

[REDACTED]

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Subject: Proposed development - Red Lane, Appleton

I write to register my strong objection to the proposed development of agricultural land off Red Lane, ref R18/105.

This is obviously an attempt by the land owner to cash-in on the land value.

[REDACTED] and the volume of traffic currently using this route to bypass Stockton Heath is far too high, particularly at morning and evening peak times, with queues either side of Red Lane canal bridge, and at the single file bottleneck at Birchdale Road. To build an access road from the proposed development and introduce an additional large volume would make Red Lane impassable, and I don't believe the requisite sight lines are achievable.

As for Birchtree Farm proposal R18/003 – this property has a history of ignoring planning requirements, with developments which were built 20 odd years ago without planning consent only just becoming occupied.

There are numerous development sites in the area, but I don't see anything from WBC about how they plan to improve/expand local amenities to cope with the extra demand – schools, shops, medical facilities, parking etc. Stockton Heath is already beyond saturation point. The road network is deteriorating rapidly. For example Whitefield Road looks as though it's in a 3rd world country.

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