

Subject:
Date:

Re: Local Plan and Proposed Development of Green Belt Land in Burtonwood (Phipps Lane/Green Lane)
17 June 2019 10:03:43

We are writing to voice our concerns and objections to the proposed use of Green Belt land to expand Burtonwood village. There are several reasons we object:

- Firstly, we do not believe the information provided to each household was appropriate or adequate to provide an informed view.
- Having reviewed the proposed (initial) scheme for 160 houses, calls into question how much further expansion will follow (we are not assured that this development will be the only one to 2037 – the site adjacent; and the fields between Green Lane to Collins Green will be next – creating exactly what the Green Belt is designed to protect against – urban sprawl that conjoins villages).
- Resident have been told on numerous occasions that, ‘one site is being suggested by the council, that is the field at the junction of Green Lane and Phipps Lane. That this field is too large for the 160 houses proposed, so only half of it would be used, the balance being retained as Green Belt (letters received from the residents 11th June 2019 refer – signed by Councillor Mitchell and Councillor O’Neill). Our understanding however, and one that has been pointed out on several occasions, is that Site 1654 is comprised of TWO fields, the one being proposed for development, the other retained as Green Belt? There is consistently misleading information pertaining to the use of the terms site/fields.
- Green Belt land should (even by the governments own statement) be used as a means of last resort and only ever in exceptional circumstances – there are ample brownfield sites in and around Warrington.
- We hear that developers ‘don’t want to use brownfield/infill sites.’ Of course, they don’t, its hard work remediating land and they will provide smaller pockets of property – impacting on their profits. We all recognise that a nice open field will yield easier access and greater returns.
- Indeed – you must be aware that the Fiddlers Ferry Power Station will be closing completely by end March 2020, this area has not as yet been included in the Local Plan – but offers exactly what developers (& as Councillor Cathy Mitchell indicated at a recent Burtonwood surgery) require – a brownfield site large enough for a profitable development. Adopt Fiddlers Ferry site as it satisfies the key requirements, is on a good road network, large enough for the next ‘Chapelford’ style mix of residencies, including a school; shop; pub; medical centre?
- No assurance that the houses being proposed would satisfy the local need for affordable housing, our children and grandchildren want to stay within the village, but 3, 4 and 5 bed executive homes at £3-400k will be well out of their reach. A small proportion of residents ‘might’ be able to move up and release housing stock –

but this is not the answer.

- Access from Green Lane is proposed, this is a small country lane, speed restriction of 20 mph imposed and at either end of the school day is packed with parked cars. To the extent that residents and the community bus have struggled to get past. I'm pretty sure therefore that it could hinder access to emergency services. Is there a highways proposal to widen Green Lane? We believe this must be a prerequisite. Please advise the Highways Plan that supports this proposal.
- The roads into and out of Burtonwood are narrow, winding and in the main without footpaths, do these form part of the Highways Plan to upgrade to accommodate an increased traffic to and from the village? Traffic calming measures have already had to be introduced to accommodate the current traffic volumes. Please advise the Highways Plan that supports this proposal.
- We have two very part time medical facilities in the village, are there plans to increase this provision to accommodate an increased occupancy? Please advise.
- The Co-op is the only retail shop facility – ditto, will more shops be encouraged or be brought into any expansion deal? Please advise.
- Can the schools accommodate increased patronage? It may be that some of those from outside Burtonwood currently (we know several families travel to Burtonwood Community School already) are sacrificed in order to accommodate increased local demand? Please advise what impact this will have and any proposal on enrolment criteria to accommodate the new demographic.
- As an absolute minimum, there needs to be an extension to the consultation process, this would also allow WBC to consider the Fiddlers Ferry option to satisfy the increased housing obligation and to answer residents concerns around the proposal in Burtonwood indicated.

Regards,

Mr Gerald White; Mrs Janet White, Mr Peter Beverley; Mrs Christine Beverley [REDACTED]
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