



24th September 2017

Dear Sir / Madam

Subject Ref: R18/127 &115 Parcel CR4 SHLAA Ref 15231

Proposed development of homes in Croft on fields close to Lady Lane, by Peel Holdings.

I write in connection with the above planning application. I have examined the plans and I wish to object strongly to the development of residential properties in this location.

As described on www.croftvillagecheshire.co.uk: 'The village has a unique position, easy access for both Manchester and Liverpool by road, or rail, yet remains in the heart of the greenbelt, an island of beauty and tranquility. The village is surrounded by fields and connected by an extensive network of footpaths with easy access to the Culcheth Linear Park.' Developing homes on areas of Green Belt and the surrounding fields will impact the unique character of the village and detract from the rural beauty of the area. The landscape of Croft village will be irrecoverably altered; the feeling of openness lost and the prominence placed on the importance of the countryside and Green Belt will be eroded. Areas of open space and green land within villages, towns and cities are rare and precious and must be protected.

According to the National Planning Policy Framework (Section 9 paragraphs 79 to 92), Green Belt land can only be released under 'very special circumstances' paragraph 88. The building of a housing estate by Peel Holdings can surely not be seen as this. According to the Warrington Borough Council website, (https://www.warrington.gov.uk/info/201368/local_plan_review/2349/site_submissions) the land in question is not identified for future development or to be removed from the Green Belt: 'These sites were submitted by developers for consideration for inclusion in our Local plan. It should be noted that none of these sites have been allocated for future development or removed from the green belt.' Given the importance of these sites, this should remain this way.

According to Section 9 paragraph 79 of the National Planning Policy Framework, 'The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.' There is currently an adequate balance within the village of residential properties and a feeling of openness. The proposals would encroach on this. The very purpose of classifying land as Green Belt, is that it should remain as such and therefore achieve the 'permanence'. In addition to this, another main purpose of the Green Belt is to, 'assist in safeguarding the countryside from encroachment.' As a resident of this village, I feel it is our duty to protect the surrounding areas of countryside too. The development of the proposed site will have a negative environmental impact on both the village and the local wildlife. Any proposed 'nature' areas within the development are an inadequate replacement for the natural beauty that would be lost.

In addition to the loss of green space within the village, there would be other repercussions as a result of the building work that would negatively impact on the quality of life of those who live in Croft. The noise caused by the building work, the presence of machinery, diverted traffic, along with disruption that would be caused to extend services, such as electric, water and broadband would all have a negative impact on the current residents of Croft who chose to purchase homes and reside in what they believed to be a scenic and tranquil area of Warrington.

When I heard of the planning proposal, out of curiosity, I commented to my three year old son: "They're going to build some new houses on the fields in Croft. Do you think this is a good idea?" His instant response: "No, because the cars won't be able to get through." An increase in traffic through the village will cause an increase in pollution, congestion and traffic noise. Roads, such as New Lane, are already busy during peak hours and other roads, such as Lady Lane, are not necessarily robust enough to withstand a greater influx of traffic. An increase in cars within the village is once again diminishing the peaceful nature of the village. The safe ambience and green spaces of this village should be protected for residents, including children, to enjoy.

Finally, an increase in residents in this area would impact further on local services. The availability of doctor's appointments is already sparse, with pre-bookable appointments often having a three week wait attached to them. This is already unacceptable and with an increase in demand for appointments, will only become worse.

Finally, please note that our submission is in respect of the proposed development. While we have taken every effort to present accurate information for your consideration, as we are not a decision maker or statutory consultee, we cannot accept any responsibility for unintentional errors or omissions and you should satisfy yourselves on any facts before reaching your decision.

Yours faithfully,

A solid black rectangular redaction box covering the signature area.