

Westminster Park Residents Association
C/O Mrs P. Brown
9 Rowcliffe Avenue
Chester
CH4 7PN

Date: 1st June 2017

Our ref: 40812/11/MW/BOC/14055931v1

Your ref:

Dear Pauline

Wrexham Road, Chester - Submission of Planning Applications

We write to notify Westminster Park Residents Association of the recent submission of two planning applications on the Wrexham Road strategic allocation. The applications were submitted on 31st May by Redrow Homes to Cheshire West and Chester Council for determination and comprise:

Application 1

A hybrid planning application for:

'Part A - Full planning permission for the phased development of 509 dwellings and the provision of associated infrastructure (including roads, footpaths, cycleways, landscaping, playing fields, children's play areas and other open spaces).

Part B - Outline planning permission for the erection of:

1. A local centre comprising:

- a. A small supermarket (Use Class A1) with a floorspace not exceeding 500 sq.m (net);
- b. A group of smaller shops (Use Class A1) with a total floorspace not exceeding 500 sq.m (net);
- c. A café/restaurant (Use Class A3) with a floorspace not exceeding 200 sq.m (net);
- d. A public house (Use Class A4) with a floorspace not exceeding 650sq.m (Net);
- e. A health centre (Use Class D1) not exceeding 600 sq.m (footprint 400 sq.m); and
- f. Nursery/crèche (Use Class D1) not exceeding 600 sq.m floorspace (net) plus an outdoor play area.

2. A primary school with associated playing fields

All matters are reserved for subsequent approval apart from access.

Application 2

A full planning application for:

'The construction of an Ecological Mitigation Area for the translocation of Great Crested Newts'

Upcoming Submissions

Two further planning applications are being finalised for the Wrexham Road strategic allocation and will be submitted imminently to Cheshire West and Chester Council for determination on behalf of Taylor Wimpey UK Ltd and Redrow Homes. These applications comprise:

Application 3

An outline planning application for:

1. A phased development of up to 1,400 dwellings
2. A local centre comprising:
 - a. A small supermarket (Use Class A1) with a floorspace not exceeding 500 sq.m (net);
 - b. A group of smaller shops (Use Class A1) with a total floorspace not exceeding 500 sq.m (net);
 - c. A café/restaurant (Use Class A3) with a floorspace not exceeding 200sq.m (net);
 - d. A public house (Use Class A4) with a floorspace not exceeding 650 sq.m (net)
 - e. A health centre (Use Class D1) not exceeding 600 sq.m (footprint 400 sq.m); and
 - f. Nursery/crèche (Use Class D1) not exceeding 600 sq.m floorspace (net) plus an outdoor play area.
3. A primary school with associated playing fields

The provision of associated infrastructure (including roads, footpaths, cycleways, landscaping, playing fields, children's play areas and other open spaces). All matters are reserved for subsequent approval apart from access.

Application 4

A hybrid planning application for:

Part A – Full planning permission for the demolition of the existing buildings and the phased development of 816 dwellings and the provision of associated infrastructure (including roads, footpaths, cycleways, landscaping, playing fields, children's play areas and other spaces).

Part B – Outline planning permission for the erection of:

1. A primary school with associated playing fields

All matters reserved for subsequent approval apart from access

Conclusion

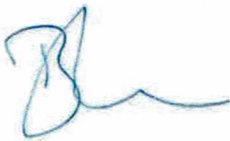
The two submitted applications are the first of four planning applications that will be submitted to Cheshire West and Chester for the development of the Wrexham Road strategic allocation over the coming weeks. All planning applications have been prepared to accord with a comprehensive overarching masterplan for the site which represents a well-designed scheme for the strategic allocation. The overall development has been

split into different applications due to land ownerships and for administrative purposes but the overall scheme will be delivered as one comprehensive development.

The proposed development project will proactively drive and support sustainable economic development and deliver much needed high quality homes and associated facilities for the local community. The scheme has also been designed to ensure that the proposed development does not harm the natural, built or historic environment and will help to improve biodiversity as well as using natural resources prudently.

The application documents can be viewed on the Council's website and if you have any questions or require any clarification on any aspect of the applications please contact myself at wrexhamroad@lichfields.uk

Yours sincerely



Brian O'Connor
Associate Director