

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: steve parkinson

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.

Both of the above

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).

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 to be: 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.

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 OS1

You have just completed a Representation Form for OS1 Croft.

Please select what you would you like to do now?

Complete another Representation Form on a different policy or part of the plan (**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.

OS1 Croft

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

Both of the above

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).

Open Space and Recreation

8. The development will be required to provide a minimum level of open space in line with the Council's open space standards in accordance with Policy DC5.

9. Proposals will be required to make a contribution to expanding and enhancing existing or planned built leisure facilities and playing pitches that will serve residents of the development.

3. Do you consider the Draft Local Plan to be: 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.

It is clear the new development will NOT provide the extra space and facilities to meet the objective. Partly due to lack of detail (your responsibility is to prove it) and partly due to minimum amount of 75 new houses. This will not be achievable in the current footprint.

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.

The document is not even numbered correctly as there are duplicate 10.6 sections. You have done a really bad cut and paste job on the original document from 2019. You need to start again for this to be legally compliant.

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

You have just completed a Representation Form for OS1 Croft.

Please select what you would you like to do now?

Complete another Representation Form on a different policy or part of the plan **(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.

OS1 Croft

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

Both of the above

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).

Community Facilities

6. The development will be required to make a contribution towards the provision of additional primary and secondary school places to meet the need for school places that will be generated from the development.

7. Development will be expected to make a contribution towards the provision of additional primary care capacity.

3. Do you consider the Draft Local Plan to be: 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.

There is no detail on how extra capacity will be achieved. There is already an over subscription to Croft schools. This does not meet the basic legal requirement to be compliant.

You have just completed a Representation Form for OS1 Croft

Please select what you would you like to do now?

Complete another Representation Form on a different policy or part of the plan **(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.

OS1 Croft

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

Both of the above

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).

Transport and accessibility

14. A package of transport improvements will be required to support the development.

Required improvements will include:

- a. Ensuring appropriate access arrangements for the site.
- b. Provision of cycling and walking routes within the site which

3. Do you consider the Draft Local Plan to be: 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.

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 OS1 (or reduce by at least 75%).

You have just completed a Representation Form for OS1 Croft.

Please select what you would you like to do now?

Complete another Representation Form on a different policy or part of the plan (**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.

OS1 Croft

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

None of the above

3. Do you consider the Draft Local Plan to be: 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.

i.e. affecting the quality of existing residents lives adversely.

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 / reduce Policy OS1.

You have just completed a Representation Form for OS1 Croft.

Please select what you would you like to do now?

Complete another Representation Form on a different policy or part of the plan (**Part B**)

PART B - Representation Form 6

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.

None of the above

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 checked="" type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliant with the Duty to Co-operate	<input type="checkbox"/>	<input checked="" 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.

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.

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.

Document needs to be more precise / accurate. Remove / reduce policy OS1.

You have just completed a Representation Form for OS1 Croft.

Please select what you would you like to do now?

Complete another Representation Form on a different policy or part of the plan (**Part B**)

PART B - Representation Form 7

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.

Both of the above

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).

W6 9.2

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 checked="" type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliant with the Duty to Co-operate	<input type="checkbox"/>	<input checked="" 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.

The current flood risk and water management is not compliant. Further housing will simply exacerbate this.

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 OS1.

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

You have just completed a Representation Form for OS1 Croft.

Please select what you would you like to do now?

Complete another Representation Form on a different policy or part of the plan (**Part B**)

PART B - Representation Form 8

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.

None of the above

3. Do you consider the Draft Local Plan to be: 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 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.

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.

Renumber the plan correctly. Remove policy OS1.

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

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)**