

#### Sustainability Summary for Site 4020 (HG2-4)

Hawkstone Avenue/Hollins Hill. Sentences you could use in your objections.

- 4020 is a quality Green Belt site that is designated in the 2006 UDP as Special Landscape Area.
- 80 houses would completely change this special area landscape and local distinctiveness. The area sits between the Tranmere Park Garden Village Conservation Area, and the Park Gate Conservation Area, and is an important setting for both.
- This will be urban sprawl, new housing would join BD17 to LS20.
- It is an agricultural site, a working farm involved in food production. Hollins Hill Farm (next to the site/farms the site) is a Grade 2 listed building built 1720. It is 59.12m from the farmhouse to the boundary of the site. The farmer is a Meat Farmer whose business would be severely impacted.
- There is NO ACCESS. There would be serious issues with access / egress and highway issues associated with A6038 Bradford Road, Hawksworth Lane and Park Road.
- Building on the land would cause houses to lose their views. New houses would tower over Hawkstone Avenue due to the incline of the land of site 4020. This causes a serious visual intrusion for existing residents due to very undulating nature of the site – there is an approximate 7metre difference from Hawkstone Avenue to the wall on Hollins Hill across the centre of the site. There is an approximate 13metre difference in levels from Park Road to the public footpath end of the site.
- Flooding issues.
- Loss of wildlife. Wildlife/Birds present at the site - Stone Curlew, Grey Partridge, Lap Wing, Redshank, Red Kites, Snipe, Heron, Woodpecker, Hawk and also barns by the farmhouse need to be assessed.
- A 55kv overhead line runs through the site.

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