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To Warrington Borough Council Planning Dept

cc: [REDACTED]

I understand that there is a proposal to build 495 houses on site R18/105 (beside Red lane near Hillcliffe) and that consultation closes tomorrow on 12th September.

I would like to object on the following grounds:

1) I understand that this is greenbelt land and I disagree with statement in "*Warrington Borough Council Local Plan Site Proformas - South Site Proformas for Call for Sites Responses and SHLAA Green Belt Sites July 2017*" that it makes only a "weak contribution" to Green belt. I have walked through and enjoyed the site for 30 years and it is an important oasis of countryside. It is used by wildlife including kestrels (RSPB Orange status) and I believe that there is a badger sett at Hillcliffe which is or adjacent to this land (the badgers from the sett are welcome visitors to my garden in - Other wildlife is regularly seen in the area in winter including, for example, redwing and fieldfare (both red status). This is an important site for endangered wildlife and should not be destroyed for housing.

2) Traffic. 495 houses will have about 1000 cars (based on the average of houses in nearby - where I live, where each house has between 0 and 4 cars, averaging 2 per dwelling.). If 75 for work or school between 7.45 and 8.45 then there will be an extra 750 cars trying to use Red Lane which is already crowded at that time by those using it as a route to take children to school at Bridgewater and St Matthews. 750 cars/hour means 12 or 13 per minute which in my view will lead to significant congestion in Red Lane. Red Lane has a narrow bridge over the canal and a narrow section of road between Kingsley Drive and Birchdale road, both of which allow traffic in only one direction. The exit from the proposed development appears to be down the central bridleway which brings traffic out in the area between these 2 single lane bottlenecks, forcing all traffic movements from R18/105 to pass through one or other of them. My experience is that many drivers already ignore the give way sign at the narrow point between Kingsley Drive/Birchdale Rd when their patience is exhausted after waiting for a stream of traffic - 12/13 cars/minute more will increase traffic at peak times beyond the scope of the road and bridge to handle it.

3) Local services- is there a study to show where the extra school places, doctor's surgeries etc. will come from? It is already hard to get through to Stockton Heath medical centre for an appointment. 495 houses will add over 1000 more people to local doctor's lists- I see no evidence of these problems (schools, doctors etc) being addressed in the development proposal for R18/105 and until I see a commitment to make additional provision for local medical and educational services alongside new housing I believe that extra housing on the scale proposed here cannot be considered a realistic option wherever it is sited in the local area.

regards

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