



Warrington Borough Council
Planning Policy and Programmes
New Town House
Buttermarket Street
Warrington
WA1 2NH

27 September 2017

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

Dear Sirs

I wish to make the following comments regarding the application by Peel Holdings to build on the land off Lady Lane, Croft

- I strongly disagree with Peel's statement (1. Introduction of their Prospectus) that this site would "represent a sustainable location for residential development" and suggest that this land is not released from the Green Belt for the following reasons:-
 - This land is currently enjoyed (and has been for many decades) for leisure by local residents for walking, horse riding, dog walking and children playing. This development will deprive locals of this amenity
 - There is an abundance of plant life and wildlife, woodland, fauna and flora which will be destroyed on a huge scale
 - Encroachment of Green Belt -This area was not highlighted for development in the last plan with assurances given that no consideration would be given before 2026.
 - The scale of this proposal of 220 houses is out of proportion to the existing village and will significantly impact the character and size of the village in that the existing roads and infrastructure cannot cope with any further development having already had the recent Elan Properties development on Emerald Drive off Lady Lane
 - It is greatly in excess of the 60 additional properties which the local plan suggested
 - An additional potential 500 more cars will add yet further pollution, noise, stress and chaos on the village roads which currently cannot cope with the huge increases in traffic over the recent years
 - The creation of new roads linking Lady Lane and Chadwick Avenue will create a dangerous "rat run" for traffic which currently congest the village centre at peak times
 - There are insufficient facilities in the village with over-subscribed primary schools and no shops or medical facilities and an extremely poor public transport service
 - The disruption from construction activity would overwhelm and destroy the village character and quality of life for at least 5 years as stated on page 16 of Peel's prospectus
- Considering the above comments I fail to see how in the words of Peel's prospectus, this proposal will "make a positive contribution to the settlement of Croft" in reality it will make the complete opposite. I cannot see one positive thing for the village that this will create i.e. destruction of green belt, woodlands, wildlife habitat and an increase in pollution, noise, congestion and a reduced quality of life associated with this

Further:-

- On the incomplete “Call for Sites Registration Form”, under section (6) Site Condition – What proportion of land is currently in active use?
Answer of 100% is also incorrect. The land to the south west of the site (25%) is woodland and is not “actively” in use except by walkers, horse riders, children and dog walkers. The land to the south east has only recently been cleared within the past year having been wild for the past 60 years since HMS Gosling closed.
- This proposal is riddled with sweeping statements and inaccuracies. For example, on page 8 of the prospectus it states that Croft has “a range of shops, services and facilities”. This is incorrect as there are no shops in Croft as anyone if they had ever visited the village would know. As for “services and facilities” this implies something more than is actually here. Further I am not aware of a bus service from Croft to Birchwood Park and there is no convenience store as stated on page 8
- The photographs on page 9 & 17 are not even of the proposed site!
- The figures quoted on page 16 require close scrutiny
- I maintain that contrary to Peel’s claims, this Green Belt land makes a strong not weak overall contribution in that it has been used for leisure purposes by the local residents for many decades

I wish to object in the strongest possible terms to this development proposal which would be extremely detrimental to the village of Croft and its residents and is in my opinion an inappropriate use of Green Belt land.

Yours sincerely,

