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Subject: Proposed housing development off Red Lane, Appleton

Dear Sirs

I have recently been informed that there has been a planning application put forward that I would like to raise an objection to. However the Warrington Borough Council website seems to be impossible to navigate, so I am sending this e-mail in the hope it can be forwarded to the correct people.

As shown on the attached photo in the highlighted areas, there has been a planning application submitted which covers a development of nearly 500 houses in the area surrounding Red Lane in Stockton Heath.

I feel that this is an entirely unsuitable proposal for a wide range of reasons and would raise the following observations:

The road infrastructure in the area is already unsuitable for the volume of traffic it has to deal with and the threat of a further thousand or so cars in the area is untenable. The bridges involved - Red Lane and Hough Lane bridges, are totally unsuitable already and would not be able to accommodate an increase in the scale that would be likely. There is already huge existing pressure on the roads locally from visitors to both the Sports Club and Walton Gardens and adding to this burden this would be a step too far.

This is an area of green belt land that is currently being farmed and which is a haven for wildlife. These would be huge losses which could never be restored, in a town that has already seen a significant loss of its surrounding farmed land. Is Warrington to be just another metropolis where farming just happens to other people?

There is also the impact on people visiting Hill Cliffe/Fox Covert cemetery to take into account - is it appropriate to make those visiting the cemetery overlook building works for years, and what restrictions would this impose if the cemetery has to grow in time to come?

The area outlined off Red Lane is heavily sloped leading up to Hill Cliffe, and it is an important drainage resource that provides the area safety from flooding. The water table for properties that abut the canal is already high - and the covering of such a sensitive area in housing (regardless of any lip service to SUDS or similar) leaves properties in unnecessary risk.

Stockton Heath village and the wider area already feels overwhelmed - a huge expansion in the local housing stock would only exacerbate the issue. A huge loss of a valued local amenity,

