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12th June 2019

Dear Sir / Madam

Response to PSV Consultation -2019

This letter summarises our response to the Proposed Submission Version (PSV) of Warrington Borough Council's Local Plan.

My wife and I both fully support the detailed comments and concerns that will be expressed by Stretton Parish Council, the South Warrington Parish Councils' Planning Group and the Re-Thinking South Warrington's Future residents group.

In addition, we would also like to comment specifically upon those aspects of the PSV that will adversely affect our village and undermine the wellbeing of fellow Stretton residents.

We do understand that there is a requirement to produce a Local Plan to provide sufficient housing and employment land to meet future needs. However, we believe that in its current form **the PSV is unsound** and its proposals for the village communities in South Warrington **are seriously flawed**.

The key points of our response are as follows:

1. The baseline data used in the PSV is selective and does not provide a true representation of future needs. Consequently, the forecasts used to calculate future demand **cannot be relied upon**.
2. As the proposals for the **Garden Suburb** are based upon these unreliable forecasts they would lead to **the unjustified destruction of the green belt**.
3. If the Plan proceeds, it would **destroy the character of Stretton** as our part of village will be dissected by a new highway that will simply become a HGV rat-run and our community will be overwhelmed and fragmented.
4. Stretton **will no longer be a distinct settlement** and will instead merge into the urban conurbation and sprawl.

5. Under the proposed **housing development**, Stretton would have the greatest density and highest houses within the Garden Suburb. Structures of this height and density **are out of character** with any of the existing houses in the village and **these plans must be reconsidered.**
6. The **environmental impact** from the proposed industrial expansion will create additional traffic, especially HGV's & LGV's as the new sites will **rely solely upon HGV movements – this is incomprehensible.**
7. The consequential impact of this industrial traffic congestion will to cause **further damage to air quality** in Stretton, particularly those areas adjacent to the main highway routes.
8. The **infrastructure strategy** will not resolve the existing issues of traffic congestion in the village nor will it address the well documented problems seen on the A559 in Lower Stretton. The new **Garden Suburb Strategic Link (GSSL) and Western Link proposals will simply replace exiting pinch points with new ones.**
9. There is **no evidence** to support the assumption made in the Plan that the GSSL will reduce the level of **traffic travelling North / South through Stretton** on the A49 between M56 J10 and Stockton Heath.
10. The Plan proposes new **health care and medical facilities** but provides no evidence to suggest how the **necessary staff will be provided.**

Conclusions

We believe that the impact of the PSV proposals upon Stretton **will be catastrophic.**

These plans are unsound. They suggest a level of demand for housing and industrial development that has been significantly over estimated. They also require the release of greenbelt on an unparalleled scale with a view to delivering annual levels of development well beyond the capability of the Council

The proposed infrastructure improvements are patchy, piecemeal and do not deliver a workable strategic solution – they will simply compound known existing problems

Stretton village would be drowned under a sea of unwanted vehicles and with a swathe of inappropriate housing density and height. The health, quality of life and wellbeing of Stretton residents will be significantly harmed and these proposals need to be revisited.

Yours faithfully,

AG & PA LYONS