



11 October 2021

Freedom of Information Act 2000 Response

Housing Development

Query

On 24 September 2021, the following request was made of Moulton Parish Council:

Could you please provide details (including dates) of any communication to or from the council or councilors with anyone with an interest in developing the land between Eaton View/Weaver Grange and Honeywell Gardens. I believe this is identified as local green space LSG6 on the neighborhood plan.

Response

In the adopted Moulton Neighbourhood Plan, LGS6 is defined as the Weaver Road Play Area.

As part of the process of creating a neighbourhood plan, the document has to be reviewed by an independent inspector, with all parties able to make representations. In our case, as part of that process, the inspector removed the area of land between Weaver Grange/Eaton View and Honeyvale Gardens as a local green space. It is still, however, outside the settlement boundary.

The council have had two contacts with the managers of the site regarding the future use of the land.

The first, is an email from the Development Manager, on 27th February 2018, and reads:

I noticed that you have been involved with the Moulton Neighbourhood Plan. We are in discussions with the landowners of the 5.5 acres of land off Weaver Grange, Moulton. They are keen to take this site forward for housing, which it is, to be honest a no brainer (direct highway access, infill, sustainable etc). However I note its being proposed as Green Space in the proposals in the Neighbourhood Plan, and is, I think referred to as Natural Wetland? Can you shed any light on this and what assessments have been done?

The land was used to graze horses previously and is not wetland as far as the landowner is aware.

Any help would be appreciated.

On July 15th 2020, the chair and the vice-chair had an informal virtual meeting with a representative. A short summary was given in the meeting that followed, but below is the summary of the notes made by Cllr John Harding regarding their intentions:

The landowners have the intention of a potential development and have had early discussions regarding the land. They note the 600 people on a waiting list who would move to Moulton and believe Cheshire West and Chester Council need the affordable homes.

They are aware of the drainage issues on site, and they value the land between £1.5m and £3m. Other developments the company have brought forward in the region include 50% open space or educational wetland and 50% housing and they would not rule that out here.

However, they have no plans at the moment and believe that there is no likely route to planning approval. They plan to wait until “a planning door opens” and note the review of the CWaC Local Plan is forthcoming. They intend to propose the location if there is a “call for sites.”