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**Subject:** Warrington Local Plan - Objections to Proposed Housing Development - Call for Sites Response Ref: R18-127, Croft Lady Lane

Dear Warrington Council and Planning Department,

Whilst I appreciate that the views of ordinary village residents will count for little when big property developers money is on the table, I would like to formally register my objections to the proposed housing development on land off Lady Lane in Croft - as described in the 'Call for Sites Response' document reference R18-127 (October 2016).

In my opinion, and no doubt the opinion of my fellow villagers, the proposed development will have the following detrimental effects on the village of Croft and surrounding areas:

- The extensive building plans will lead to a considerable increase in traffic on the village roads, creating additional air pollution, noise and danger for pedestrians.

A large influx of new residents will put even more pressure on the local pre-schools and primary schools which are already over-subscribed. Inevitably, parents would have to look outside of Croft for nursery and primary school places.

- Despite the claims of Peel Holdings in their 'Strategic Context' section of the Call for Sites Response document, Croft has very few services and facilities other than a couple of pubs and a church. The only village shop closed recently meaning the nearest grocery stores are in Culcheth and Winwick, and realistically these are only accessible by car for Croft residents.
- The proposed building of 220 properties will have a highly detrimental impact on the character of the village, the surrounding green-belt countryside, and the wellbeing of existing residents.

With this proposed housing development and its subsequent concreting over of green-belt land, along with the devastation that will be caused by the proposed HS2 rail line smashing its way through Croft and Culcheth in a few years time, it seems like the council, in cahoots with national politicians and fat-cat property developers are intent on destroying the heritage and cultural life of our village - along with the lovely views from my back garden!

It is for all of these reasons that I strongly object to the proposed developments. I hope that my views, along with the huge number of other objections I'm sure you will have received from fellow residents of Croft, will be given the serious consideration they deserve - and won't simply end up in your Email 'Deleted Items' folder.

Best Regards

[Redacted signature]

[Redacted contact information]