (as a whole)

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

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

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each). If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'. If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: JP objection warrington bc .pdf [REDACTED]

You have just completed a Representation Form for Draft Local Plan (as a whole). What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)

Objection to proposed housing scheme Green Lane Burtonwood Warrington by Jeanette Penketh of [REDACTED]

I would like to put forward my objections for the proposed development of 160 homes on the land bordered by Green Lane, Windsford Drive and Rushton Close

- This land is valuable green belt and should stay undeveloped to protect wildlife.
- Using greenfield sites goes against the principles of their creation and importance in preventing urban creep.
- Climate change will be accelerated with more urbanisation and Warrington Borough Council should be the driving force of putting the health and well being of its residents ahead of the profits of the house builders and property developers.
- Sufficient brownfield sites exist within the borough these should be redeveloped first and foremost.
- Brownfield sites are profitable to redevelop but the easy option is greenfield site to increase profits. Warrington borough council should be working to make a better place to live by utilising unsightly brownfield sites whilst protecting the integrity of greenfield sites which left undeveloped benefit the greater rather than the few if destroyed.
- Fiddlers Ferry is an ideal brownfield site that can be redeveloped to meet all the varying requirements of housing required to support Warrington whilst preserving our precious Greenbelt.
- This local development plan is giving priority to developers and is putting profits ahead of any other considerations and at the expense of local communities.
- The proposed 160 home development will increase cars numbers by at least 320 as all new homes have to accommodate at least 2 cars.
- Light pollution, noise, damage to the environment will be an unwelcomed by product from this development.
- The village infrastructure is not capable of taking such an increase of cars and will increase the poor air quality already being seen in Warrington.
- The proposed developments in neighbouring Bold St Helens will also put the Village infrastructure under even more strain and increase air pollution too.
- The development is not in keeping with the village. As the village has developed new house building has been small and more in keeping with the village. This proposal is too large for this village and the negative impacts far outweigh any positives to the current residents of Burtonwood.
- Burtonwood does not have the basic facilities of Doctors', dentists, transport links, school places to accommodate the current population never mind 300+ new residents.
- The last new build development was Rushton Close which is a badly designed development at the expense of its new residents and the existing community and surrounding areas by the developer putting far too many properties on a site and the same mistakes are being illustrated in this plan by increasing property numbers to make site more viable.
- The precedent of being able to use the two adjacent sites without further consultation to then build further homes on is not acceptable and again only benefits developers as a land grab exercise with no tangible benefits to the village and the community.

- Continued reports saying that Omega is only generating low income jobs and with plans to expand Omega, why is it not a condition for these developers to facilitate social, low cost and affordable housing through housing associations and housing charities at sites adjacent to Omega?

These sites have been identified in the proposed request for sites but have been discarded in order to benefit property developers. Property developers are being enabled to be the beneficiaries by building more profitable large “executive” homes and therefore higher council tax revenue streams for Warrington borough council. By utilising these identified sites this would also reduce its impact to the surrounding area, decrease pollution by workers being able to walk or cycle to work and reducing the impact on already congested roads in and around Warrington and provide quality housing to suit the requirements of communities and promote local workers for local jobs.

- This draft local plan is not balanced with information not being in the public domain.
- Plan is un balanced and favours property developers.
- Viability is based on profitability in favour of the property developers and house builders and not taking in to consideration the considerable negative impact these developments will have in the short medium or long term.
- Figures used to justify the numbers are new homes required are incorrect, unfounded and unjustified and further consultation is required to get more accurate and informed data which should be driven by housing charities, local communities and not solely by property developers and house builders.
- The consultation process has been unbiased towards more technically savvy people and not taking into consideration the communities it is affecting and the difficulties people have accessing this information, the volume of the information and the location of the open days
- Finally the plan doesn’t meet four of the criteria for release from Green Belt – to check the unrestricted sprawl of large built up areas, to assist in safeguarding the countryside from encroachment, to preserve the setting and special character of historic towns and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Name Jeanette Penketh

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.

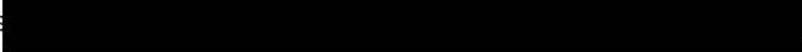
There was almost total reliance on on-line sources. The consultation events did not provide hard copy of key documents and in-depth queries were handled by reference back to the Council's website. Only so much can be gleaned from websites and a gallery of posters.

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, (3rd June), we have been unable to obtain minutes of the meeting or of the parish council's response to the Local Plan.

PROTECT OUR GREENBELT AND SAVE OUR VILLAGE

Name Janette Penteth

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 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.

From: [REDACTED]
To: [Local Plan](#)
Subject: Re: Local Plan & Proposed Development of Green Belt Land in Burtonwood (Phipps Lane)
Date: 16 June 2019 17:37:12

To All Concerned.

Planning Policy & Programmes Team (email) [REDACTED]

Cllr. Russell Bowden, Council Leader (email) [REDACTED]

Chair of Development Control (Planning) Cllr Tony McCarthy
(email) [REDACTED]

Cllr. Cathy Mitchell (email) [REDACTED]

Cllr. Terry O'Neill (email) [REDACTED]

Re: Local Plan & Proposed Development of Green Belt Land in Burtonwood (Phipps Lane)

You are no doubt aware that Fiddlers Ferry Power Station is situated in Warrington, the address being, Widnes Road, Warrington WA5 2UT. This Power Station will be completely closed by [31st March 2020](#).

This site was not considered for inclusion in the Local Plan. It should now be included and the Local Plan revisited.

The site is Brownfield and is a huge site which could easily be developed thus fulfilling your requirement to build more houses in Warrington.

Burtonwood Parish Cllr. Cathy Mitchell stated (at a recent surgery at Burtonwood) that Warrington Borough Council wanted to develop a large site rather than the infill of pockets of Brownfield land.

Now is Warrington Borough Council's opportunity to fulfill it's obligation to the Government to build more houses and for Warrington Borough Council to LEAVE GREEN BELT LAND ALONE. As stated by the Government "Green Belt Land should only be used as a last resort and only in exceptional circumstances".

Kindest regards.
Jeanette Penketh

[REDACTED]