

[REDACTED]

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Application Number R18/127 & 115 Parcel CR4 SHLAA Ref 15231

Name: [REDACTED]

Address: [REDACTED]

UPRN: [REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

Comments: I would like to voice my objection to the proposals for the development by Peel Holdings on the site between Lady Lane and Abbey Close Ref: R18/127 & 115 Parcel CR4 SHLAA Ref 15231.

The development proposes 220 new dwellings and an estimated 260 residents of working age. A development of this size would damage the current aspect and not enhance it. It would result in even more traffic in an already congested village used regularly by commuters as a rat run to the M62 and M6 motorways.

Traffic at peak times morning and afternoon is at a high level and any addition to this would inevitably cause more problems. The roads on the proposed development would not alleviate this, on the contrary, they would make it worse.

The disruption caused by the construction traffic would have a detrimental effect on present residents, particularly as the proposed construction time is approximately 5 years.

The current infrastructure is not sufficient to support this development and there is no provision to change this. The village does not have any convenience store, this closed some time ago.

The proposal states that 'buses serve Croft' there is only one bus route (no 19) through the village and this is limited and finishes in the evening at 7 p.m. There are no services from Croft to Birchwood Park, the only way of getting to Birchwood

Park is to take the No 19 bus to Culcheth and change there.

The village has two schools, which are popular and oversubscribed, any new resident children may not be able to gain places at the schools. As I understand it the schools are also not in a position to increase their intake numbers.

In section 5 of the submission 'The Proposals' there is reference to:

1. Retaining existing Landscape features:

Leaving the site unspoiled would be the best way of doing this.

2. Greenspace network

The creation of a network of greenspaces and wildlife corridors; I may be mistaken but is this not what the site currently is?

3. Enhance connections

The proposed footpaths already exist to a greater or lesser extent and the plans do nothing to enhance this.

4. Development parcels

Create blocks to maximise attractive views over the surrounding countryside: on the contrary the development would be impinging on the current attractive views and spoiling what is already present.

The above items seem to be being used as justification for releasing this area from Green Belt for development. It seems to me that the proposals seems to support maintaining the current situation and not granting permission for the development.

In the summary and conclusions of the submission there is reference to the development making a positive contribution to the settlement of Croft. I consider this to not be the case and the proposal cannot seek to retain and enhance the existing features, if it is going to impact so significantly as it would appear.

Form Reference Number: 

