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Sir/madam,

You are inviting views on development options and I am responding to the proposals for the possible developments in Croft. In particular those that are intended for Heathcroft Stud farm and neighbouring fields.

I have reviewed the proposals put forward by HOW Planning agents on behalf of Belway Homes and Peel Developments.

Whilst it is difficult to argue that some modest development in the village will do not do any harm to the character of the village the proposals put forward very cleverly avoid or even worse down play the impact of traffic in the tightly parked cul-de-sacs in Deacons Close and Abbey Close. The roads may be 5.5m wide but as most homes now possess two car owners in each family, and their drives are too small to accommodate two cars at a time, significant on pavement parking is the result. For Deacons Close the addition of 90 new homes, through the stud farm entrance, will treble the amount of traffic that has to be fed through the tightly parked close. At peak times in the morning and evening rush hours there will be significant increase in traffic feeding through Abbey Close and Deacons Close.

The agents also make much of the access to bus routes and cycle access. However they are probably aware that with fairly affluent property owners in this area that the vast majority will be using their cars to get to work. None are fooled by their line of argument.

If development has to take place in these areas then the council should insist that the developers put forward proposals that provide direct access onto the main routes such as Mustard Lane which is speed restricted to 30mph in any event. Forcing access through the closes of the village is not acceptable.

Regards

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