

**SAIGHTON CAMP LIAISON GROUP**  
**Thursday 20<sup>th</sup> February 7pm**  
**Huntington Primary School**

**Attendees:**

Chair: Cllr John Moore	Chester City Council
Gerry Choat (GC)	Commercial Estates Group (CEG)
Graham Sheen	Headmaster, Saughton Primary School
Ann Treloar	Huntington Parish Council
Mark Williams	Huntington Parish Council
Virginia Hammond	Huntington Parish Council
Bill Hammond	Local resident
Dorothy Moore	Huntington Parish Council
John Ackerley	Local Resident
Adrian Tofts	Chester City Council
Mrs O Brian	Local resident
Lin Turner	Huntington Parish Council
Jacqui Landis	Local resident
Rebecca Imber	Local resident
Ann Farrell	Great Boughton Parish Council & Chester City Council
Jo Fallon	Chester & District Housing Trust (rep)

**Apologies:**

Gareth Owen	Bryant Homes
John Blythyn	Huntington Primary School
Sue Proctor	Cheshire County Council

**1. Introductions**

Gerry Choat from CEG welcomed attendees to the second Saughton Camp Liaison Group meeting

**2. Temporary Uses on the site**

GC provided the following update:

DSA – has requested to relocate to the front of the parade ground following issues with access to services. A new application will be submitted to this effect

Iveco – is interested in the rear parade ground area for the storage and maintenance of vehicles used for sale and leaseback purposes. This will not be for trailers or HGVs (heavy goods vehicles). Iveco is currently using Intsby Power Station and has provided the following breakdown of its daily transportation records:

Transits – 16%  
Box vans – 46%  
Cabs – 38%

The number of units moved is recorded every day and averaged over the course of the working year is some 18 vehicle movements/day; approximately 2 vehicles per hour. The current proposal is for use of the site from 8am to 5.30pm Monday to Friday and 8am to 12 pm on Saturdays.

Iveco is seeking a 15 acre site for up to 10 years. Routes into and out of the site, hours of use and vehicle movements can be restricted as part of the planning process and the tenancy agreement.

Iveco would also propose to make use of the hospital building on site. This use of the site for Iveco would employ 24 people and cover approximately a quarter of the total site. It would limit the need for any other temporary uses as this would result in increased security on the vacant site.

It was requested that no Sunday's be permitted, no trailers be allowed to use the site and vehicle numbers be agreed and monitored. It was agreed that this proposal was far preferable to the Lock Stock proposed use of the site.

The question was raised as to what other uses the site would be put to if Iveco did not relocate here. GC explained that there had been interest from many other parties but Iveco was the preferred option due to the lack of HGV movement and the fact that it would tie up and secure such a large proportion of the site. Other storage companies have expressed an interest but these are on hold as CEG works with Iveco on a planning application.

A temporary use application will therefore be brought forwards over the coming weeks and submitted to Chester City Council. A letter detailing the application will be sent to all liaison group committee.

### **3. A55 link road update**

A meeting has been held with Government Office, Chester City Council, Cheshire County Council and the Highways Agency to discuss linking Saughton Camp to the A55. The Highways Agency has now accepted this link is possible.

CEG has hired professional transport engineers to devise an access that could be approved by the Highways Agency (HA) as the previous route outlined in the Local Plan doesn't meet HA regulations.

An environmental consultant is also assessing the links outlined to advise on the best possible routes to mitigate the ecological impact.

Another meeting has been arranged with officers and the Highways Agency to assess their views on the proposed link.

A link to the A55 will not preclude access to local routes and it is too early to say how this might work. The site needs to remain part of the local community and have access to local facilities. Facilities provided on the site also need to be accessible to the surrounding communities, rather than being isolated.

The site will be designed in a manner that prohibits rat runs, restricts access and makes it preferable to access the A55 rather than local roads. Buses will also be given priority into the site. Public Transport improvements are also being assessed by Steer Davis Gleave, a national leader in Green Transport Planning.

Council officers will also advise on traffic calming measures and improvements to local roads. All of this information will be fed into the masterplanning process.

### **4. Update from Chester City Council regarding the local development framework**

Adrian Tofts provided an update on Chester City Council's progress. The City has just adopted the local plan which incorporates policies for housing and the environment. Following recent Government changes to the planning system the City now has to produce a Local Development Framework.

Instead of one document this will incorporate a series of separate documents. This is currently at the earliest stage of development. The first step is the production of a timetable and project plan highlighting what will be produced to a set deadline. This is submitted to the cabinet in early March. Subsequently it will be issued to the Secretary of State for approval.

The core strategy will be a vision for the whole district, including the number of homes needed, identification of strategic sites and the broad principles of what could be permitted there, development wise.

Over the course of the year CCC will be looking at this broad vision and consulting the public at the end of the year. A public enquiry is likely to be held in Mid 2009 at which the Council puts forward its case and a report is provided by an Independent Inspector. The Council will have to accept the recommendations within this report.

This plan will then be amended accordingly and then accepted, this is likely to be in 2010 and will cement the broad vision for the district. Site specific plans will also be drawn up providing more detail.

The North West region has a housing requirement in order to meet the trend for smaller households. Chester's plan will therefore recommend how the district will meet these housing needs.

Chester has not yet identified its strategic sites. The current local plan does not identify specific uses for Saighton Camp. CEG is currently assessing the opportunities for Saighton Camp to put to Chester City Council as part of its Local Development Framework process. GC explained that every developer in the city will be doing the same, and many of the available sites in the district are on greenbelt rather than previously used land.

The key criteria that is assessed includes connectivity, transport, environment and sustainability. All developers will 'compete' on this basis.

The Local Plan is in effect until 2011, the Local Development Framework is expected to be complete by 2010.

CEG is working to this long term timetable and has also assessed the needs of the local area, the sustainability of the site and the needs of the wider area.

#### **5. Update on Phase One**

Jo Fallon attended the meeting to represent Chester & District Housing Trust and explained that the site is aiming for 50 – 80 per cent shared equity for the 25 affordable homes on site. Eligibility for residents wanting these homes will be based on the geography – with those from Huntington having priority and a demonstration of need. If they are not sold locally it is likely they will then expand to a wider area.

#### **6. Masterplan timescale**

The priority is to demonstrate an access to the A55. The Masterplan timescale will be dictated by the City Council's progress on the Local Development Framework

#### **7. Date of next public consultation event**

The next public consultation will only be held when the A55 link road plan is progressed. The Highways Agency has very rigorous procedures for assessing

designs and it is likely to be nearer to the end of 2007 before there is further detail to present.

#### **8. Date of next liaison group meeting**

This will be held in approximately three months time and Beattie Communications will make contact with all attendees with a proposed date.

The meeting would be held at Huntington Primary School and GC thanked everyone for attending.