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Subject: Planning Application Objection Ref R18/127 &115 Parcel CR4 SHLAA Ref 15231 (regarding Croft Village)

Dear Sir/Madam,

I am writing to oppose the planning application regarding the proposal of 220+ houses within the small village of Croft.

We do not believe that building residential properties on greenbelt land is in the best interests of the environment, community and local wildlife. Below are some of our objections to the application:

- Croft simply does not have the infrastructure to support an additional 440+ vehicles (based on an average of 2 cars per household).
- The country lanes that run through Croft already struggle to support the current volumes of traffic and increasing this will make it very dangerous.

- Chadwick Avenue is currently a cul-de-sac but Warrington Borough Council is proposing to make it a through road to New Lane, this will create a rat run.
- Eaves Brow Rd and the residential estate where the new access road is planned (Chadwick Ave) is regularly used by the local riding schools which requires vehicles to drive carefully.
- To access Croft, villagers have to use roads such as Kenyon Lane, Winwick Road, Cross Lane and Warrington Road and the traffic at rush hour is already at a critical level.
- The wildlife from the farms that surround the village e.g the ducks and rabbits on Cross Lane, will become endangered as more vehicles use the road to get to the new development.
- The increased levels of pollution will also cause damage to the environment and wildlife.
- If the plans go ahead, the site traffic will cause disruption through the village, damaging the roads which are already in poor condition, with many lanes only suitable for small vehicles.
- The inconvenience caused by the extensive works required to extend existing services e.g electrical, water and sewage, broadband.
- The noise levels of the building works on such a large scale which will go on for years.
- The severe impact on already stretched services of schools, nursery places and doctors surgeries.
- Lack of public transport links - nearest train station is approx 3 miles away, means villagers have no choice but to use their cars. The bus routes are inadequate and infrequent and are expensive.
- All of the above will have a detrimental impact on the value of the existing houses.
- The village is already being impacted by the proposed development of HS2 which will already lead to disruption.

The residents of Croft Village chose to live here for a rural lifestyle and not to be part of an over populated, under resourced village, with queues of traffic and strained facilities. It is surrounded by greenbelt land and the point of greenbelt land is that it is protected from development and this is a key factor when people choose to live here. Therefore, we believe that the new development will have a detrimental impact on the quality of life of the existing Croft Village community.

Please confirm receipt of this email and what the next stage will be.

Kind regards

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