



MOULTON PARISH COUNCIL

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B Leonard
Esq

Planning Officer
Cheshire West and Chester Council
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2 January 2015

Dear Mr Leonard

TOWN AND COUNTRY PLANNING ACT 1990

APP 14/04800/REM

Applicant: Bovis Homes

Description: Reserved Matters - 148 dwellings on land off Barnside Way, Moulton

Your letter dated 4 December 2014 refers.

The Parish Council, in keeping with the majority of villagers, remains opposed to the development of this land on the scale sought.

However, we appreciate that with outline Planning Permission in place development is probable.

At this point we would like to record our thanks to Bovis Representatives, who have proved most helpful in their dealings with us. Their professionalism is appreciated and we take comfort from the Company's strong reputation earned over an extended period.

Having reviewed the Plans we wish to make the following comments:-

Construction Traffic – use of Beehive Lane

Whilst the need to cut back Trees is acknowledged, we trust that the Applicant will be mindful of the need to retain the character of the Lane and ensure that tree roots are not damaged. It is a much loved area for walkers etc..

The need to create adequate road width to accommodate HGVs is paramount and fully understood. Again, we ask that the Applicant is mindful of local considerations and that, once the development is complete, the Lane is returned to its' current condition.

The Applicant has expressed an open desire to ensure that Traffic Management is handled professionally. We trust that a robust Construction Traffic Management Plan (including not allowing traffic outside of standard working hours; weekends and Bank Holidays) will be a condition of approval. This must also include ready, immediate access for those properties located at the northern end of Beehive Lane. They will experience a vast amount of upheaval throughout the entire build phase.

Affordable Housing

We are pleased to see the level of Affordable Housing included on the site. We are sure that this is required and will prove popular. Our own research (as part of the Neighbourhood Plan Surveys) suggests that there is a demand for both affordable properties and bungalows.

However, we do have some concerns over the grouping of all Affordable Properties on the western side of the Development. These properties which, by definition, will probably house young families are very close to the drainage swales. We believe that re-siting such properties to 2/3 clusters within the central/eastern side of the development would be a more attractive, and safer, option.

Rainwater Drainage

Whilst accepting the logic of the swales drainage system, we still have some concerns as to whether it will cope adequately with an area of land that is notoriously wet throughout the year. We note that the Applicant is very confident that this will prove to be the case.

Our question is what if the main swale (at the northern end of the site) proves unable to cope with the volume of water generated? What contingency plans will be in place?

Richborough's own Consultants (ASL) commented that the site has notable drainage concerns. We hope that these have, with input from United Utilities, been fully addressed/considered by both Bovis and other Consultees.

Foul Drainage

The Plan to create a Pumping Station within the development is most welcome, as is the planned upgrade of the existing piping.

In the past sewage has leaked from the existing pipes on School Lane, suggesting that the current foul drainage provision is stretched on occasions. The Applicant feels that this is due to storm water entering the system. We would welcome an independent, professional overview of this assumption.

Improvements to the entire drainage systems throughout this part of the village must be a tangible benefit of this development proceeding.

s.106 Monies

As stated many times over the last two years, there is no strong appetite for this development in our village. We therefore strongly feel that, as a condition of approval, the village of Moulton should see a considerable portion of s.106 monies being ring fenced for village projects.

The current Playing Field Play Apparatus, whilst serviceable, will require replacing/upgrading in the next couple of years. Additionally, an increasing young population would benefit from an enhanced range of facilities to use. The land is available (owned by Moulton Children's Playing Field Trust – the Parish Council is the sole Trustee). It would be a simple case of acquiring and installing the equipment.

The existing Playing Field is, by Covenant, restricted to use by Children. The provision of land for adult recreation is urgently required. This would be of immense value and benefit to the village.

We understand that the proposed 20mph village wide speed limit scheme will be covered by s.106 monies. The creation of increased parking provision throughout the village would also be most welcome.

Perhaps some of the Education Related Monies could be utilised to bring back the Lollipop Patrol at Moulton School? This would greatly help to allay many parents concerns over road safety at School opening and closing times.

Many of the pathways around the village would benefit from remedial work to make them more usable in times of poor weather. The Parish Council wishes to actively foster the use of local footpaths/wildlife corridors and feels that any improvements would support this initiative.

Conclusion

Our primary view is that this development is unwelcome in our community. We believe that we have become a victim of the 5 year housing supply diktat from Central Government.

However, should this development be Approved, our primary focus is in ensuring that the village receives material benefits that can be shared and appreciated by all villagers.

This will represent a "once in a lifetime" opportunity to create a better equipped and safer community. Against this background please be very mindful of our comments regarding s.106 monies.

Lastly, could we suggest that regular meetings between Bovis and the Parish Council are a condition of Approval. This would help to ensure that any unforeseen problems are promptly discussed.

Thank you.

Yours sincerely,

PHIL SANDERS
Parish Clerk