

13th September 2017

Dear Sirs,

Pleaser find attached my objections to proposed development in Croft. -

- Ref - R18/127 & 115 Parcel CR4 SHLAA Ref 15231

Hoping you can give due attention to objections made and will acknowledge receipt of this document.

Objections to proposed development in Croft . - Ref :- R18/127 & 115 Parcel CR4 SHLAA Ref 15231

Area adjacent Chadwick Ave /Lady Lane

My objections to proposal are as follows :-

Encroachment of Green belt - This area was not highlighted for development in last plan and moreover we had written assurances that this area was not to be considered before 2026

Furthermore an email reply was given to confirm this during the last 2 yrs year.

Decisions by residents of area have been made with these assurances in mind.

The development proposed would overwhelm existing developments.

The principal of the Green belt is that it creates open space between communities.. This development on one side of Lady Lane plus the recent development at Emerald drive effectively would join up the two communities.of Croft and Culcheth as Emerald Drive site backs onto the Fisheries site at Culcheth.

Peel Holdings have spent two years via management of Taylor Industrial Estates creating a barrier at end of Chadwick Ave in order to prevent access of children and dog walkers . It was stated that this was because land was to be used for 'livestock' - this has never happened !

If this activity was in order to claim grants from the EU this land cannot be both classed as Arable/ agricultural land for one purpose and then be claimed as suitable for housing development at the same time.

Also for a small community we have already had a recent development at Emerald Drive (Old Gosling site).

Vehicular access through long existing housing estate inappropriate. Chadwick Ave too narrow for access. All roads through estate already carry too much traffic. With infrequent bus services all households have at least two cars so parking on roads already an issue.

Police have yet to solve existing traffic problems in village especially with knock on effect of making Dam Lane closed to through traffic.

Lady Lane entrance proposed - as this has always been deemed as unsuitable in past surely must be so now with increased traffic.

Farm equipment coming out of this entrance recently nearly caused a serious accident forcing Taylor Industrial Estate who manage field to put in a recessed entrance to field.

Croft has no services , shops, doctors, etc and two schools are greatly oversubscribed. Still assimilating children from new Emerald Close development.

