

## Housing development OS1

I live in [REDACTED] and I am writing concerning the proposed housing development on Heathcroft Farm off Deacons Close in Croft. (OS1)

I would like reassurance that the due process has been correctly followed as I think there are a number of reasons why this development should not go ahead.

Please consider the following:

### Green belt.

Croft is a beautiful village . It is a village with a defined edge – not part of an urban sprawl. The field where the proposed development could take place teams with wild life – including kestrels and buzzards. It is a Green belt area and I feel all other sites in the areas around Warrington should be considered before this is removed from Green belt.

### Vehicle access.

Access to the proposed site is very poor. As you drive onto Deacons Close (the route to the proposed building site) – there are cars parked on both sides of the road. Currently one can need to wait to drive through this gap to be able to access the rest of Deacons Close. This situation will become hugely more difficult if an extra 70+ new houses were to be using this narrow road.

Access for site traffic would be exceedingly difficult for the above reasons.

As you leave Deacons Close / Abbey Close and join the main road – the sight line is poor. Cars often travel fast through Croft and this could be a potential accident spot as more people from Deacons Close join the main road through Croft.

### Safety.

Vehicle safety is listed in paragraph above.

Concerns also about emergency vehicles being able to access Deacons Close / Abbey Close easily with increased traffic.

Safety of school children – many families walk to Croft primary school along Deacons Close as the main road through Croft is busy and narrow especially for someone pushing a buggy. If the proposed build were to take place – this safer route would be compromised.

### Croft Primary School.

As far as I understand – the school is full. It is a successful thriving place – a school to make Warrington proud. I am not sure the potential increase in school aged children wanting access to the school has been fully considered.

**Flooding.**

Croft has well documented issues and problems with drainage and flooding. Would more housing and development make this situation worse?

**Housing plans.**

As I understand it – Warrington planners are looking to provide affordable housing and also housing suitable for older people. I am not sure this proposed development will be able to achieve this.

Croft has no food shop and the bus service is poor. Trips to supermarkets or the doctors for families living on the proposed development would probably need a car therefore increasing the problem of vehicle access. Many of the pavements are narrow for anyone using a wheelchair or mobility scooter.

Please consider other alternatives to this development site. Thank you.

Jane Buckley. July 2022.