



29 June 2012

~~444~~ (0) 121 633 4929
(0) 121 633 0718

Phil Sanders
Mouton Parish
Council 21 Linnet
Close Winsford
Cheshire CW7 3FA

Dear Phil

Re: Land off Beehive Lane, Moulton

It was good to meet you and your colleagues on Wednesday 27th June to discuss the land we control off Beehive Lane in Moulton. I apologise again for how late I was due to the curse of the M6, my journey back was a lot less stressful!

Firstly, your comments are noted about the need to improve communication following the local rumour mill getting ahead of the information you received from us. We were certainly aiming to meet you before this happened but I appreciate the presence of our surveying team has raised concern over the last couple of weeks. Since our meeting we have updated our website to provide a little more clarity on what our plans for the land are and that it is our intention to hold a public exhibition. You can see this information at www.richboroughestates.co.uk and we will let you know when we get a dedicated website up and running.

I confirmed that I am a Director of Richborough Estates and that we are specialists in acquiring land and obtaining residential planning permissions. When we secure planning permission we work with house builders to develop the site. We usually obtain "outline" planning permission but we incorporate a level of detail to determine, amongst other things, the maximum number of dwellings and the height of buildings and, where there is a village design statement, we will often propose a "design code" which will tightly govern the detailed design of the development.

We believe Moulton is a sustainable settlement that is appropriate for further development. We have recently met the Officers of the Council to discuss our intentions. One of your colleagues suggested that the Council had 12 months to get their plans in place before the NPPF is in place and so surely our proposed development could not come forward. This isn't correct as the 12 month "rule" only applies to Councils that already have an adopted Local Development Plan in place which doesn't apply to CWaC. Also, because CWaC has a chronic



shortage of housing land the presumption in favour of approving sustainable development set out in the NPPF does apply to CWaC. I would be more than happy to provide a more detailed technical note on this if you wish.

A planning application is expected to be submitted in Autumn. If our application were approved then we imagine the earliest date that a spade could be put in the ground so to speak would be Autumn 2013.

I explained that we took control of the site a couple of months ago and that the landowner is the same person who sold the land that Crosby developed, being Summerfield Drive. A whole host of surveys and assessments are currently being undertaken which will determine the constraints of the site and the capacity in technical terms. Although this is work in progress we feel that approximately 150 dwellings could be developed on the site. It may be that we will seek permission to develop just the southern field with open space being left to the north, or that development will be spread across both, with open space included across the entirety of the site. Development proposals will be high quality to reflect the built form and characteristics of Moulton which make it a desirable place to live.

We are very keen to work alongside the Parish Council and the community in preparing our proposals. It may be of course that ultimately you object to our proposed development or certain aspects of it, but we would hope to be able to engage with you so that if our application were ultimately approved (which of course it might not), it at least reflected the requirements of the village. This can include such matters as the appropriate housing mix; the design; and tailoring the type of affordable housing to the actual needs of the village e.g. assisting youngsters from the village getting on the housing ladder. From reading the village design statement we have noted that there may be benefits in providing additional signage in the village to and from the River Weaver and additional seating by the play area. A passing reference was made by one of your colleagues in our meeting regarding a lack of parking and we would be grateful if we could have further details of this or anything else you think the village needs or would benefit from.

A number of your colleagues mentioned that Moulton School is oversubscribed and queried how we propose to overcome this. As a matter of course on all our sites, we liaise with the education department on school capacities, and where schools are full, or are likely to become full, they require financial contributions to solve the issue through such means as extending the school or providing extra teachers. We're in the process of liaising with the education department and I confirm that we have also booked a meeting with the Head Teacher of Moulton School, Jane Birch, on 6th July where we intend to discuss this along with any other issues she may raise.



I hope the above clearly sets out our intentions. Perhaps it would be useful to schedule another meeting after we have met with the local school and prior to any public exhibition. If you think that this would be useful then please provide me with some suggested dates. Ahead of any meeting we would be grateful for any information or ideas you may want us to consider in as we formulate our proposals.

I look forward to hearing from you and please do feel free to contact us any time if you or your colleagues have any queries whatsoever.

Yours sincerely

Paul Campbell
07968 023340