

[REDACTED]

From: David Kirby [REDACTED]
Sent: 15 November 2021 16:47
To: Local Plan
Subject: Proposed development at heath croft farm Croft under the local plan

I am waiting to express my concern at the proposed plans for a housing estate on greenbelt land in Croft. I have previously submitted objections as a current resident at [REDACTED] where we have been resident for the past 22 years. We bought a home in this area precisely because it was adjacent to an area of green belt where we could enjoy nature.

Our main objections are

- 1) the development will set a precedent for future development which leads to the risk of the areas of Culcheth and Croft becoming one conurbation
- 2) the building of houses in Croft will result in disturbance of wildlife which include habitats for buzzards and nesting lapwings
- 3) the resulting housing would increase pollution in the area significantly given that between 100 to 150 cars will be passing through the village several times a day to access services
- 4) the existing road on this estate is not wide enough to accommodate the amount of traffic proposed and in addition relies heavily at the moment on neighbourhood cooperation to allow the safe passage of existing vehicles. Cars are currently parked on pavements to allow the passage of cars and vans.
- 5) the turn out of the estate from Abbey Close onto the main road would not be safe for construction vehicles as it is too tight a corner
- 6) having a rear garden fence bordering [REDACTED] I am particularly concerned about the increase of pollution and noise which will affect our enjoyment of our home.
- 7) there has been precedent of a refusal for building on this proposed site several years ago and I can see no change that justifies a reversal of this decision
- 8) our home is situated on the corner on the estate which will mean we will be affected by traffic merging near to the front of our property.
- 9) I have concerns too about the management of run off water from the increase of hard surface areas further up the development
- 10) Croft does not have a public transport system to support new housing. In addition there is no shop no doctors no dentist for residents to access. Building on this land would also remove the facility of a livery stables used by younger people.

Regards Julie and David Kirby,

Sent from my iPad