

[Redacted]

Dear Sirs,

Please find attached Letter of Objection to and Feedback to the following matters: -

- REF: R18/127 & 115 Parcel CR4 SHLAA Ref15231
- Call for Sites proposal by Bellway Homes
- V1 Regulation 18 Public Consultation Notices
- V2 Regulation 18 Public Consultation Notices.

If you are unable to open the PDF for any reason, I copy below the contents of my letter.

Yours faithfully,

[Redacted]

[Redacted]

28th September 2017

Warrington Borough Council
By Email: LDF@warrington.gov.uk

Dear Sirs

**RE: Warrington Local Plan Review/Local Plan Preferred Development Option
Building on Farmland in Croft Village**

I am a concerned residents of Croft village who is disturbed to read about proposals submitted by Peel Holdings and Bellway Homes to build houses on the farmland within Croft Village.

We would like to express our complete opposition to these plans to build on farmland in Croft Parish.

Croft is a small village with insufficient infrastructure to sustain the development of building on this scale.

The road network is already overstretched and further development will stretch the road network to breaking point.

Roads providing access to the developments are minor, small roads and those which are not designed to sustain the amount and increase of traffic that these proposed developments will produce.

There will be a negative and significant impact on the village during construction of the proposed houses. The access and egress to the building sites will impact on the existing community which includes the local primary school.

There is the additional impact on traffic travelling through an existing residential estate, especially via Abbey and Deacons close are not designed to sustain heavy traffic. It is difficult enough already navigating to our property on the existing roads in place.

It has already been documented that there are problems with traffic heading for Birchwood using the B roads as opposed to the A roads and these developments will only make already identifiable problems worse.

There will be disruption to existing services to electricity, water and sewage as well as broadband services.

The developments will stretch the already stretched services of schools, nursery places and doctor surgeries amongst others.

The area is currently located within Greenbelt land and development on such a large scale will have a big and negative impact on the environment and to the variety of wildlife in the area. Greenbelt land should be maintained and protected.

If these proposals are successful, the nature of the existing village will be completely destroyed.

We hope that the Council will seriously take into account the above objections and reject the proposals suggested. There are other brownfield sites which would be more suitable to meeting the housing needs of the borough.

Yours sincerely,





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