



Moulton Parish Council

REGENT STREET REDEVELOPMENT PROJECT

Moulton Parish Council have signed the legal Heads of Terms agreement with the developer to move forward with the proposed redevelopment of the rear of Regent Street. This exciting project will provide around 100 car parking spaces, as well as two dozen low level properties, electric charging points and communal gardens.

The council had discussed certain aspects of the proposal with the developer to address concerns raised by the community after the presentation in September 2019. As part of this dialogue, the council have received assurances that there will be no loss of light for any of the existing properties in Regent Street, and have removed the proposed Administration Block from the design.

Work will now begin in earnest to transform this corner of our parish from the current design stage, to planning permission and then onto construction.

The council are committed to keeping the community most affected by this development informed, and as such have prepared this document to detail the stages; how the council will communicate in the future, and the expected path the project will take from start to finish.

In the next two to three weeks, the developer will undertake a series of site surveys on the land. This may include boreholes to establish the suitability for housing foundations, as well as preliminary discussions with utility companies.

KEEPING YOU INFORMED

The council have made a commitment that we will communicate as quickly and as candidly as possible throughout the process. When we receive information and updates, we promise that we will do the following:

- Issue communications on the progress of the redevelopment scheme through the Moulton Parish Council Facebook page.
- Print those communications on lilac paper and display them on the Parish Noticeboard beside the War Memorial. All such communications will remain in place for a minimum of ten days.
- Add those communications to our website, containing all Regent Street documents.
- Where necessary, the council will leaflet all the properties that border the site.



*MPC Facebook
Page*



*MPC Regent St
Documents*

THE PATH FROM START TO FINISH

1 Surveys

In the next two to three weeks the developers will undertake a series of surveys across the site to establish suitability for development. Residents close to the site will notice specialist contractors drilling boreholes on the land. Approximately one month later, following the surveys report, the council will formally exchange contracts with the developer.

2 Planning Permission

Once the survey reports have been completed, the developers will submit a Planning Application before building work can begin. The application will be made to Cheshire West and Chester Council who will post details of the application at suitable sites near the development (usually lampposts, etc), will contact the Parish Council and may write directly to residents bordering the site.

Anyone may comment on the application during this consultation phase, which lasts 28 days from the date the planning application is validated. CWaC will review the results of the consultation and either approve or reject the planning application. This generally takes 8-13 weeks, dependent on the merits of the scheme and the comments received. Cheshire West and Cheshire Council may impose various working conditions on the application to mitigate any concerns raised.

The parish council currently anticipate a planning application to be made in December 2020, and we would therefore expect a decision in Spring 2021.

3 Construction

If planning permission is granted, work will begin on the site. Moulton Parish Council will establish an expected timetable with the developers and will keep this updated. We will communicate to the community via our Facebook Page and Notice Board.

The parish council are keen to set up a liaison committee with a small number of residents of the streets that border the site, to meet with the site manager and the parish council on a regular basis to discuss any issues. The parish council have requested that the developers leave a portion of the site open for car parking, where possible, and these plans - as well as the contingency plans for parking - will be in place throughout the building work.

4 Completion

After the properties have been built, the new car park will be laid and the new street will be named. The parish council will communicate to the entire village when we are made aware that the new properties will be made available.

Please note: This information is given as a guide only and is subject to change.