

Cheshire West & Chester Council

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Date: 25 June 2018

By email: theclerk@huntington-chester.co.uk

Dear Louise

Thank you for your letter dated 26th March 2018, regarding lack of services on Saughton Camp housing development in Huntington.

On assessing the issues you raise, it would appear that the status of land ownership is the main obstacle in obtaining CWaC service provision on site. Although it should be noted that some of the assets being built/provided on site may never be part of a CWaC controlled service as there are no requirements in the planning permissions stipulating their transfer over to CWaC for management and maintenance.

The map below highlights the adopted roads in 'pink', there is a small section from Phase One 'Crown Fields' estate which is highway formally adopted by CWaC. The remainder of the Saughton Park estate remains un-adopted with the onus on the developer to complete the works required to the satisfaction of the Highway Authority in accordance with our standards and specifications as outlined in the Section 38 Road Adoption Agreement before they can be adopted by the Council. As part of this process, the developer appoints the contractor, agrees the programme, properly manages them by direct supervision and then pays them on completion of the works to the correct adoptable standards. However, it should be noted that the sewers under the roads must have first been adopted by the Water Authority (Welsh Water in this instance) before the roads can be adopted by the Council, the adoption of the sewers being controlled via a separate Section 104 Sewer Adoption Agreement with Welsh Water.

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Any issues in the meantime regarding the delays in the completion of the final surfacing works or any other matters relating to the roads, sewers and street lighting etc. which residents have concerns over should be taken up with the developer directly via their Customer Care Department.

With reference to the concerns you raise:

1. **Parking enforcement**

CWac's parking enforcement team would only attend on site to enforce TRO's (traffic regulation orders) such as lines on the road or signage to indicate a parking restriction.

Any parking concerns i.e. obstructions, where there are no TRO's present would be a police issue.

2. **Dog fouling and dogs off leads**

The Community Safety Warden Team can enforce dog fouling on any land that is accessible to the public, the legislation applies to all open air areas in the borough and where the public have access, even if warning signs are not displayed.

Officers attended Saighton Camp in March 2018 to undertake dedicated patrols to enforce, however over set days of monitoring there were no concerns logged. As part of this work, the team engaged with residents and dog walkers providing dog bags and advice. Residents are urged to continue to report details about offending walkers, their descriptions, dogs description, times, addresses locations etc which will assist in targeting patrols in the area.



There are areas of the Borough which operate 'dog exclusion zones' and 'dogs on leads zones' however these are not in place on Saighton Camp. However any dangerous dogs should be reported to the police using 101.

3. Bus provision

The development was designed for the local bus service to extend into the Crown Park part of the estate, along the main Highlander Way spine road instead of terminating at the bus stop near the site entrance. Although Stagecoach is very keen to operate their service 5 into the development as soon as possible and the Council is fully supportive of this, the lead developer (Bovis Homes) has not facilitated this to happen to date, despite the requests of the Council.

4. No CWaC litter bins or collections on play and open space areas

The public open space and formal play areas within the Crown Park (Bovis and Redrow) area are proposed to be transferred across to the Council, but the developer has not yet requested a date when this might take place. In the meantime, any management, maintenance and safety issues relating to them remains the responsibility of the developer. The public open space and formal play areas within the Regents Grange (Redrow Homes) and Westminster Place (Elan and Rowland Homes) parts of the site are not proposed to be transferred to the Council and all responsibilities relating to them remain with the developer and/or management company run on behalf of the owners of houses on those estates.

5. Public bin collections on Crown Fields

The bins that form part of the play or public open space have not yet been transferred to CWaC to collect refuse or maintain.

We will continue to pursue the developer regarding some of the issues raised. I hope I have been able to answer your queries.

Yours sincerely



Delyth Curtis
Deputy Chief Executive (People)