

DAVENHAM PARISH COUNCIL

Clerk: Vicky Stock 6 Grove Mount, Davenham Northwich , Cheshire, CW9 8LY Tel: 07443 579 057
Email: clerk@davenhampc.org.uk

24th April 2017

Cheshire West and Chester
Planning Department
Wyvern House
The Drummer
Winsford
CW7 1AH

Dear Sirs,

Re: Proposed Development by XPG1 Ltd – Land to the rear of 28 Church Street, Davenham. Planning application 17/00545/FUL. Erection of 16 dwellings, including 4 apartments, alteration of existing access and landscaping works and creation of informal open space.

Unfortunately this site has been the subject of a Planning Appeal which went against both the wishes of our local community and a planning decision of Cheshire West and Chester Council. However we do have valid concerns over details of the proposal which we consider can, and should, be addressed in this re-application.

The site is on land protected in previous Local Plans as being part of our village conservation area and on land affecting the setting of a Grade 2* listed building [Davenham Hall]. As such it should surely therefore be subject to a careful assessment of details of the layout and of the individual dwellings proposed. At this advanced stage in the preparation of our Neighbourhood Plan more weight should be given to the Parish Council policies contained in the plan.

Whilst the small scale of the development is, on the face of it, more appropriate to the scale of the village, and within our Neighbourhood Plan policies, in this sensitive location it is clearly appropriate to take more care over the scale, location and design of any development on this site.

There are several issues of concern in this current planning application:

- The design and scale layout is hardly inspiring and the number of dwellings is still excessive on this sensitive site. The design of the proposed houses is considered to be bland, embellished only by some rather gimmicky and clumsy surrounds to the front doors.
- The existing narrow driveway is inadequate for the number of vehicle [to an additional 16 dwellings] which will be using it after development. Furthermore it is

DAVENHAM PARISH COUNCIL

Clerk: Vicky Stock 6 Grove Mount, Davenham Northwich , Cheshire, CW9 8LY Tel: 07443 579 057

Email: clerk@davenhampc.org.uk

made worse by a layout which takes this traffic up nearly the full length of this drive rather than at a point closer to Church Street.

- The land is considerably higher than Church Street but no consideration to lowering this land to reduce the height of buildings on the Church Street frontage. Worse, these units are the tallest on the site and would be significantly out of scale with the existing properties which are mostly small scale two storey cottages. As such these frontage houses would represent a significant discordant and unnecessarily dominant element to the street frontage.
- The site is adjacent to the Grove Footpath, a key and much used rural footpath [footpath 12] running through our conservation area and the protected parkland. It is one of the routes intended in our Neighbourhood Plan to form an enhanced 'Green Lane'. There are no proposals in this plan to allow for the necessary widening of the path which is very narrow past this site. Whilst it is probably too late at this post appeal stage to expect the full widening but it is surely not unreasonable to make a modest increase in width to say 2.5 metres.

Other considerations

1 Highways

The access point from London Road to Church Street is from an already congested village centre into a very narrow carriageway along Church Street, reduced to single lane status due to the lack of off-street parking. It would therefore be appropriate to ensure that the drive access to this site should have improved visibility in both directions.

2 Environmental

We also consider that wildlife issues are being too easily dismissed. We, as a nation, are seeing serious losses in wildlife numbers which in many cases is starting to have serious environmental consequences. The damaging loss to pollinators has been well publicized. We are too easily ignoring such issues in the rush to develop green fields when there is so much Brown Field and other underused land, still vacant in this area. At least we should expect landscape measures to be imposed to at least contribute to wildlife survival.

The site layout is not sympathetic to the mature trees on site, in particular the trees at the Southern boundary where the separation distances between the trees and the properties are inadequate. Given that the trees are to the South of the properties, there will be issues of shading and dominance that could have been avoided if a sympathetic layout had incorporated the trees into an area of public open space. The same issues can be found adjacent to the proposed unit 7, which is being built so close to existing trees notably T28 & T30, which the crowns will be almost overhanging or touching the roof & gable of the property. No allowance has been made for future growth of the trees.

DAVENHAM PARISH COUNCIL

Clerk: Vicky Stock 6 Grove Mount, Davenham Northwich , Cheshire, CW9 8LY Tel: 07443 579 057
Email: clerk@davenhampc.org.uk

Such lack of foresight and thought in the layout will result in these trees being considered to be a danger or nuisance by the new residents.

We note that the tree survey does not display the root protection areas, or provide a specification for the tree protection fencing.

Whilst the trees are protected by being within the conservation area, given the concerns above, we request the the trees are given greater protection by Tree Preservation Order.

3 Neighbourhood Plan

We would point out that our Neighbourhood Plan considers how the community can gain benefit from 'appropriate' new development. This is important to us in gaining community acceptance of well designed and located, development. Such benefits would include [in addition the traffic, congestion issues and primary school places]:

- a) allocating land for village community facilities, [eg a village hall].
- b) retention and improvement of existing landscape and open spaces
- c) the creation of 'green lanes', wildlife corridors and landscaped buffers, as part of our rural footpath network and as a tool in softening the adverse impact of new development.
- d) extensive environmental tree planting.
- e) truly sustainable development.

None of the above seems to have been addressed in any of the recent or current Planning Applications.

Our Neighbourhood Plan has recently been submitted to CWAC and is therefore at the Regulation 16 stage. We consider that this merits it being given substantial weight in considering this revised planning application.

Yours sincerely

Vicky Stock
Clerk to the Council

For and on behalf of Davenham Parish Council