

To Whom it may concern

Why this Planning Application should be refused.

The infrastructure of the area cannot sustain another 770 properties. There are not enough GP Surgeries, School places, dentists etc already so where are another possible 1.400 people supposed to go?

Public transport is also an issue & the traffic on Crosland Hill road is already a big problem without adding another couple of thousand cars coming & going every day. The roads are not safe for walking as there are not continuous paths and we get a lot of speeding traffic on the road as well.

The impact on existing houses in the area, their value & even the damage that might result from such a huge construction project is a real cause for concern.

What about the wildlife, flora & fauna of the area, Johnsons Quarries, which also contributes to the traffic issue, even they create nature reserves & walkways for the local people.

The prospect of 8 years of building going on around us is daunting, the noise, pollution, a possibility of water pollution & flood risks are also huge concerns.

With another 200 houses already being built on the old St. Luke's site we are looking at a massive increase in a small area. Can this be right?

What guarantees will we get that the builders will keep to the plan, who will monitor this huge construction site.

I hope you will consider all these points, there are a lot of concerned people in the area who pay their Council tax & look to our Councillors to look after our best interests.

I love where I live and I see the need for new homes but really and truly can you justify granting planning permission for this number 770 houses will be a huge sprawl.