

MOULTON CHILDREN'S PLAYING FIELD TRUST

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Mr B Leonard
Planning Officer
Cheshire West and Chester Council
Development Management – Planning Service
Wyvern House
The Drummer
Winsford
CW7 1AH

31 January 2013

Dear Mr Leonard

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION REFERENCE: 12/05668/OUT
PROPOSAL: Outline Planning application for up to 148 residential dwellings, open space and access of Barnside Way (off Summerfield Drive).
LOCATION: Land at Beehive Lane, Moulton

Your letter dated 11 January 2013 refers.

Moulton Children's Playing Field Trust is owner of the Playing Field adjacent to the site on which Richborough Estates plans to build the above development. The Playing Field is QEII registered with Fields In Trust.

The Playing Field Trust is a Registered Charity (No. 1043162) and its' only function is to administer the Playing Fields on behalf of the people of Moulton. The Trustees are solely made up of Moulton Parish Councillors.

The Playing Field Trust wishes to object against the Plans on the following grounds:-

Drainage Issues

The land earmarked for the development, which is to the right of the Children's Playing Field, is an area well renowned for extensive and regular flooding. Moulton Parish

Council will cover this aspect in greater detail in their response to the Consultation. Suffice to say that the Trustees have recently sought professional advice on how to improve the drainage on the north east quadrant of the Playing Field.

The primary concern for the Children's Trust is that, should the proposed water dispersal methods put forward by Richborough Estates not prove successful, then there is every chance that surplus, undrained water will settle on the right hand side of the Playing Field thus making the facility unusable and unmaintainable.

We feel that it is essential that independent experts evaluate Richborough's plans to check their veracity. We have no wish to see a much used village amenity made redundant via the ill advised actions of a neighbour.

Footpath Access

We note that the Plans released by Richborough show a footpath crossing the centre of the Playing Field, linking the new estate with the existing footway to the left of the grassed area.

We would ask you to note that Richborough has never sought the views/permission of the Playing Field Trustees before including this facility in its' overall scheme.

The Trustees will not give permission for this footpath to be created. It would traverse an area of grassland used extensively by local children – including formal games lessons at Moulton School - on a daily basis.

General Comments

There is a Covenant in place on the field, lodged with The Charities Commission, that restricts the provision of formal play equipment and general amenity use to Children only. There is strictly no provision for Adult amenity or recreation.

The Trustees fully concur with all of the points raised by Moulton Parish Council in their letter of objection.

Thank you.

Yours sincerely,

PHIL SANDERS
Clerk to the Trustees