

Huntington Parish Council wishes to make the following observations:

1. The Council strongly objects to the lack of housing for the elderly on the site, the Parish Council is aware that a large number of residents in Huntington are wishing to move into smaller homes and bungalows the proposals submitted do not address this shortage in housing.
2. The Parish Council strongly objects to the building of new homes on the green space at the entrance of the site creating an urban grain in a rural area surrounded by the Green Belt. This is contrary to Policy ENV 24 of the Chester and District Local Plan.
3. The Parish Council strongly objects to the locating of the retail unit at the entrance to the site off Sandy Lane. This will exasperate the congestion in the area. The Parish Council noted at its meeting on the 16th January 2012 that Mr. Barry Herrod, Bovis Planning Manager stated that Bovis also had concerns about the locating of the retail block in this area but had been instructed to do so by CW&C planners. The Parish Council asks that this unit be relocated in a more appropriate position taking into account traffic flows and the parking which the retail unit will attract.
4. The Parish Council strongly objects to the new dwellings being connected to the existing drainage and sewerage network in Huntington, the Council is aware that Welsh Water objected to the development on the grounds that the existing sewerage system, which is based on 9inch pipes, does not have the capacity to handle the waste from the new dwellings and that properties on Chester Road and Meadow Land already suffered flooding which has included sewerage.

Should you be minded to approve this application the Parish Council asks that the following conditions be put in place:-

1. The Parish Council has concerns regarding the work in the construction phase resulting in pollution or contaminants entering Caldry Brook and the effect of surface water draining into Caldry Brook both during construction and in the long term either or both of which could harm and/or pollute Caldry Brook as it runs into Caldry Valley Nature Park and cause extensive flooding in the Nature Park."
2. The Parish Council asks that conditions are put in place to minimise disruption caused by the construction of new dwellings including restrictions on work and delivery times. The council requests that restrictions be put on the number of large vehicles (excluding cars) allowed to travel to and from the site along Chester Road and Caldry Valley Road. The council suggests a possible limit of 6 to 8 large vehicles per day with none permitted between 10pm and 7am and on Sundays and Bank holidays.

For information please find below an extract of the draft minutes of Huntington Parish Council meeting held on the 16th January 2012 which includes a presentation given by Barry Herrod, Bovis Homes Planning Manager and comments and questions raised by Parish Councillors and the Public. (Pages 166 to 168 of Huntington Parish Council Minutes Book)

BOVIS HOMES

Barry Herrod, Bovis Regional Planning Manager gave a presentation relating to the development of the former Saighton Camp (Phase 1) where outline permission has already been received. The following points were raised:-

- Reserved matters application 11/05737/REM is a joint application between Bovis and Redrow,
- Outline permission was granted in June 2012 for up to 375 dwellings and 5000sqm employment development, the employment land has been retained by the vendor and is therefore not owned by Bovis or Redrow.
- A financial contribution has been made in lieu of the provision of a new primary school and the land for the school is safeguarded for the future on the site.
- Access to the site was approved in the outline permission and is therefore decided and fixed.
- There are two points of access onto the site, one into the employment area and one into the residential area.
- The application includes 346 new homes split 227 Bovis and 119 Redrow and includes a range of detached, terrace and affordable homes reflecting the features of Saighton.
- 20% of the homes are affordable of which 15% are homes for life, 10% of energy will be from renewable or low carbon sources.
- Over £400,000 has been invested by GMV8 (CEG) in the local bus services.
- The site is developed around a spine road through the centre of the residential development which will have a bus terminus at the end where buses can turn around.

- There is an L shaped retail unit at the Sandy Lane entrance.
- The site will have higher density housing near the new road with density reducing as the new dwellings near the open countryside.
- The site is divided into a number of areas which will have different characters including:-
 - Urban Fringe – red brick with simple architectural features.
 - Village Street Area – 2 storey, traditional grey slate effect.
 - Village Green Area – around central green open spaces.
 - Rural Edge
- 500sqm of retail units have to be provided before 100 of the dwellings are occupied.
- Play and landscaping will also be included with swales and central open space plus 6 or 7 small areas for localised play.
- There will be a circular walking route around the site.
- It is hoped a planning decision will be received in April, it was noted during this process there is likely to be revisions to the proposal.

The following matters were raised during questioning and comment:-

- It was felt the locating of the retail units at the entrance to the site would result in congestion. Mr. Herrod noted that Bovis had concerns about the location of these units but planners had encouraged this location as a landmark feature.
- It was noted that there is a lack of housing for the elderly including bungalows. It was noted that Bovis rarely include bungalows in their developments unless the planning authority requests them as they are land hungry.
- A question was raised regarding the number of trees which will be planted. Mr Herrod reported that he would find out and let the clerk know, he stated the site does include extensive landscaping and green space.
- No area was designated specifically as dog exercise areas but there would be areas of open space plus the circular walking route around the development.
- More details were requested on the bus contribution. It was noted that CEG have made this payment as a result of negotiations and will most likely be used to enhance the existing service by altering the bus route to go through the site.
- The lack of elderly accommodation is a large concern as there are a number of people in Huntington who would like to downsize as families have grown up and moved out but want to stay in Huntington.
- Deep concerns were raised regarding the loss of green space at the entrance of the site which would maintain a rural feel to the site.
- A request was made for a war memorial on the site reflecting the sites history.
- The lack of provision for the elderly was repeated. Mr Herrod reported that Bovis have in the past included sheltered accommodation but does not build these anymore due to the lack of profit in these developments. Specialist developers tend to supply these including McCarthy and Stone. It was note the development does include some 2 bedroom apartments and that the development does included a large mix of property sizes and styles.
- A question was asked whether the site would include paths linking different streets and areas outside the development including the Rake and Pikel as exists in the Caldly Valley area which helps to create a well integrated community rather than a gated community. Mr. Herrod noted that Bovis can only develop land it owns.
- It was noted local residents have suffered a lot of upheaval as a result of this development and what will be done to keep disruption to a minimum during the development of the site. It is hoped that the building will start in the second half of this year; remediation work is already taking place on site and will hopefully reduce disruption in the future. Although it was noted there will inevitably be disruption with the building of over 300 houses by 2 developers with a large number of materials being brought onto site.
- The spinal road will be built first then the houses along this road moving out to the edges of the site depending on demand. Bovis is hoping to sell 30 to 40 units a year.
- Concerns were raised regarding the capacity of the roads and junctions including on Sandy Lane and Aldford Road. Mr. Herrod noted that the access and the traffic assessment had been carried out by CEG and Bovis had brought the site having reviewed these findings and believed them to be acceptable.

- A question was raised regarding how the site of special scientific interest would be preserved and protected. It was confirmed the scheme has been evaluated in depth by the CW&C and Bovis' own ecologists and that this monitoring was on-going.
- Concerns were raised regarding the capacity of the drains in the area which comprise of nine inch salt glazed sewerage drains. It was noted that Welsh Water had strongly objected to the development on these grounds and that existing roads including Meadow Lane has suffered flooding due to the lack of capacity in the sewerage system. Who would take responsibility of the drains and flooding in the future? Mr. Herrod confirmed that technical experts would look into this matter which would be subject to planning conditions.
- Concerns were again raised regarding the road junctions capacity which would be exasperated by the location of the retail unit.
- A resident noted that there was a disconnect between what CW&C's and the developers views were of road capacity particularly of Caldly Valley Road and the view of residents.
- The question was asked whether there would be further changes to the roads. Mr. Herrod said there would be no changes as the roads had been planned and altered as part of the outline permission. Therefore if problems did develop in the future these would be the responsibility of CW&C, and that planning law would protect Bovis who accept the findings of the traffic assessments.
- It was noted that Bovis are hoping to sell approximately 30 homes per year and the Redrow probably have a similar target although that would be determined by Redrow itself.
- It was noted that the green space at the entrance to the Crown Fields estate means the houses can not be seen from the road helping protect the rural nature of the area and that that should reflected in the new development.
- It was noted that residents can contact Bovis or the Parish Council with their concerns but that it was important that they make their views known to CW& C planning department who will decide the application. It was noted the observations of the Parish Council do not have any more weight than those of an individual.
- A resident noted that there were bungalows in Aldford which could be reflected in the design of the development.
- Residents called for Bovis to be proactive in resolving the congestion and drainage issues.
- Mr. Herrod was asked as a planner if he felt the traffic assessments were correct, he replied that he was happy with the assessments which had been produced by experts.
- Concerns were raised about the way the application had been approved on appeal without the need for the A55 slip road.
- Residents stated they would not recommend people move into the development due to the traffic congestion which is likely to exist.
- Swales will be designed to have the capacity to take water from heavy downpours and are surrounded by green spaces rather than houses should they become flooded.
- Mr. Herrod confirmed that there was no further consultation planned.
- It was agreed the presentation would be included on the Parish Council's website.

The Chairman thanked Mr. Herrod for giving the presentation and answering questions.