



Stretton Parish Council

16 December 2016

FAO: Planning Department
Warrington Borough Council
26-30 Horsemarket Street
Warrington
WA1 1XL

Dear Sir/Madam

Stretton Parish Council - Response to WBC Planning Department re: Warrington Local Plan Review

Stretton Parish Councillors were pleased to have had the opportunity to meet with Joanne McGrath and Kevin Usher from the WBC Planning Team to discuss the background to the new Local Plan that has recently been published and as requested the Parish Council (PC) would like to provide the following feedback.

Firstly, it was pleasing to learn that the Planners currently expect that up to 75% of the anticipated demand over the next 20 years will be met from developments within the existing urban areas and the PC would support this approach.

Secondly, the PC accepts and understands that the development of some Green Belt land will be necessary and were pleased to note the thoroughness and objectivity that has been applied in determining which sites would be the most appropriate to be released for development. The PC notes the initial recommendations that have been made and those that fall within Stretton are supported.

Thirdly, the PC understands that the developments currently being requested by the HCA in the Appleton / Grappenhall Hays and Pewterspear Green areas will help the Council to meet the early years' commitments contained within the Plan and this is welcomed.

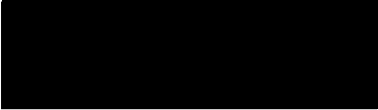
However, the cumulative effect that these developments will have upon the local infrastructure when added to further potential development towards Appleton Thorn is a major cause of concern to the PC. Within our boundary, residents already experience serious congestion when travelling West on the B5356 Stretton Road and the PC has also repeatedly raised safety concerns regarding the A559 route through Lower Stretton.

It is inevitable that the proposals contained in the Local Plan will only compound the problems that are already being experienced and the PC strongly requests the support of the Planning Team to ensure that our concerns are understood and addressed.

Ideally a new by-pass route is required to redirect through-traffic generated by both commercial and personal vehicles from the Appleton Thorn and Northwich areas around both sides of the village to improve safety and ease of access to the motorway network. As a minimum, the PC believes that a tactical relief road that would divert Westbound traffic on the B5356 away from the junction with the A49 at the Cat & Lion must form an essential part of any plans to further develop the southern areas of the Borough.

The PC looks forward to hearing from you further.

Yours Faithfully



Linda Jones
Chair, Stretton Parish Council