

**APPLICATION REFERENCE 22/00423/OUTEIA HALE GATE ROAD,  
HALEBANK**

**Final date for objection 11 June 2023**

As many of you will already be aware Howarth Group have submitted a planning application to Halton Borough Council for an access road between Hale Gate and Halebank Road in relation to the construction of 498 new homes in Halebank.

The Parish Council have instructed their Planning Consultants Landor to submit an objection to Halton Borough Council on our behalf. However, the more objections submitted the better. To assist with your objection, we have created a list of valid reasons to object. You can include as many as you feel are relevant to you.

Responses must include a name and address as anonymous representation can be disregarded.

You can email a letter of objection via [dev.control@halton.gov.uk](mailto:dev.control@halton.gov.uk) or send by post to Halton Planning Department, Municipal Building, Kingsway, Widnes, WA8 7QF.

Comments can be made online at <https://webapp.halton.gov.uk/planning/apps/index.asap>.

Suggested opening - "I wish to object to the proposed development at Hale Gate Road and request that the application is refused by Halton Council for the following reasons..."

Any objections relating to the school could be qualified with, "my child/grandchild attends Halebank Primary School, and I am responsible for taking them to and from school... (if true)

- The application is only for a new road and does not explain how the houses, new school, and local shops etc will be located and built.
- It does not make sense to build a new road with no other development.
- The application does not provide any new areas of open space, only a road.
- The application does not include any new tree planting, only a road.
- We do not need a new road which joins Halebank Road and Hale Gate Road.

- I am very concerned about the noise, traffic, dust and vibration impacts and length of the construction period.
- The development is supposed to provide compensatory improvements to the Green Belt to improve its quality and accessibility and to offset the negative impact of the site being removed from the Green Belt. No compensatory improvements are being offered.
- The proposed road cuts across a public right of way.
- The proposed road requires the removal of large areas of valuable hedgerows and trees which are not being replaced and will be lost forever.
- The trees and hedgerows provide habitats for many wildlife species.
- The proposed road creates a bypass which will have an urbanising impact on Halebank which is a small village.
- The new road will encourage more traffic in Halebank.
- The additional traffic will have a negative impact on air quality.
- The application site does not match the site allocated for development in the Local Plan. Some areas have been excluded and there is additional land still in the Green Belt which the developer wants to build on.
- The new school is in the wrong position. It is supposed to be on Hale Gate Road where it will be accessible to existing residents, especially those who rely on public transport.
- The location of the new school is not convenient for existing residents in Halebank as it will be embedded in a housing estate where it is not accessible.
- It is not appropriate that the developer is deciding where to put the school which is for the community and the local authority will be building and paying for it.
- The school playing fields project into farmer's fields which are still in the Green Belt. This is not acceptable as the site allocated for development has already been lost from the Green Belt. There will be further unnecessary erosion of the Green Belt.
- The parameters plan does not include enough open space. There should be open space around existing houses to provide a buffer to the new housing estate.
- The parameters plan does not include enough open space. There should be open space close to existing houses so that it is accessible to existing neighbourhoods and the local community.

