

SAIGHTON CAMP LIAISON GROUP
13 May 2008 - Huntington Primary School

Attendees:

Charles Johnson	CEG
Virginia Hammond	Local resident
L Turner	Parish Council
Jackie Creswick	Parish Council
Ann Treloar	Local resident
Mr Handley	Local resident
Mr Handley	Local resident
Margaret Butler	Saighton School
Victoria Walker	Beattie Communications

Apologies:

Mark Williams	Chester City Council
Lonn Landis	Local Resident
Mike Jones	Chester City Council
Nicholas Dodd	Parish Council
Adrian Tofts	Chester City Council Planning Department
Pamela Hall	Chester City Council
Gareth Owen	Bryant Homes
Rev D Woofenden	The Rectory
Rev Ian Hutchings	St Luke's Church
Tony Lamberton	Christleton High School
Robert Mitchell	Alford & Saughton Parish Council
Jo Fallon	Chester & District Housing Trust
Ann Farrell	Local Resident

1. Introductions

CJ from CEG explained that the Chair Mark Williams was unable to attend and asked if the group was happy for him to Chair the meeting on this occasion. This was agreed by the group.

2. Temporary Uses of the Site

CJ confirmed that the Driving School is now on site following agreement of its lease in November 07. Residents will notice a number of vehicles entering the site and activity on the parade ground. The school is undertaking resurfacing works and erecting its offices which are temporary structures. The lease is for a 10 year period. This is for on site training.

The police dog training is still underway on the site and there is still a consent on the back of the site for vehicle storage.

3. A55 Update

CJ explained that CEG had been called to a meeting with the Highways Agency (HA) and Government Office which the local MP also attended as well as Chester Council highways personnel and the Highways Agency's own transport consultants JMP. There were approximately 25 attendees.

The HA outlined at this meeting a number of concerns they had with the proposed junction on to the A55 due to capacity issues and accident statistics. Economic viability was also an issue despite the fact that CEG would pay for the junction in its entirety.

The accident issues were raised as there are currently no recorded accidents in this area and it is perceived by the HA that a new junction would result in an increase.

As a result, the HA announced they are struggling to support the junction which the Government Office and MP viewed as essential to deliver large numbers of housing on site.

Government Office highlighted the desperate need for new homes to be delivered in Chester, including affordable homes and the need to deliver these quickly. Government Office outlined that Saughton Camp is a key strategic site for Chester and needs to be delivered.

As a result of these conflicting aims, Government Office and the HA debated the issue for much of the meeting. However, there was no resolution. A ministerial level discussion will now take place and Government Office has agreed to report the findings of this as soon as possible. CJ explained CEG's frustration at this meeting as the company has already committed £250k to progress the A55 junction and has been working towards this for over two years. However, it is out of CEG's hands and await a conclusion following the ministerial level discussions.

In addition, Government Office is driving a Growth Point Bid which could result in Chester having to deliver additional homes over and above the 7,500 outlined in the Regional Spatial Strategy. It is estimated this will increase by approximately 10-20 per cent.

The HA's transport consultants presented alternative traffic management measures at the meeting. These were techniques proven to reduce the traffic flow from new developments and included public transport initiatives, cycling, car share schemes and other green travel plan ideas.

CEG still intends to create a masterplan for the site, however, as a result of the HA meeting, CEG is considering a phased development and will ensure facilities will be delivered as part of this. CEG will assess both green travel planning initiatives to reduce car use on site as well as assessing what local transport infrastructure solutions could be sought in order to provide capacity on local roads to bring forward development on a portion of the site as a phased approach to delivering the overall masterplan.

CEG will hold a public exhibition to seek views on facilities required which could include a school, crèche, doctor's surgery, village hall and other initiatives.

A query was raised with regards to the planning permission granted for 101 homes in phase one where it was stated no more homes could be built. CJ explained that that was true on current capacity levels. However, by assessing the opportunities to improve traffic flows on local roads this will release a level of capacity and transport consultants are currently looking at these at the moment.

One opportunity is to turn Boughton Heath (Sainsbury's) roundabout into a signalised cross roads. The transport consultants will create a number of possible solutions and will assess the capacity each one offers for further discussion with the highways department. This will influence what is possible on the site in the medium term. CEG also agreed to look at the speed at which cars exit the A55 as part of this work.

Other areas to assess were highlighted, these included the top of Sandy Lane onto Chester Road where the gyratory starts.

The group requested that CEG opens dialogue with Sainsbury's regarding local transport issues. CJ explained that CEG has already made an approach to Sainsbury's. They have outlined that they have no current plans to do anything on their site. CEG intends to pursue further dialogue.

CJ concluded that there will be a discussion between the HA and Government Office to agree a solution and we are awaiting a response. The Growth Point Bid will be finalised in May and will outline the number of homes Chester needs to deliver.

4. Public Consultation

Victoria Walker (VW) highlighted that the minutes had been provided for the Huntington website. In addition, a Saighton Camp website has been launched with additional information, the web address is:

www.saightoncamp.com

VW will pursue a link to the Huntington website.

A public consultation event has been organised on site on Thursday 22nd May 4 – 7pm and Saturday 24th May from 10 – 3pm. VW provided some flyers to promote the event so attendees could put them on local notice boards. 3,000 flyers will be distributed to residents in Saighton, Huntington and some of Boughton Heath. In addition an advertisement is running in this week's Chester Standard and the Chronicle is running a news feature to promote the exhibition.

VW ran through the public consultation board content, these include boards on:

- Feedback from the first consultation event in November 2005
- Information on the first phase of development (Bryant Homes and Affordable Homes) as well as the temporary uses on site
- Planning requirements, an update on changes at the local authority and information on the housing crisis in Chester
- Local transport improvements which are being assessed to release congestion on local roads
- An update and plans of the 3 possible links to the A55 which have been submitted to the HA
- Information about how the community can get involved in masterplanning on the site
- Information about CEG

5. Bryant Homes Update

Bryant Homes and Chester & District Housing trust were unable to attend. However, Bryant asked for a query to be raised regarding the S106 monies.

Cllr Turner explained that the local community had held a meeting and have selected the five best ideas which will be taken to the area committee. The monies will be spent on a project within a 25 minute walk of the site.

6. Date of Next Meeting

7pm, Wednesday 10 September at Huntington Primary School.