

2. Road / traffic

- a. The road network in and around Croft cannot sustain the existing traffic volumes, the Peel proposal is for 220 houses, the plan only asks for 60
- b. It is impossible for 2 busses to pass each other on most of the surrounding main roads in the village
- c. Chadwick Avenue is not wide enough to take increased traffic volume. The roads on the existing "Locks" housing estate are classed as 20mph. Any additional traffic would seriously undermine the safety of the residents and small children playing in the area.
- d. Chadwick Avenue is currently a cul de sac, the majority of the residents live in this road for that reason. Any development and proposal to join this road to the proposed link road would undermine the existing rural charm of this road
- e. 220 additional houses would realistically bring in an additional 500 cars to the village, the road network cannot sustain this growth
- f. Croft village is used a rat run in morning and evening commuter periods, the addition of 500 extra cars would only exaggerate this issue
- g. It is impossible to get out of the housing estate side roads onto the main roads in a morning due to commuter traffic
- h. The health and safety exposure of the children walking to the local schools would be vastly increased, this is not acceptable
- i. The bend on Lady Lane adjacent to the Parish Church is dangerous, there have been numerous incidents on this stretch of road. One recently with the farmer managing the land for Peel Holding. This is the same location that Peel are proposing to build the junction for the link road to Abbey close. This is totally unacceptable and dangerous.
- j. The entrance to Abbey Close is on a blind bend and a pedestrian route for children walking to school
- k. The existing road and entrance to the proposed link road at Abbey close is not adequate to take any form of traffic

3. Village amenities and facilities

- a. Croft village suffers from lack of local amenities. It has 3 pubs and a picture framing shop and 2 schools
- b. The peel holdings proposal suggests that Croft has good facilities, there is no shop, Doctors, or any other critical amenities, these services can only be accessed in Culcheth and Birchwood
- c. The bus service is infrequent and run for limited hours, the only way to access surrounding services is by car, thus increasing the burden on the already overburdened road network
- d. There are 2 primary schools in Croft. The community primary school was 21 pupils oversubscribed last year, where are the children from the 220 new houses going to be educated?

4. Environment and sustainability

- a. The Peel proposal, section 5 part 1, suggests that the existing trees, hedge rows and ditches will be preserved. This is utter rubbish. Peel holding started to remove the existing trees on the field adjacent to Lady Lane / Chadwick Avenue in March 2015. They have already removed, (butchered), in excess of 100 mature trees. They removed them with excavator buckets and chains with no regard to the damage they were causing to the surrounding mature oak trees or the birds nesting in them, see below.



- b. This site has been groomed for the last 2 years for development, but both Peel and [REDACTED] have vigorously denied this
- c. Peel have already removed the existing hedge row to make way for their Woodland Green.
- d. The addition of approximately 500 additional cars will bring increased noise, pollution and damage to the existing wildlife
- e. There are nesting Owls on the existing lady lane site, these would almost certainly leave and never return if the site is developed.

5. **Crime and security**

- a. Peel holdings submission, page 22 under Health and wellbeing, suggests that building the 220 new homes will help with crime in the area. I fail to see how this is possible. If you look at Winwick Park and Chapelford Village, crime is out of control.
- b. Surely anyone with an ounce of common sense will appreciate that building 220 premium new houses will attract and increase crime!

6. **Consultation**

- a. The general consultation process for the proposed local plan has been poor and inadequate
- b. The council exhibitions in July 2017 were limited. There was no specific exhibition in Croft.
- c. The deadline for responses was initially very short. Even the extended deadline is unacceptable and still very short, not leaving enough time for comprehensive responses

- d. It is clear that these proposals are well advanced and with no valid consultation from local residents.
- e. I would propose that this development is developer lead and a fait accompli
- f. The public have been put in a negative position and can only act solely as objectors rather than contributors to the purpose and aims of the plan
- g. I would propose That the consultation process so far has failed and should be addressed by a public enquiry

I strongly object to these development proposals. The development submission is weak and only focuses on commercial gain and not the existing character of Croft village.

Can you please acknowledge this objection formally.

Yours sincerely,

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