

Warrington Borough Council,  
Planning Policy and Programmes  
New Town House  
Butter market Street  
Warrington  
WA1 2NH



Dear Sirs,

**REFERENCE: R18/127 & 115 Parcel CR4 SHLAA Ref 15231**

The purpose of this letter is to raise several objections to the above referenced planned development. As a resident of Croft for [REDACTED] - [REDACTED] years this development does not directly impact my own property, (my property overlooks the local wildlife site) nonetheless from my experience of seeing the growth in the Croft community over the decades I have a number of objections on the impact this project will have on the community at large, namely: -

1. Assess roads into the development

- Two access roads into the development; Lady Lane and Chadwick Avenue are not designed to accommodate the increase in traffic
- Access via Chadwick Avenue will facilitate traffic through neighboring residential roads. I have seen vehicle ownership raise significantly in this neighborhood to the extent that many cars are parked roadside. Increase in vehicle traffic will only add congestion and further danger to children. Chadwick avenue is particularly heavy with road-side parking
- The access at Lady Lane is on a bend with limited visibility. I am surprised that the developer has openly planning this access point for this reason. Street lighting on Lady lane is poor – acceptable for its current volume of traffic as a quiet road seldom used by through-traffic. The lighting at the point of access into the development is particularly poor and therefore creates a danger-zone
- I note from the plan document ([file:///C:/Users/\[REDACTED\]/Downloads/R18\\_127.pdf](file:///C:/Users/[REDACTED]/Downloads/R18_127.pdf)), that photographs are taken at angles in to and across the development but there is no visual representation of the access points. These would pain a very different story to the images chosen for use in the plan document

## 2. Assess roads out of the village

- Aside from the issues of immediate access, the impact of increased traffic and routes to the main road systems i.e. motorways, are of concern. The routes to the nearby M62 and M6 can only be described as 'country roads'. New residents will no doubt have a need to use these roads to access the main road systems. The road condition and lighting of these access roads are not adequate for such an increase in traffic
- The map on page seven shows the development close to major motorways but fails to draw attention to the quality of access roads from the development

## 3. Local support system

- There is no local medical services and available doctor surgeries are known to be at full capacity. How will the several hundred new residents be accommodated into this system ill place further burdens and erode the quality of medical services for existing residents
- The two primary schools in the village have limited availability for additional places. Can these primary schools cope with the additional demand?
- Public transport into the two main towns – Warrington and Leigh – have declined in frequency. Private transport is an imperative for living in Croft.

## 4. Environmental

- Residents of Croft are aware that Peel Properties has ownership of green belt land in other parts of the village, and that will be applied for planning permission when current leases to farmers expire. I am against this current application when it will also be followed by other applications. These will significantly disrupt the environment
- There are no grocery retail amenities in the village, and no scope for such development to support increased population. This again underscores the reliance for private transportation with the impact on traffic volumes
- The planned development is adjacent to the local wildlife site, and the boundaries of the development area also contains significant wildlife. Construction and traffic will without doubt disrupt the balance and be detrimental to nature
- Eventually access routes into the village will need to be upgraded, further impacting wildlife