

Response 829

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Stephen Bate

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	[REDACTED]
Agent name (if applicable)	[REDACTED]
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS2 Croft

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

A paragraph number (s)

If a paragraph or policy sub-number then please use the box below to list:
10.6 10.6.4

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		
Sound		X
Compliant with the Duty to Co-operate		

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

We currently live on [REDACTED] and our property is attached to the proposed development site. This development will have a detrimental impact on our health and well being as a family (Excessive noise, dust/dirt, visibility. Croft village is renown for its farming and equestrian so losing an established equestrian center would be a huge loss to the traditional village value
We are part of a larger group of residents who share a common view on this plan. This planning application seems to have gone under the radar with the majority of residents unaware this planning application was going ahead. There are also a number of elderly residents who don't have facilities to object to the proposal. We, as residents of Croft would be extremely disappointed to see this development go ahead and feel it would have a serious impact on the village.

There was a planning application submitted to build a single dwelling in around 2003 that the local community objected to and never approved.

The development on the land within Croft would cause huge disruption to the local community for such a small site of 75 homes. The small estate of Deacons Close where Heathcroft stud is located is not suitable to add additional traffic for site vehicles or additional residential vehicles (approximately 120 cars) as there is only one entry point which is on a blind bend. Deacons Close is already heavily populated with overcrowding of parked cars (due to lack of drive/garage parking), small children playing on bikes/scooters, horse and riders. In the past the emergency services have been unable to access the required address due to the volume of parked cars on the street.

There would be unbearable noise and pollution from the building site that would effect the houses and school that back onto the development site. The air pollution would have a serious effect on the residents directly linked to the site and also the school children and nursery.

Policy Sub Number 12

The traffic in Croft village is already dangerous and is grid locked on most days at peak times. Vehicles already use Croft as a through road to local businesses from the M6 through to Risley/Birchwood. Most days there is a build up of stationary traffic at the Horse Shoe Inn junction. The entrance at Abbey Close to the proposed site is on a blind bend and additional vehicles within the estate will only add to the already busy junction. Children use these footpaths each day travelling to school and the roads and speeds of vehicles aren't safe and extremely dangerous.

10.6.4

There is mention of "ensure good access to services in Croft Village" What are these services? We have no local shop or medical services in the village.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Plan OS2 Croft (Heathcroft Stud) should be removed from the local plan and a new more appropriate site considered

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Policy OS2 Croft. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)