

From: [REDACTED]
To: [Local Plan](#)
Subject: site development Heathcroft Stud Deacons Close Croft
Date: 17 June 2019 14:38:31
Attachments: [IMG_20171216_144014514.jpg](#)

Developing this site will take land out of the green belt. The Campaign to Protect Rural England in 2019 produced a report to say that there is enough suitable Brownfield land available in England for more than 1 million homes across 18,000 sites and over 26,000 hectares. Warrington will have a Brownfield register and this must be fully considered first before Green belt land is used. Green belt stops urban sprawl. Once the site by Deacons Close is developed there is nothing to say that further land towards Lady Lane will not be taken next.

The proposed development will have a detrimental effect on the nature of the village of Croft. Croft is a small rural village with virtually no amenities. Croft's roads are narrow and at peak times congested. The pavements – especially near Croft Primary school – are very narrow. Croft does not need the extra cars or the extra pollution that the proposed development would produce. Wildlife habitats will be destroyed by this development if it takes place.

Croft Primary school is a thriving and successful school – a school to make Warrington proud. [REDACTED] It is currently full and is an oversubscribed school. Where are the children from the proposed new houses to go?

Bus services through Croft are basic – mainly running once an hour – and they cease early evening.

The planned access to the proposed development (via Abbey Close / Deacons Close) has not been properly considered. When you turn right from Lord St into Abbey Close the sight line to the bend ahead is not good. There are times it has felt quite perilous when I've turned in especially if people are travelling too fast through the village from Culcheth. When you then turn left into Deacons Close (and this will be the main way onto the proposed new development) – the road often has cars parked on both sides and up on the pavements as the road is narrow. I have attached a photo that I had on my phone showing this. It shows the view as you drive towards the proposed new houses. (I do have a lot of other pictures taken over several months on my camera but my technology skills were not good enough to be able to send them to you. I would happily show anyone who wishes to see them. All the photos show a crowded road). [REDACTED]

[REDACTED] I understand -a few years ago –because of the parked cars, a fire engine had difficulty accessing the barn at Heathcroft stud when they had a minor fire there.

Construction traffic would not fit along this road. Bellways (the proposed house building firm) suggestion that traffic on Deacons Close will be reduced once the stables go does not stand up to scrutiny. 75 + houses will produce way more traffic than the occasional movement of horse boxes which occurs now.

The local plan proposes that 1 in 5 new homes will be built for elderly residents including those who need wheelchairs access. The site at Deacons Close is not ideal with no close access to shops or a doctor – more appropriate amenities for these residents than a primary school or a youth centre. Croft’s narrow pavements – often with cars parked on them -and limited bus service again has not been considered for wheelchair users.

Please reconsider the proposal for the site at Deacons Close. I hope I have shown that it has not been well thought through especially on issues of the impact on Croft itself and on issues concerning access to the proposed build. Thank you. .

