

[REDACTED]

---

**Subject:** Ref:- R18/127&115 Parcel CR4 SHLAA Ref 1231

I am formally writing to confirm my objection for the plans to develop the above proposal by Peel Holdings.

### **Peel Proposal**

I have had the opportunity to review Peel Holdings proposal and note that it is their intention to build 200 houses in their development.

Peel Holdings are clearly trying to build as many houses as possible to maximise their profits without considering the damage it will cause to the area.

I would like to express my extreme disappointment that attempts are being made yet again by developers to develop the said piece of land.

However, I note that there were at least two previous attempts to build on this land which is protected by green belt and I am also grateful to note that Warrington Borough Council rejected any previous development plans and I believe they have made the right decision.

### **Area of Croft**

Croft is a small but very beautiful, semi-rural village with some very agricultural businesses.

Croft Riding School is a little horse riding school right at the heart of the croft village. Horses are being ridden daily around the village to give the horses sufficient exercises. But the overdevelopment in Croft could make horse riding in the village too dangerous and potentially forces Croft Riding School to close.

Amenities in the village is very limited, we are currently relying on the surrounding area such as Culcheth and Birchwood. It is clear that Croft is not an area for such substantial development as proposed by Peel Holdings.

### **Gosling Park**

There are examples of other development we can use as indication and guidance.

Gosling Park is the most recent development in Croft.

Firstly, Gosling Park is not built on a piece of land protected by green belt and it was replacing an old, derelict farm building for a housing development.

Secondly, the development was done tastefully and without being over-developed.

However, one would argue that Peel's proposal is the extreme opposite to Gosling Park.

### **Chapelford**

████████████████████ I know the problems with ██████████ and overdeveloped housing estate.

Parking spaces are extremely lacking and it is now constantly causing problems for the Council.

The traffic generated by such housing development is causing their motorway junction to gridlock. It became so bad that the whole junction had to be redesigned and rebuilt.

### **Traffic**

The knock on effect of Peel's proposed development will also add to the current problem in our local area:

- Winwick (outside The Swan)
- End of New Lane towards Risley
- Birchwood Junction M62
- M6 Junction near Croft interchange

During rush hours the above areas are gridlocked due to the sheer volume of traffic. Adding 200 houses/around 400 cars to the road will cause further problems to these places.

Furthermore, people are already using Croft as a rat run so this all only create further problems.

