

From: [REDACTED]
To: [Local Plan](#)
Subject: LOCAL PLAN
Date: 14 November 2021 09:50:10

Mr Brendan Egan

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14 November 2021

Dear Sir/Madam

It has come to my notice that even though Burtonwood has been taken out of the Local Plan it is still necessary to register my objection due to the fact that the developers could still push it through, therefore:

I wish to strongly object to the proposed plans to build 160 houses on Green Belt land to the rear of Phipps Lane adjacent to Green Lane in Burtonwood for the following reasons:

There will be a significant increase in traffic along Green Land and Phipps Lane, which will increase the likelihood of more accidents. Children also walk along these lanes to get to and from Burtonwood County Primary School which is heavily congested at pick up and drop off times with vehicles parking on either side of the paths on Phipps Lane and traffic struggling to get through. Wagons also travel along Phipps Lane to enter the Industrial Estate. The increased traffic through the village will also cause congestion at M62 junctions 8 and 9.

The proposed build is to the rear of my property, we have not been shown any plans on how the build will look, how close it will be to residents properties or how high and overlooked the houses will be. Building on this land will result in a serious loss of amenity for us, instead of looking out onto the glorious fields, hedgerows and trees we see now, we will be greeted with the sight of a housing estate. This will have a serious effect on our mental wellbeing.

The proposed site is prone to flooding and subsidence and any excavation work could have a serious adverse impact upon the stability of existing structures nearby including a listed church building.

There is no proper assessment of the area's ability to accommodate additional development. There is no supporting infrastructure for this amount of housing. The increased population will put a significant strain on resources such as schools, Doctor's

surgery etc.

There will be an increase in air pollution for which Warrington is already one of the worst areas in the country.

There is no justification for the predicted growth in housing need in Burtonwood. The demographic database is unsound, figures for predicted household and population growth are inflated. The proposed development would significantly alter the fabric and character of the village.

It is unacceptable to consider Green Belt when there are areas of brown field sites in Warrington. The National Planning Policy Framework (13. Protecting Green Belt Land) states: should be able to demonstrate that it has fully examined all other reasonable options for meeting its need for development. I believe the council has not done this.

The build would have a devastating effect on wildlife. It is home to frogs, toads, birds, newts, field mice, rabbits, foxes, hedgehogs, insects etc., all who depend on it for food and shelter. The Government's Climate Advisors have said that almost three billion trees must be planted by 2050. A fifth of farmland must be turned into forest, peatland or used for biomass crops and 200,000 miles of hedgerows will need to be grown to end Britain's contribution to global warming. By going ahead with this development the council is contradicting the Government's own policy. I also consider the proposed development to be a direct contravention of the following objective: 'Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to wildlife habitats.

The plan involves loss of versatile agricultural land/loss of income for tenant farmers.

Most constituents of Burtonwood are unaware that the proposals could still go ahead even though Burtonwood has been taken out of the plan according to a planner at a Local Plan Event.

I chose to live [REDACTED] because of the Green Belt surrounding it, it is well documented that there is a definite link between green spaces and mental wellbeing. To look out across the fields is so uplifting, to think that I would be looking out onto a housing estate that looks directly into my rear garden is very worrying and stressful. I hope that you will take my points into consideration and that you make the right decision to protect the Green Belt in Burtonwood.

Yours faithfully

Brendan Egan