



# Stretton Parish Council

**Kerry Trueman, Programme Officer**  
Programme Officer Solutions Limited  
Pendragon House  
1 Bertram Drive  
Wirral  
CH47 0LG

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Dear Kerry

**WARRINGTON LOCAL PLAN EXAMINATION**  
**Respondent reference number 2385 – Stretton Parish Council**  
**Statement - Matters 6b Main Development SEWUE**

The proposals contained within the SEWUE will have a significant effect on Stretton Parish, both on the character of the historic village, which dates back to the twelfth century, and the lifestyle of its residents.

Stretton Parish Council commissioned Groves Town Planning to prepare representation on the Warrington Borough Council's updated Proposed Submission Version Local Plan 2021 (PSVLP21). The planning consultant worked closely with the Parish Council and a representation was sent to Warrington Borough Council on the 12th November 2021 and this Statement does nothing to distract from that representation.

The following is a precis of some of the serious concerns that the Parish Council and local residents have regarding Warrington Borough Councils proposals.

- Wholesale green belt loss  
Primarily, there is extreme concern regarding the wholesale release of green belt for the SEWUE which relies on the easy fix to unjustifiably release green belt and therefore it cannot be classed as exceptional circumstances (ref NPPF July 2021).
- Loss of green buffer zones  
Warrington Borough Council's Preferred Development Option July 2017 identified green belt buffer zones in Stretton Village that the Council's officers referred to in the Public Consultation as being key to preserving the rural character of the village.

The SEWUE proposals remove a large proportion of the green buffer zones and replace them with development. This is in total contradiction with the Council's original proposals and requires an explanation on the basis and grounds for changing their proposals.

- Inappropriate housing development

The SEWUE fails to restrict development within Stretton and if approved the village will double in size from 630 to circa 1300 dwellings dependent upon the final design and housing densities. This is a totally unbalanced and unjustifiable increase and will put serious pressures on the existing infrastructure to sustain this level of growth. (i.e. Doctors, Dentists, Shopping, Schools and leisure facilities).

- Enabling Infrastructure

The SEWUE proposes a new strategic infrastructure distributor link road that links the B5356 Stretton Road to the A49 Tarporley Road (including a new signal junction on the A49) and the stopping up of Stretton Road at the existing junction on the A49 (Cat and Lion Pub).

This enabling infrastructure is generally flawed, unworkable and presents an increased potential for traffic congestion on the A49 from the Cat and Lion signal junction to Junction 10 of the M56. It also severely restricts local traffic accessing the immediate Stretton village facilities. Furthermore, it introduces health and safety issues for local residents.

The proposed A49 signal junction for the proposed strategic infrastructure distributor link road (Cat and Lion relief road) possibly located at Fir Tree Close/Spire Hospital entrance will most probably introduce further delays and congestion to increased traffic flows. This new signal junction will be approximately 300 metres from the Cat and Lion signal junction and as close coupled signals will undoubtedly provide timing issues, as exemplified in Stockton Heath Village, it will result in additional congestion and backing up to M56 J10 slipways.

The Council are already in possession of an alternative solution that avoids adding further signal junction on the A49. This would require the Council to engage proactively with Highways England and upgrade the M56 Junction 10 (interestingly this was the envisaged connection in 1972 for the proposed South/North new expressway detailed in the Warrington New Town Outline Plan) to incorporate the proposed strategic infrastructure distributor link road.

The stopping up of the B5356 (Stretton Road at the Cat and Lion) will cause serious disruption to local residents as follows:

- a) It will prohibit local village traffic easily accessing the school and extend journey time/distance.

- b) It will prohibit local village traffic accessing the Church and extend journey time/distance.
- c) It will prohibit traffic accessing the Park Royal Hotel and extend journey time/distance.
- d) It will prohibit local residents accessing their residencies and extend journey time/distances.
- e) Traffic wishing to cross the A49 from Stretton Road into Hatton Lane will be prohibited and will extend journey time/distance.
- f) It will result in an increased reaction time for emergency services. This has potential Health and Safety repercussions for local residents and hotel guests.

The proposal will result in even more traffic using the A49 travelling south between the Cat and Lion Junction and the proposed new signal junction for the strategic infrastructure distributor link road.

It must be noted that this proposal is in contravention to the Council's adopted LTP4 by increasing journey distance, increased air pollution, increased noise and totally to the detriment of the local community.

- Indicative Strategic Highway Network

This has very serious implications for Stretton Village and the rest of the proposed SEWUE as it opens up direct HGV access rat running between the M56 Junction 10 and the proposed SEW employment area and the whole of the Barleycastle Trading Estate. It would be remiss of Warrington Borough Council not to assume this and unless strict weight restrictions are applied the proposals will result in the route becoming a heavily used freight road that will have an environmental impact on the area in terms of air pollution and noise.

Warrington Borough Council accepted in the 1970's that the existing South Warrington highway infrastructure was inadequate to accommodate further development without the completion of the North/South expressway and a new High level bridge crossing of the Manchester Ship Canal. Nothing has changed over the past 40 years other than traffic movements doubling.

The proposed Strategic Highway Network is ill conceived and the SEWUE Plan is doomed to failure and will result in unacceptable hardship to local residents in particular those living in Stretton.

Yours Sincerely

  
For and On Behalf Of  
Stretton Parish Council