

## **ISSUES RELATING TO RICHBOROUGH ESTATES PROPOSED DEVELOPMENT – AS DISCUSSED AT THE PARISH COUNCIL MEETING ON 10 SEPTEMBER 2012**

The Parish Clerk read out the following statement:-

“Members of the Parish Council met with representatives from Richborough Estates on Thursday 6 September 2012. This Meeting was arranged at the request of Richborough.

Richborough have spent much of the last two months undertaking various surveys – traffic, ecological; drainage etc – all designed to give them a better understanding of the site on which they are considering a new development.

It is anticipated that these Surveys will be fully completed by the end of this month, at which time initial plans for the proposed development will be finalised. These plans will then be unveiled at a Public Consultation Meeting, to be held within the village, towards the end of October/early November. This will give all interested parties the opportunity to engage with Richborough and voice opinions.

Richborough confirm that public feedback is welcome and will be taken into account before any Planning Permission request is submitted to Cheshire West and Chester Council.

The Parish Council has expressed a wish to remain in close contact with Richborough throughout the process and has received assurances that this will be the case. As promised previously we will keep you advised of key developments”.

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Several Parishioners raised issues relating to the development which were responded to by Councillors and the Parish Clerk. These are summarised as follows:-

Q. The recent public consultation exercise by How Developments in Davenham did not include any experts for specific issues. Will RE bring experts along to their Public Consultation Meeting?

A. We understand that they will.

Q. Will the Parish Council work with Residents Groups opposed to the development?

A. The Parish Council will arrange for representatives to attend Residents Meetings. However, the Parish Council has to remain impartial until the point where it gives its' views on any Planning Application put forward.

Q. A number of Residents have volunteered their services to become members of the Neighbourhood Plan Working Group (NPWG), but have heard nothing as yet. What is the position?

A. The Parish Council is still learning about the Neighbourhood Plan process, the next step being to apply to CWAC to create a Neighbourhood Plan – a Resolution being passed later tonight in this meeting will commence the formal process. Once permission to create a Plan has been obtained the NPWG will be formulated. CWAC are currently working on the formulation of the CWAC Local Plan. Until this Plan has been formally adopted – projected for 2014 - no Neighbourhood Plan can become adopted. This has taken away some of the urgency to undertake the exercise as soon as possible.

Q. Some residents don't appear to be aware of the development, suggesting that information is not readily available for all. Would Newsletters help?

A. To date the Parish Council has made as much information as possible available to all. Notices and copies of correspondence have been placed on the PC and MoultonVillage Web Sites and the Public Notice Board adjacent to the Co-Op store. In terms of increasing village-wide awareness of the development, RE have advised that they will write to every residence in the village in the lead up to the Public Consultation Session. The Parish Council, which re-iterates its' commitment to transparency throughout the whole exercise, will consider whether Newsletters are an appropriate vehicle to cascade further information as matters develop.

Q. It is understood that RE met with the School Head Teacher last week offering to fund the building of extra classrooms.

A. Yes they did. A final decision on such issues will rest with the School Governors and CWAC Education Department.

Q. What is involved in the Planning Process and who does what?

A. A Planning Application is submitted to CWAC Planning Department, who assess the finer details of the request, and consult with local residents including the Parish Council. The decision on whether to grant Planning Permission rests with CWAC. A decline by CWAC may result in an Appeal by the Applicant. Given the complexity of a large development this process can be lengthy.

Q. Does CWAC have a new build target and are RE, and other developers, aware of this?

A. Yes, it does and it is currently behind target. Developers are aware of this and that is reflected in the number of new developments being sought throughout the County. The new CWAC Local Plan referred to earlier will, once adopted, detail where the new builds are likely to occur.

Q. Are RE aware of the traffic problems within the village?

A. Yes, they are. They have undertaken their own traffic surveys which will form part of the Planning Application. CWAC Highways will review these figures as part of the overview process. RE have been advised that increased traffic flow will almost certainly create knock-on problems beyond the immediate vicinity of the proposed development, including Main Road.