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I am writing further to the plans to develop a huge housing estate adjacent to Red Lane in Appleton.

I consider that this is a near-negligent proposal on a very small area of land.

In practical terms, this land is bordered to the south and north by a large cemetery and a canal, which makes access points only available from the west and east. On the east side (Red Lane itself) this road is already at maximum capacity with a single track narrow bridge over the canal providing access at the north end and 2 further points to the south where the road narrows to allow only single way access. To put access for 450 homes on this side would cause untold congestion. On the west side any access would have to be created over huge swathes of green belt in order to bring traffic in from the Daresbury Expressway and I believe is simply out of the question.

In addition, this area is in an elevated position over Walton and any development would almost certainly bring a huge flood risk to the residents of Walton and Stockton Heath, particularly with the 3 waterways of the Ship Canal Bridgewater Canal and Mersey all close by.

This development must simply not go ahead and I implore the Council to consider this extremely seriously.

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[REDACTED]