

SAIGHTON CAMP LIAISON GROUP
7th October 2010 – Huntington Primary School

Attendees:

Cllr Mark Williams	Chair (ward councillor)
Charles Johnson	CEG
Kathryn Chitty	Beattie Communications
Jackie Creswick	Local resident
John & Dorothy Sweeting	Local residents
John Ackerley	Local resident
Mr Handley	Local resident
Frances Bonner	Local resident
Ann Treloar	Local resident
Janet Walters	Cheshire West and Chester Council

Apologies:

Tom Bateman	Great Boughton Parish Council
Nicholas Dodd	Huntington Parish Council
Pamela Hall	Ward councillor
Alan Bonner	Local resident

1. Introduction

- Mark Williams (MW) introduced himself as chair and explained that the meeting was being attended and supported by Cheshire West & Chester Council
- MW reviewed the action points from the minutes of the previous liaison group and the following was confirmed:
 - The education contribution had been ring fenced
 - Charles Johnson (CJ) had brought a plan of the cycleways along to the meeting with him
 - A separate meeting with Great Boughton Parish Council had been held
 - The Garden Centre had been contacted.

2. CEG Update

- CJ said that not a huge amount had changed since the last liaison group meeting and confirmed that the plans on show displayed the proposed cycle routes and that these had been approved by the Local Authority
- CJ explained that the plans showed cycleways from the site, along Sandy Lane, Chester Road and Caldley Valley Road up to the small retail park where they would link with existing cycleways and a brand new cycleway down Chester Road to the new River Dee crossing – providing safe and easy access to the city centre.
- Ann Treloar (AT) asked if the grass verges would need to be removed to make way for the new cycle lanes and CJ confirmed this was the case.
- It was asked what colour the cycle lanes would be and CJ explained that this would be up to the Council.
- MW asked if the cycleways would be on the footpaths and CJ confirmed that it would be a separate lane between the road and footpath.
- MW said that Huntington Parish Council was planning to plant trees along the grass verges and CJ said that the Highways Authority should be aware of this. Alan Bonner (AB) asked whether CEG could help to find out if the cycleways were likely to have an impact on the trees and CJ agreed to do this:
 - **ACTION POINT: CJ to contact Highways Authority and clarify.**
- MW said that he would arrange for CEG to update the Parish Council:
 - **ACTION POINT: MW to arrange meeting.**

- MW asked if CJ could attend an open Section 106 meeting on 18 October to discuss how the money should be spent but CJ confirmed that he was unavailable on that day.
- CJ said that the Section 278 detailed design of the roundabout was underway and should be completed by the end of the year with work due to begin in Spring 2011.
- In response to a question raised at the previous liaison group CJ explained how the surface and foul water drainage would work i.e. only foul water would drain via Sandy Lane and surface water would drain via Caldly Valley Brook.
- It was asked how this would affect the likelihood of the brook flooding and CJ explained that a Sustainable Urban Drainage System (SUDS) would help to control the flow of water into the brook to prevent flooding issues.
- AB asked who was responsible for the maintenance of the system – Caldly Valley Brook in particular. CJ confirmed that it would be the Local Authority or Welsh Water.
- CJ concluded the drainage update by confirming that the existing drainage issues on Chester Road had been caused by fat in the sewer.
- Jackie Creswick (JC) asked if the surface water was likely to cause flooding problems for Caldly Valley Brook seeing as no surface water currently drained that way. CJ explained that a lot of surface water did currently drain that way and the introduction of a SUDS would help to control the flow.
- CJ said that the team was currently dealing with a number of technical issues e.g. signing off planning conditions, managing the rear of the site (which doesn't have planning consent) to ensure it doesn't fall into disrepair and preparing a Landscape Design Strategy.
- CJ said the team was also in the process of marketing the site via adverts in the property trade press and targeted mailers. CJ confirmed that CEG had received 45 expressions of interest, responded to 16 and arranged 10 site viewings and is aiming to have selected the preferred developer(s) by the end of the year. CJ confirmed that the preferred developer(s) would work with CEG to prepare the reserved matters application, which deals with specifics such as materials, to be submitted in Spring 2011 with a view to starting work on site in Summer 2011.
- John Ackerley (JA) asked if the site was being marketed as one piece of land and CJ confirmed that it had been split into three parcels. CJ explained that if one company developed all three areas they would be responsible for the upkeep of the communal spaces but if multiple developers were involved, then CEG would maintain the public open space.

3. Q&A

- MW asked if anything had changed regarding access to the A55 and CJ said the situation was the same i.e. the Highways Agency (HA) were unwilling to support it. CJ said that the HA was unlikely to change its stance.
- MW asked what would happen to the land without planning consent if no consent was ever secured and CJ confirmed that CEG would continue to maintain it.
- AT asked MW why the Council had gone back on its word when it originally said that no development would be allowed without an A55 link road. CJ responded to say that it was outside of the Council's control and was down to the HA. MW also said that Mike Jones had held several meetings with the HA but their position remains unchanged.
- JA commented that Members didn't approve the planning application despite it being recommended for approval by its planning officers.
- A member of the group asked for further information on the meetings CEG had held with Great Boughton Parish Council (GBPC) and CJ explained that he had held a couple of meetings with GBPC to discuss the possibility of purchasing some of its land to create a different road layout that would reduce

the amount of traffic on Caldly Valley Road and require less changes to be made to Great Boughton Roundabout.

- When asked why this had only been raised now CJ explained that leading up to the inquiry, GBPC felt unable to enter into discussions with CEG on the matter.
- It was asked what differences to the highways improvements contained within the planning application the Parish Council land would make and CJ explained that the Great Boughton Roundabout would still be signalised and there would be minor road widening.
- AB asked if this would isolate the church and CJ said that it wouldn't.
- JS asked if it would make access to Caldly Valley Road more difficult and CJ explained that the traffic flow would be reduced so access would be easier.

4. Date of next meeting

- It was agreed that the next meeting would take place at 6.30pm on Thursday 10 February 2011 at Huntington Primary School.