

[REDACTED]

[REDACTED]

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

Reference - R18/127&115 Parcel CR4 SHLAA ref 15231

Morning Staff,

With regards to the above planning application(s) as per the subject heading I would like to outline my objections to these proposals.

I am a resident of Croft [REDACTED]

I am led to believe that some 220 plus houses are planned for the sites as shown on the plans that I have seen. These houses would more than likely be unaffordable to locals and others. I can state this because when the houses were built on the site just off Lady Lane they were all priced over £400k and nearly every house has two motor vehicles. I appreciate we have to build houses, but strongly object to this development being passed by the council and being built on the proposed Greenbelt land.

The current infrastructure in Croft does not meet the needs of the current residents. We have two primary schools (Croft primary and St Lewis's) that I believe are full? Two hundred plus houses would or could mean if each household had one or two children that there is a potential requirement for an extra two to four hundred plus school placements. Where are these going to be found?

Moving on from schooling, each house as per the development mentioned above could have one or two motor vehicles. Again, this is an extra 200/400 plus vehicles on the already stretched roads and lanes. The entry/exit point from the proposed site onto Lady Lane is not suitable for such a planning proposal. You struggle to pass other oncoming vehicles on this Lane that does not have any footpaths for pedestrians and is a well used walkway for current local residents walking to church, taking children to school, walking to nearby Culcheth, etc, who have to take their lives into their own hands when walking along such. New Lane and surrounding roads are used as rat runs by traffic attending Birchwood business premises and the current estate main egress roads (Eaves Brow and Pasture Drive) are used by such traffic that endangers residents, especially children due to the speed of vehicles. Having a potential extra two to four hundred vehicles driving through this estate to get to the Chadwick Avenue exit/entry will just impact further re the problems we currently face. We also have to take into account if planning goes ahead, all the disruption of site traffic along with noise that could go on for years. I mention Chadwick Avenue that is a cul de sac and services the current residents residing there adequately. How can consideration be given to using this Avenue as a main entry/exit road to this proposed estate. Abbey Close is just the same and is another tight road to have a further two to four hundred extra cars driving through the estate.

I strongly believe that building such an estate will massively impact on already struggling infrastructure. (Schooling, Local Doctors Surgeries, Local Lanes and Roads, Local Transport, Lack of Footpaths, especially Lady Lane from New Lane)

As mentioned above I would like to register my objection to these proposed planning application(s) and look forward to hearing from you.

Kind Regards

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