



> Dear Sirs,

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

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> 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.

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

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> 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 .

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> 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 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.

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> 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.

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> 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.

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> 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.

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> yours faithfully

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