

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Proposed development at junction Holcroft Lane and Warrington Road  
**Date:** 09 November 2021 19:19:34  
**Attachments:** [IMG\\_1518.jpeg](#)  
[IMG\\_1526.jpeg](#)

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Hello,

With regards to the proposed housing development in Culcheth OS 2 Culcheth, I would like to make some observations and have attached some photos!:

As you know Warrington B C have been working with the Glazebury/Warrington Road Action Group to control hgv numbers, attempt to control speeding which is a major, as yet unaddressed issue, look at making the extremely narrow pavements somehow safer and to reduce air pollution caused by large concentrations of standing traffic.

The addition of 200 houses will have a negative impact on all the above as it will include I would estimate a minimum of 300 extra cars using the local roads.

The round about at the junction of Holcroft Lane and Warrington Road is a major bottleneck in the mornings and the extra cars from this site will make the issue much worse.

As it is Warrington Road between the High School and the Greyhound roundabout is solid with standing traffic between 730 am and 9 am southbound and between 430 and 6 pm northbound, ie the traffic concentrations are at least back to pre Covid levels and an extra burden caused by this estate will:

Make traffic jams worse

Increase particulate atmospheric pollution being breathed in by the large number of school children walking to school.

I am not averse to new housing, but feel that all too often the infrastructure is not fully considered, eg:

Has school capacity been looked at?

Parking in Culcheth is chronically deficient-are we getting more parking?

What about nhs capacity-as it is getting a doctor's or dentist's appointment is to say the least difficult.

Drainage problems exist as things stand-the house belonging to a friend of ours in the village has been flooded twice over a 6 week period due to inadequate drainage.

Are the houses going to include a significant amount of low cost housing for first time buyers so that LoCAL young people can stay in their village??ie no offsetting through extra levies being paid by builders to the Council.

My feeling would be that as well as all the above being addressed, the Council need to look at the feasibility of a bypass for Glazebury and Culcheth AND provision of our own railway station which would negate some of the traffic problems.

I hope you find these comments constructive?

Rupert Rees

[REDACTED]

I have included some photos of traffic at the above times and a G drive link to a video too:

Inline image



Inline image

[https://drive.google.com/file/d/1094H\\_VjA51r\\_rDHvfGon1xq7GZC77Ea1/view?usp=drivesdk](https://drive.google.com/file/d/1094H_VjA51r_rDHvfGon1xq7GZC77Ea1/view?usp=drivesdk)

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