

Resident in Warrington - YES

Comments about the planned developments in Croft:

Having read through all of your plans and consultations [REDACTED] would like to register our protest to the development of Croft to any new housing for the following reasons:

There are no shops in Croft - despite what your consultation says. Which does make you wonder how with such a basic fact wrong you could even trust the other parts of your consultation.

You have been trying to close the youth centre for the past few years - clearly at odds with the arrival of loads more housing as it is the only amenity in the area for youth.

Roads are already over loaded with traffic at the main rush hour times with but you have concluded that the arrival of hundreds more cars won't have any impact on the roads or congestion. A ridiculous and lazy conclusion as you could circle Croft with several hundred more cars.

House prices in Croft have retreated 15% in the past ten years and it is hard to sell one. This at a time when house prices have risen 50% to 100%+ in other parts of the country. Clearly there is no demand at all for the existing housing in Croft and recent buyers are in negative equity. So I fail to see how any new housing is needed in the area as it will only lead to a further depression of house prices and a flooding of the market in unwanted houses.

It is disappointing to see the housing developers plans all emphasising how much more council tax will be generated and not what impact it will have on the local community. It leads you to conclude that this is an exercise in raising more money for the council and not in doing what is best for Croft and the surrounding area.

Local shopping area's such as Birchwood shopping Mall and Culcheth already have full car parks most of the time and the arrival of hundreds more cars would completely overwhelm them leaving problems for everyone when they wanted to go shopping for essential items. And with no shops in Croft it is important to local residents that we can park near a local shop.

The station car park at Birchwood is also overloaded as is the overspill. Plus the trains are standing room only a lot of the time now.

Where is all the extra capacity going to come from to take all these hundreds of cars and people so they can use the local train network.

The local schools are also running close to or at capacity, and Culcheth lacks a local 6th form these days after you allowed it to close. Simply brushing over this in the plan with a comment you could add an extra attachment to house all these new children isn't a good solution or practical when you look into it.

The whole consultation, which was disgracefully hidden from residents till the latest possible date, appears to be a tick box exercise with no real effort to consult or work out the real impact of these changes on Croft and the surrounding area. Instead someone has simply filled in a fixed form with glib and incorrect assumptions so as to reach the conclusion that anything from 60 houses to 2500 houses can be built in Croft without any real problems.

Until you build extra shops, car parks, road capacity, rail capacity, add extra school places and the price of housing in Croft moves upwards then we strongly oppose any and all extra housing development in Croft and the surrounding area.

Thank you,

[REDACTED]