

Response 926

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: Steve Parkinson

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.

If a paragraph or policy sub-number then please use the box below to list:
W2 5.1.1, 5.1.4, 5.1.8, and the green belt policy in general.

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

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

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.

The current green belt is a vital part of the landscape and character of the local Croft environment. Using the Croft site 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.

A major settlement extension in Croft would effectively result in the creation of a new outlying settlement.

There should have been a local meeting in Croft Village Memorial Hall to enable all residents to engage.

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.

Remove / significantly reduce (by at least 50%) Policy OS2.

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

Complete another Representation Form (Part B)

PART B - Representation Form 2

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 policy sub-number (s)

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

10.6.2, 10.6.3, 10.6.6

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

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

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.

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.

There is also the need to allow for more difficult journeys between Croft and Culcheth created due to the plan for HS2 forcing traffic onto one road at the linear park development.

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.

There should have been a local meeting in Croft Village Memorial Hall to enable all residents to engage.

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.

Remove policy OS2 (or reduce by at least 50%).

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

Complete another Representation Form (Part B)

PART B - Representation Form 3

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.

If a paragraph or policy sub-number then please use the box below to list:
W6 9.1, 9.2, 9.7

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

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

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.

The site at Croft (OS2) is not sustainable in any way due to lack of facilities and transport options.

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.

All above will mean an increase in vehicle traffic.

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.

There is also the need to allow for more difficult journeys between Croft and Culcheth created due to the plan for HS2 forcing traffic onto one road at the linear park development.

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

Complete another Representation Form (Part B)

PART B - Representation Form 4

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.

If a paragraph or policy sub-number then please use the box below to list:
W4 7.1.6, 7.1.10 plus others

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

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

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.

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.

There is also the need to allow for more difficult journeys between Croft and Culcheth created due to the plan for HS2 forcing traffic onto one road at the linear park development.

There should have been a local meeting in Croft Village Memorial Hall to enable all residents to engage.

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

Complete another Representation Form (Part B)

PART B - Representation Form 5

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.

If a paragraph or policy sub-number then please use the box below to list:
W6 9.8.1, 9.8.2

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

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

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.

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.

There should have been a local meeting in Croft Village Memorial Hall to enable all residents to engage.

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.

Remove Policy OS2.

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)