

Proposed Submission Version Local Plan

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 reference number.

Name of person completing the form: Anthony Paul Buckley

Email address: [REDACTED]

2. What type of respondent are you? Please select one option only.
If you are an agent please select the type of client you are representing.

A local resident who lives in Warrington

3. Please provide your contact details:

	Contact details
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postal Town	[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.

OS1 Croft

2. What does your comment relate to? Please select one option.

A specific policy sub-number (s)

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

	Yes	No
Legally Compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliant with the Duty to Co-operate	<input type="checkbox"/>	<input type="checkbox"/>

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.

Please see the attached PDF Document "Croft OS1 Representations Anthony Buckley.pdf"

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.

Please see the attached PDF Document "Croft OS1 Representations Anthony Buckley.pdf"

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each).

If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'.

If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: Croft OS1 Representations Anthony Buckley.pdf - [REDACTED]

You have just completed a Representation Form for OS1 Croft.

Please select what you would you like to do now?

Complete the final part of the form, Customer 'About You' questions and submit response **(Part C)**

**Representations from Anthony Paul Buckley of [REDACTED]
[REDACTED] on the WBC Proposed Local Plan – OS1 CROFT**

- My property is immediately adjacent to the proposed site, with the existing Green Belt boundary being my eastern boundary: my house is less than a metre away in parts. Development of the site will have a massive and significant impact on our outlook, including loss of privacy, especially to upper floors. The site rises above our house so any development, especially two-story development, will dominate the scene and take light away from our property. The closeness of the site to existing properties along Deacons Close makes the site unsuitable for development.
- It's clear that inadequate consideration has been given to the realities of accessing the site from Lord Street through Abbey Close/Deacons Close. The junction between Lord Street and Abbey Close is already dangerous and difficult, with poor sight lines and with heavy traffic flows through the village at peak times. I have been using this junction for more than 26 years and it already takes time and care to enter or exit Abbey Close without accident. This will be made considerably worse by adding probably 150 new vehicles wanting to use the junction, with impact on waiting times, safety and queuing through the village and in Abbey Close/Deacons Close.
- Similarly, Abbey Close and Deacons Close are narrow, residential roads with on-street, staggered parking obstructing passage. These roads were never designed to carry the significantly increased flows that this large development would cause. Use of these small roads in this way is unprecedented in a village environment and is a retrograde step that a responsible Council should be trying to eradicate, rather than allowing new traffic and access problems to be created.
- It's also worth bearing in mind that the roads through Croft, including Lord Street, are narrow and twisty roads already unable to carry the peak flows between Culcheth, Winwick and Birchwood and with buses and lorries frequently being unable to pass each other without mounting the pavement. WBC should be doing something about this rather than allowing a development that will just make the situation worse.

- Notwithstanding the impact on traffic from residents of any new housing, construction traffic using Abbey Close and Deacons Close during development would also be unacceptable and dangerous, especially to the schoolchildren who use these quiet roads to get to Croft School rather than walk along the narrow footways on Lord Street.
- The construction period of many years will make life in the village, especially for those of us who live nearby, intolerable. Noise, dust and continuous traffic movements will disturb our peace: the reason most of us wanted to live in a village in the first place.
- It is incorrect to say that the land provides a weak contribution to Green Belt purposes. It provides very strong amenity to the people near the site and to the wildlife that uses the land. There are unrestricted views from adjacent houses and from Croft CP School across the fields and to the spire of Christ Church Croft, Lady Lane. The fields are home to a very wide variety of birds including owls and buzzards as well as wildlife including foxes, bats, squirrels and rabbits. It provides an unploughed grazing environment that supports wild flowers and insects.
- Replacing grasslands with buildings and hard roads will add to the local surface water drainage requirements and make flooding in the village worse. There are no local water courses and existing surface water drains are apparently inadequate so this site would appear to risk exacerbating flooding in the village.
- In particular, there is a ditch along the western side of the site, [REDACTED] which no longer drains properly and regularly ponds. This ditch not only takes water from the fields but also from the school grounds. Three times already this year water from the school has flooded [REDACTED] before making its way into the ditch. With a new development, this ditch would have to be kept and reconstructed to ensure that flooding doesn't get even worse.
- I am aware that the school is already fully subscribed. This development will mean that children from the new development would likely get priority access to the school in preference to villagers living in existing Croft houses further away.

- There are no shops or facilities in Croft: building more houses will mean more traffic movements which is hardly a green thing to be doing. It would be far better to be building houses where people have access to shops and transport.
- Croft has very, very poor access to public transport – infrequent buses on limited routes and train stations miles away. Similarly, cycling is not an option as there are no cycle ways and the narrow, busy roads make cycling very unsafe. The comments of paragraphs 14 and 15 of OS1 will have no impact on this situation and are effectively valueless. All this development will do is to increase car miles travelled and have a negative effect on climate change.
- The construction of some 75-100 new dwellings represents a very significant proportion of the existing housing stock (900 homes) in the village and will change the nature of Croft. However, it will have very little impact on the overall housing stock in Warrington: it will spoil a village for very little gain. The only people who will gain will be the landowners and the shareholders of the building companies, none of whom are concerned about the long-term, better interests of Croft Village. The existing residents, the current Council tax payers are the ones who will suffer.
- Builders are driven by profit and their interest will be to cram as many properties as possible onto the site. I am concerned that an average density of 30dph is described as a *minimum* with no upper limit! The reference to this requirement reflecting “the site’s location adjacent to the open countryside” makes no sense at all. It is inevitable, despite what may be the Council’s best intentions at present, that this will be a poor-quality development with overcrowding, inadequate parking for cars and no facilities for the new residents. It will be detrimental to the village and to the overall choice of locations in the borough.
- It is clear that many of the clauses in OS1 are cut and paste stock paragraphs, with no local knowledge from the author. Meaningless phrases like “contribution towards the provision of additional primary and secondary school places” (what does this mean in practice?), “a contribution towards the provision of additional primary care capacity”, “a contribution to expanding and enhancing existing or planned built leisure facilities and playing pitches ...” As I say, what will these and other phrases mean in practice and will they be enforced by the Council. I

suspect that much of what is stated in OS1 will not be implemented because the Council will have neither the resources nor the expertise to enforce all of the developments across the borough that will arise from this Local Plan. I am concerned that Croft OS1 will be low priority and that Croft will end up with more pressure on its already inadequate roads, facilities and infrastructure. What Croft has is countryside and this proposal takes some of that away.

- The Government has recently announced that it wants to move away from building houses on Green Belt land and intends to reduce its housing targets. Building on this land will be against this policy when implemented. Rushing into allowing this development to start in the short term will be irreversible unless stopped now – or at least delayed until the Government's intentions are clarified.

Anthony Buckley

13th November 2021