

My objections to the developments in Croft and surrounding area is stated below.

The current green belt is a vital part of the landscape and character of the local Croft environment. Losing this will result in the irreversible change to the lifestyles of the residents. Many of whom have chosen Croft specifically for it's current nature.

It will not be possible for the majority to recapture this anywhere else given their age and circumstances.

The turn from Mustard Lane into Abbey Close is already a dangerous endeavour due to lack of visibility of oncoming traffic. Increasing standing traffic here will inevitably increase collisions and fatalities due to speed of traffic coming from Culcheth.

Additional foot traffic from any new houses on the Heathcroft Stud Farm development will use the immediate Deacons Close exit onto Mustard Lane to get to the bus stop and school. This will adversely affect the quality of life for the residents in what is currently a fairly quiet thoroughfare of closely coupled residences.

The covenants on the estate disallow the erection of fences as it is meant to be an open space. This means heavy foot traffic will be very noticeable by the residents. It is also possible for foot traffic to see directly into many of the current estates living rooms. This means the residents will have to live behind curtains, curtailing their current rights to privacy.

Also, damage to residents cars will be more likely as there are no gates and already constrained parking spaces.

The traffic to travel out of Croft during rush hours is already very heavy and dictates that journeys are pre-planned. This will be exacerbated to a life threatening level of delay as no ambulance service will be able to reach Croft residents within acceptable timescales. This will happen on day one of the development.

The pleasant walks across the fields between the General Elliot and the Plough will be lost.

The primary school is currently at capacity with no expansion potential.

There are no GP Practices physically located within the Croft settlement area.

Dental services are practically non-existent in Northern Warrington.

No convenience stores, hairdressers or newsagents are available, increasing vehicle traffic.

A major settlement extension in Croft would effectively result in the creation of a new outlying settlement. It would totally transform the character of Croft and potentially exacerbate secondary school capacity issues in north and east Warrington. It could detract from the Council's New City Aspirations and would impact on the Green Belt objective.

A sustainable settlement extension would see Croft increase by over 50% This could have an impact on the character of the settlement and potentially the surrounding landscape.