



Re: Planning Proposal R18/127 & 115 Parcel CR4 SHLAA Ref 15231

Dear Sirs,

We wish to object to the above planning application in the strongest terms. This is the proposal to build over 200 houses by Peel Holdings off Lady Lane, Croft. Our reasons for objection are as follows:

1. The proposed site is green belt. The development will cause considerable environmental damage. Common Buzzard nests in the wood, and Lesser Spotted Woodpecker has been recorded as nesting on the proposed site. A full independent environmental survey needs to be undertaken.
2. Croft has no shops and a deteriorating position in terms of access to wider services, such as libraries.
3. The surrounding road network is inadequate and already overloaded. It can currently take up to twenty minutes to exit Croft at Lords Lane and Cross Lane at peak times, forcing residents to effectively be unable to get to work, schools and access other services.
4. The proposed site has no local public transport. There appears to be no equality impact assessment included in the proposal that takes account of the needs of disabled and older people.
5. Despite investment in 'high speed fibre broadband' by BT, the experience of most people at the end of Croft where the development is proposed is that it is hit and miss whether it works at all, and at best is grossly inadequate. Repeated intervention by BT has made no difference.
6. Croft is blighted by planning decisions by Government. HS2 is about to cause huge damage to the village, with no attendant benefits for residents. A further significant planning proposal at the Smithy Brow end of Croft will add to the aforementioned problems with services and transport access.
7. The proposed conversion of existing cul-de-sacs into through roads is unacceptable from a public safety perspective. This presents a significant risk to children because of through traffic and is likely to increase numbers of those killed or seriously injured on the affected roads.
8. Croft has no doctor, no dentist or other medical services. The only way to access such services would be to travel, putting further pressure on the road infrastructure.
9. There seems to be no assessment of pressure on other services, such as schools, nor any reference to the cumulative effects of other proposals that could have similar impacts.

As you are aware, under National Planning Policy Framework requirements Green Belt can only be released under "very special circumstances". We would like to understand why Warrington Borough Council believe this high standard has been met with this speculative and ill-thought out proposal.

We ask that Warrington Borough Council consider these objections seriously, and should not, in any event, consider granting these proposals without referring the matter to a planning inspector.

We would ask that this correspondence be acknowledged.

