



> 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 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 therefore 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

>



