

[REDACTED]

Good Morning

I wish to object to the proposed route of the main distributor road which is shown on both the Wallace Land Investments map and the PDO map of the Garden City Suburb. I have attached three maps for clarity of objection. This proposed road is shown running between the A49 north of M56 J10 and the main areas of the Garden City Suburb.

If the PDO is accepted then it is understood that a distributor road will need to be provided to support the infrastructure of the development. However, the route taken for this road is extremely important such that it avoids unnecessary upheaval and conflict with the local residents of Stretton.

The proposals show the connection of the new distributor at a point on the A49 opposite Fir Tree Close, Stretton running across the field [REDACTED]. Firstly, this is an entirely inappropriate location for a major junction as it will create even more traffic chaos than the current problems experienced with the grid lock and over capacity of the Cat & Lion traffic lights. It will also severely affect the attempt to maintain the exit ramp from the M56 clear at peak flow and problem periods experienced regularly by M6 and M56 restrictions.

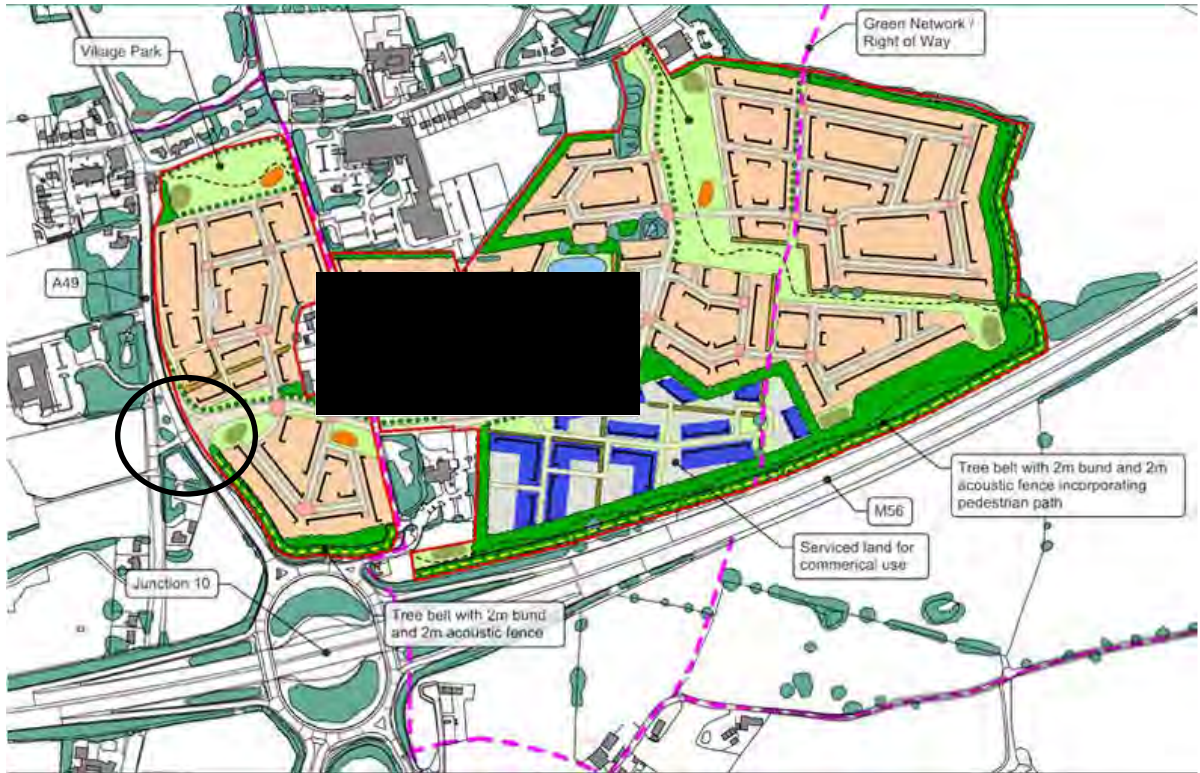
Secondly, and more importantly, it will blight my property and result in high pollution levels and excessive traffic noise. I moved to this location in retirement as it is currently a peaceful and scenic area of Stretton.

There is an existing road off Junction 10 motorway Island, which was originally part of the through road of the old A49, now known as Spark Hall Close which is now a no through road. This short section of roadway only serves the car park of the Stretton Fox public house. It would appear to be a far better solution to have the new distributor road starting at this point and proceeding into the GCS area. This will also give better access to the Stretton fox for patrols and delivery support vehicles.

I urge you to review the connection and route of this distributor road such that it does not create upheaval and conflict with local residents and takes into consideration the potential effects on their daily lives.

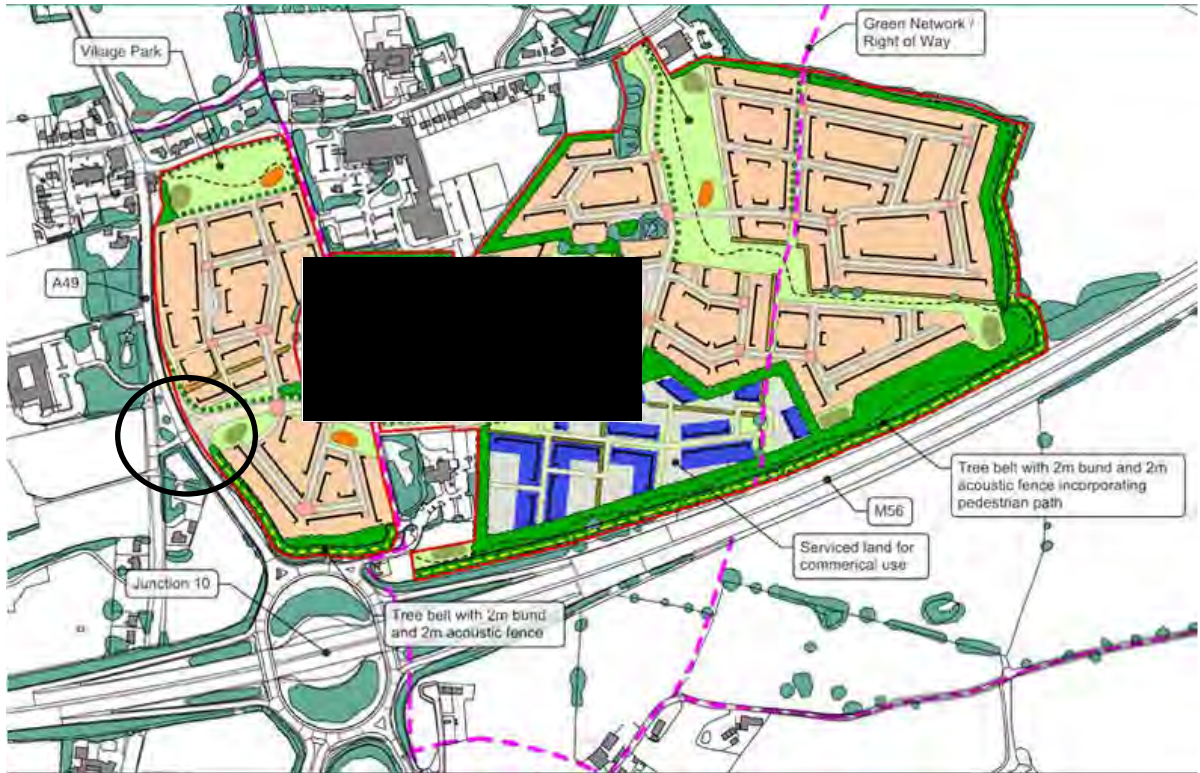
Yours Faithfully

[REDACTED]



Wallace Land Investments proposal - Objection already submitted.





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## Legend

**A-B:-** A new link road from the M56 J10 to Stretton Rd to avoid the Red Lion traffic lights

The new link road uses the existing access from the M6 J10 which will also give better roadside visibility to the Stretton Fox pub

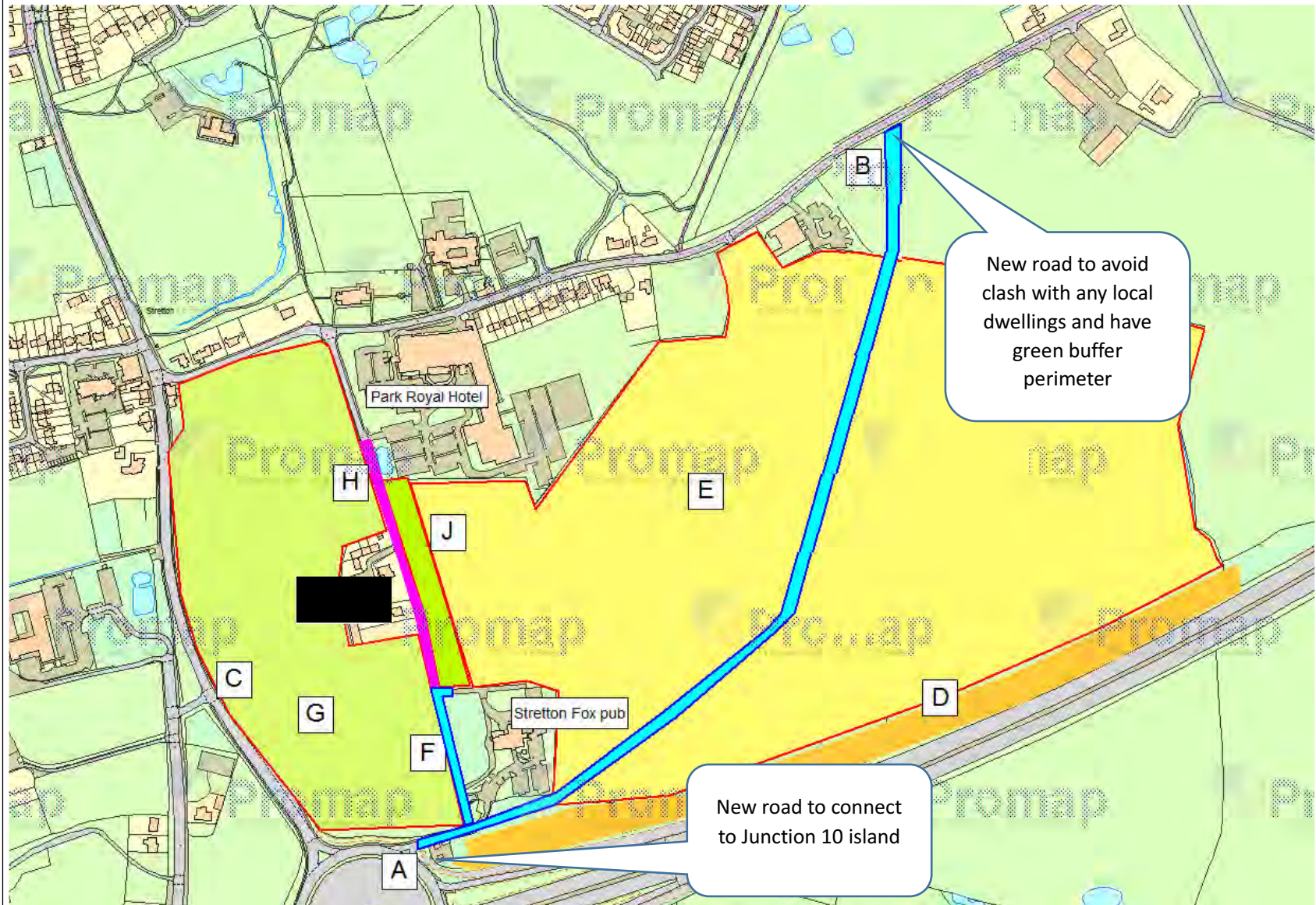
**C:-** No access off Tarporley Rd (A49) at junction with Fir Tree Close as original proposals due to traffic problems on A49, Red Lion traffic lights and J10.

**D:-** Landscape & acoustic buffer to motorway

**E:-** Proposed residential development site

**F:-** Service access to be from new link road to the existing rear access to the pub. (Spark Hall Close remains as a cul de sac with pedestrian only access to the pub).

**G:-** Existing open space to



Proposed layout re the Wallace Land Scheme (Version 2)

(to match the proposed Warrington Garden City Masterplan).