



Subject Ref:- R18/127&115 Parcel CR4 SHLAA Ref15231

Dear Sir/Madam,

I am writing in regard to the housing development proposal submitted on the battlefield [REDACTED] by Peel Holdings. I am writing as a formal objection!

My Outline objections are:

Destroying beautiful view and nature.

Traffic

Telephone

Water

Electricity

Schools

Bus

Council Tax

Type of house

Disturbance and cost whilst building

Devaluation of existing properties and area

Traffic

Croft is a quiet village with narrow roads, building more houses will create much more congestion on the roads and extra cost to infrastructure maintenance. At the moment Croft is used as a cut through for people travelling to Birchwood, Warrington and the local motorways. At rush hour it is almost impossible to get out by the Horse Shoe pub, Cross Lane (on to Warrington road), by St Lewis Church and at the bottom of Spring Lane towards Birchwood. Putting 60 houses behind Churchfields (with proposal of many more) would add at least 120 extra cars on the roads around croft which already cannot cope with the current traffic situation.

Who would fund the cost of traffic lights or roundabouts and the constant maintenance?

On one plan it suggests that a road would exit onto lady lane opposite the church. Although this is past the bend, I have crossed that road on many occasions at that point and it is very dangerous, it is a dangerous area with poor visibility and the cars coming up Lady Lane cannot see clearly.

The extra houses will put extra congestion on the Warrington road rush hour problem. The traffic is stationary for most of the hours between 5pm and 6pm and if anything

happens on one of the motorways, Croft, Culcheth and Glazebury will be grid locked leading problems not only for commuters but also emergency services.

With the proposed roads linking Chadwick to Abbey close and Lady Lane the estate would become a thoroughfare. We chose to live here for our children to play safely as we did as youngsters.

If the houses were built the roads would be full of dirty building vehicles. Our roads are rarely cleaned. Who would be responsible for keeping the roads clear of mud? When Gosling Park was being built it was very hazardous even though they had a truck cleaning it.

Telephone

If new houses are built in Croft then there must be provision for telephone lines. At the moment they switch it around possibly daily as there are not enough lines for the houses here already.

Water

How will more houses affect the water pressure in croft? If they build them how inconvenienced will the residence of croft be? Are we to expect a pressure drop?

Electricity

Will more houses mean that we have more blackouts in order to save energy?

Schools

More houses will mean more children. At the moment Croft Primary School is oversubscribed. How will these extra children's school places be catered for? Who will build and pay for extra classrooms and teachers in a budget that has already been cut severely?

Culcheth High School is also well oversubscribed. Its catchment area is becoming smaller and smaller and soon it may only be Culcheth residents that will be considered (due to proposed houses planned there). Where will children from Croft go to High School?

School Bus

The school bus will not be funded as from next September. Children are expected to walk along the dangerous road to Culcheth or pay for a bus pass. More houses = more children expected to walk along a path with over grown hedges, congested rush hour traffic and no safe crossing points. An accident waiting to happen.

What will be done to prepare for this?

Bus

The local bus is the 19 (Warrington-Leigh). It runs every hour till 6 pm.

If commuters (they would have to be as no jobs in croft) wished to use public transport the bus service doesn't have the funds to cater for a more frequent service.

Council Tax

At the moment we pay one of the highest council taxes in Warrington, I'm guessing we cost the council less than other areas. We pay this because we are proud to live where we live, we want to look after our environment and be part of a safe and loving community. We love where we live. Our forever home. It will not be the same looking into someone else bedroom window.

Will we have our council tax reduced?

Proximity of houses

We are concerned that if houses are built on the battlefield that they will overlook our garden, [REDACTED]

[REDACTED] devalue our home.

The proposal of 60 houses is probably two roads [REDACTED] That does not give the properties very big gardens (unlike the rest of the estate who back on to other houses) [REDACTED] This concerns us greatly.

Nature & Views

Every year I notice the wild flowers Warrington Council plant on roundabouts and alongside the roads. They do have an affect on the mind and spirit. When you drive into croft you see Natures natural beauty, not something that has to be organised and paid for, just breath taking views and wonderful wildlife. On the field [REDACTED] [REDACTED] (known as the battlefield) I look out and see foxes, rabbits, lapwings, voles, hedgehogs, buzzards and more. It is uplifting to see. Nothing could replace the feeling of waking up and seeing foxes playing in the snow or the sunlight glistening on the top of the grasses. To think that these views will be taken away and not experienced for generations to come is very sad.

Looking out on the field I do notice a natural pond the drains they put there when the trees were ripped down were not effective. If houses are put there how are they going to keep them water free? Where is the water going to go? It isn't healthy to have water under a house.

The other year it was devastating when all the trees were ripped up from the battlefield without any warning. A neighbour's child was in one, whilst it was being pushed over. The night it was done, beside our fence were so many frightened, homeless animals – like something from 'Watership down.' Then the trees were piled up and burnt slowly for weeks. It was so sad; emotionally hard for us and neighbours to deal with. The battlefield has now been ploughed this year, fertilised, grassed and now harvested. Is it easier to turn agricultural land into houses? Why have they pretended to use it as a field? Why, as people who will be directly affected emotionally and financially have we not been contacted or informed of plans?

This building proposal is for financial gain only and has been proposed by a large organisation and NOT by the local council who do not want this. Why should the residents for croft suffer for somebody else's financial gain? The council haven't come up with the plans that have been submitted, it is not for the proposed developer to suggest any layouts.

Please take our objections seriously and into consideration. We would be very grateful if you could keep us informed well in advance. Please acknowledge receipt of this letter, many thanks.

Yours faithfully,

[REDACTED]