

SAIGHTON CAMP LIAISON GROUP
27th February 2008 - Huntington Primary School

Attendees:

Chair: Mark Williams	Chester City Council
Charles Johnson	CEG
Mike Jones	Chester City Council
Nicholas Dodd	Parish Council
Adrian Tofts	Chester City Council Planning Department
Virginia Hammond	Parish Council
Philip Hammond	Local Resident
Lonn Landis	Local Resident
L Turner	Parish Council
Jackie Creswick	Parish Council
Christine Handley	Local resident
R Handley	Local resident
Victoria Walker	Beattie Communications

Apologies:

John Moore	Parish Council
Pamela Hall	Chester City Council
Ann Treloar	Local Resident
John Ackerley	Local Resident
Rev Ian Hutchings	St Luke's Church
Tony Lamberton	Christleton High School

1. Introductions

2. Temporary Uses of the Site

The site is not being actively marketed due to the archaeological work that is currently underway.

Charles Johnson (CJ) confirmed that the police are using the site on an ad hoc basis for dog training. The Driving Standards Agency will be using the site for car control training on the front parade ground only. The company should be on site in 4 weeks time. The liaison group was keen that if local roads were to be used this must not be near the school when children leave for the day.

CEG has consent on the back of the site for vehicle storage but does not have a tenant at the moment. CJ confirmed that Iveco has found an alternative site elsewhere in the city.

CJ confirmed that the current uses currently occupy 10 – 15% of the site so there is still a lot of remaining capacity.

CJ confirmed that they are still paying for 24/7 security on the site.

3. Local development framework update

Adrian Tofts (AT) from the council's planning team explained that the City Council was due to consult on its 'Issues and Options' document at a number of venues around the city. These options will include a wide variety of brownfield and greenfield sites, including those within current planning policy and those promoting new business and housing development adjacent to the city, villages and hamlets.

The plan will last for 15 years.

The team is continuing regardless of the Local Government Review. Mike Jones (MJ) confirmed that there will be a note on the front of the 'Issues and Options' document

which explains that the information could become part of a wider West Cheshire Development Plan.

MJ confirmed that many of the ideas will be controversial as Chester needs economic development and new homes, especially affordable homes. He highlighted that there have been 179 enquiries for the 25 affordable homes currently under construction at Saighton Camp.

The review addresses issues such as whether CCC should develop on the green belt and it was likely that it would propose a couple of new villages in the Chester area and these could be stand alone or adjacent to current conurbations where facilities already exist.

The employment sites have been highlighted at Deeside and Ellesmere Port.

The consultation will take place on the website, at libraries and via the Parish Council. It will be very visual and will allow early engagement across the city.

MJ highlighted that Saighton Camp is strategically very important to Chester for both housing and employment. This will be designated in the plan and is likely to effectively double the size of Huntington. MJ highlighted that this should be very long term over 10 to 20 years rather than constructed in one go.

4. Transport Improvements

CJ explained that CEG is currently liaising with the Highways Agency (HA) and planning authority with regards to a new link road to access the A55. Three options have been designed by a transport consultancy, one using the existing road under the A55 and two others utilising a new road over the A55. A pack of information was submitted to the Highways Agency as part of its NATA process. This is being reviewed and the response received from the HA is complicated and is presently being reviewed by CEG.

The HA analyses the effect of a new junction over a 60 year period and works out its economic impact. As the design proposes additional roundabouts on the slip road the Highways Agency assumes this will slow traffic down. In addition, there are few accidents on this stretch of the A55 and it has therefore assumed an additional junction is not required to deal with safety issues. It has therefore concluded that a new junction will make the situation worse.

The NATA assesses ecology, environment, safety and economic viability. CEG's transport consultants believe that some of the inputs and assumptions made by the HA are incorrect and therefore need to be reassessed. CEG is trying to meet with the HA to discuss and progress this issue.

CJ highlighted this has been a very frustrating process and it has drastically slowed down progress, as well as incurring considerable costs.

It was queried whether the HA had agreed to allow a junction. CJ explained they had agreed to look at the possibility, but a technically agreeable solution is still to be found.

It was queried if any more homes could be constructed from Sandy Lane. CJ explained that the initial traffic assessments have highlighted there is still some capacity on the local highway network. CJ explained that there are a number of local transport issues which are causing problems on the local highway network.

CJ explained that Great Boughton Parish Council had asked CEG to look at some solutions for the problems at Boughton Heath/Sainsbury's Roundabout. The issue

here is there are 5 access roads which cause major capacity issues. A number of ideas are being developed by Highway Consultants to change the roundabout into a signalised junction. Calder Valley Road would then feed into a separate access.

It was highlighted that there is also a bottleneck at Gorse Way. CJ explained they had not undertaken any studies here but agreed to look into this. CJ explained that any further development at Saighton Camp would need a planning application which would include full transport assessments, surveys and robust justifications as to what capacity local roads can handle.

A further issue was highlighted by the group at the end of Chester Road as it enters the city as this is very narrow.

CJ explained in terms of timescales the meeting with the HA was the highest priority and that the transport consultants would be looking at solutions for this, Boughton Heath Roundabout and the other issues on the local highway network.

5. Communications

Victoria Walker (VW) highlighted that the minutes had been provided for the Huntington website. In addition a Saighton Camp website was about to be launched with additional information.

It was agreed by attendees that May/June 2008 would be the best option for the next exhibition, once progress had been made with the HA. The group agreed that displaying the options submitted to the HA would be beneficial.

VW explained that we would send flyers to residents on the database who attended the first event, posters in local noticeboards and flyers around Huntington, Great Boughton, Saighton and Christleton.

VW agreed to draft a page of information for the May Huntington Handbook and the Vicars Cross Voice.

6. Any other business

VW agreed to contact Bryant Homes with regards to construction traffic issues which were raised at the previous meeting.

Mark Williams (MW) explained that a meeting was being arranged to discuss the use of the S106 money and this would be held at 6.30pm in advance of the Parish Council meeting. He invited people to attend or to give him, or any Parish Council members, suggestions.

MW explained that the Local Government Review had just been heard in the House of Commons and had been approved. This will now go to the House of Lords for a decision.

A query was raised about any archaeological finds and CJ explained that some remnants of a wall or building had been found near the moat at the edge of the site and CEG was liaising with Mike Morris at Chester City Council.

7. Date of Next Meeting

It was agreed that the next meeting would be held on Tuesday 13th May at 7pm at Huntington Primary School. MW thanked everyone for attending.