



Stretton Parish Council

Planning Policy & Programmes Team
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
Cheshire
WA1 2NH

17th September 2017

Dear Warrington Borough Council

Re: Proposal to develop a Neighbourhood Development Plan (NDP)

Please refer below to the request from Stretton Parish Council to seek permission from Warrington Borough Council to recognise the whole of the parish of Stretton as a Neighbourhood Area and therefore progress the development of a Neighbourhood Development Plan.

It is envisaged that a Steering Group be formed shortly incorporating a number of residents who will work closely with the Parish Council in delivering the Plan.

Qualifying Body: Stretton Parish Council

Neighbourhood Area: Stretton Parish Area

Why the area is appropriate:

Stretton Parish Council wishes to develop a Neighbourhood Plan for the entire area of the designated parish. The reasons for doing this are as follows:

There is a competent and organised group of local residents within the village of Stretton who are keen to develop an NDP for the future good of the whole village and its community. They are prepared to commit to the time and effort required to bring it to completion, working along with the Parish Council.

Stretton is a village which has been bisected by the construction of the M56 and all steps need to be taken to ensure the village, as a whole, remains an integrated village dedicated to the whole of community and its residents within the Parish area through the development of an NDP.

Stretton is predominantly a residential village with approximately 500 dwellings. It has no industrial infrastructure but has several small light commercial enterprises. However, it is also home to a number of popular hotels and public house style restaurants which make the area attractive to non-residents. Stretton is home to the Spire private hospital and also benefits from a Church, Primary School and Post Office.

Stretton is at the heart of the M56 junction 10 and the confluence of the A49 and A559 making it a very heavily used vehicular area and the main southern gateway into Stockton Heath and Warrington. The village benefits from a sports pavilion provided via Pewterspear Green Trust and offers a range of sports to residents and visitors.

The village is inset into the green belt with the area bounded to the east, south and west by designated green belt. Furthermore, the parish contains substantial non-green belt land, owned by HCA, with potential for major future residential development. There have also been speculative plans published by a consortium of local land owners and a private development company for significant residential and commercial development on green belt land in the village.

It is recognised that the adjacent parishes to the designated Parish boundary will need to be consulted but it is understood that Warrington Borough Council will undertake this process.

Other interested organisations and parties outside the designated boundary likely to have an interest in the NDP will be given the opportunity to contribute as participants or consultees in the development of the NDP, as appropriate.

Yours Sincerely

Mrs Linda Jones
Chair, Stretton Parish Council