

[REDACTED]

Dear Sirs,

We have the following further comments to make on the draft Local Plan.

1.The Local Plan Core Strategy adopted in 2014 contained the plan for the town up to 2017. That strategy promised continued protection of the green belt. It also confirmed the specific objective of maintaining the permanence of the green belt and the character of the countryside, and to protect both from inappropriate development.

Yet three years later the Local plan now proposed represents a complete U turn on those basic parts of the Core Strategy.

2.The Call for Sites process appears to have been designed to encourage speculative interest from local landowners and developers. Although the Council's guidelines state clearly that the identity of individual landowners have to be provided this information has not been given in many of the completed forms. Whilst the Draft Plan envisages a large scale of employment use in the south of the town all of the landowners in the process express interest only in residential development of their land .

3.The Council need to advise how it proposes to assemble the land required for development on the huge scale envisaged. Unless the land is is acquired by one body, either by agreement or by CPO, then the grand designs of e.g a new garden village will not be achievable. Fragmented ownerships and multiple planning applications will not work.

4.It is difficult to exaggerate the importance to the whole town, and its image to the world outside, of the existing rural gateways into Warrington from junctions 10 and 11 of the M56.This really extends to any land south of Stretton Road. The gateways to the town from the north have long been scarred by industrial development and the corridors of the M62 are now being destroyed by the erection of huge and unsightly sheds. Any similar development alongside the M56 would be disastrous.

5. It is noted that Stretton Parish Council wrote to the Council in December 2016 expressing its overall approval to the Local Plan. This was subject only to a request for yet further development in Stretton in the form of a new relief road.

Despite the enormity of the projected impact of the Local Plan on the area the Parish Council did not undertake any prior consultations with residents before giving its formal views to the Council. It must therefor be strongly emphasised that the views expressed by the Parish Council are those solely of the individual councillors. The Council will of course now be aware ,following the recent presentations, of the strength and depth of local opposition to the draft Plan and which is completely contrary to the views expressed by the PC.

yours faithfully