

## **WESTMINSTER PARK RESIDENTS' ASSOCIATION**

### **Notes from the public meeting held in the WP Community Centre on Tuesday 24<sup>th</sup> October 2023 updating Taylor Wimpey plans for Kings Moat**

**Present:** approx 40 residents plus Councillors Razia Daniels and Matt Carter

Jennifer Crew introduced herself and gave some history to the scheme. In 2019 plans were approved and the development proceeded along those lines. The consultations with WPRA's very active residents made some positive changes. Since 2019 further planning applications have been made to the Council. Redrow have applied to alter the southern part of their site and Moat Farm, which was not available originally, is now subject to an application by Redrow to build a further 56 houses.

The area currently under discussion is Taylor Wimpey's Phase 3 which lies behind Rowcliffe Avenue/Five Ashes Road and Sherbourne Avenue. This received full planning permission as part of the 2019 application but TW has subsequently been seeking to increase the number of houses on the site. An application earlier this year was refused by the Council's planning committee on the grounds of being overdeveloped resulting in detriment to the character of the area and local amenity and failing to respect the prevailing layout and urban grain, with particular impact along the boundaries of the site.

The latest proposed replan covers a smaller area of the site with the southern end remaining as per the original 2019 permission. It does address some of the issues which resulted in the refusal, notably in respect of the boundary with Westminster Park. The density of new housing adjoining WP has been reduced and 2.5 storey houses have been removed from the boundary.

The original plan was for 4/5 bedroom houses but the replan is a mix of smaller properties to appeal to first time buyers and downsizers. There were 89 additional houses in the refused plan, this is now reduced to 63.

TW have reconsidered the boundary treatment and have presented options for discussion. They have agreed that any extended gardens can remain in their current form and will be incorporated into the buffer zone separating the two sites. The most recent plan is for the boundary to be 1-2m wide, barely wide enough for a hedge and not wide enough to accommodate some of the extended gardens.

Jennifer said that TW had proposed two boundary treatment options but were open to alternative suggestions. The options would be put on our website.

The first option would put the buffer in the ownership of the management company and the maintenance would be their responsibility. 1.8m fences would be erected on both sides. TW would charge residents in properties on the boundary a larger service charge for it to be managed. It will have access points at each end. However some of the extended gardens may block access to sections of the buffer.

Option 2 proposes that the buffer land would be owned by new residents and will be separated from their gardens by a 1.2m fence. Every property would have a covenant citing that TW residents are required to maintain the buffer and should not absorb the land into their own gardens. Hopefully this will address the concern about rubbish being thrown into the buffer.

Peter Roberts of 60 Rowcliffe Avenue said that it is extremely important how the buffer is managed and there should be legal documents as to the management of it or fences/the boundary could be removed. It needs to be clarified. Some residents thought that a 'buffer zone' might not be the best plan and there should just be a fence between the properties.

There was concern that TW have not calculated the 21 metre separation distance accurately for houses that have been extended. In such cases, houses will be overlooked. Other comments from residents included: The garden borders need to be marked clearly on plans. What is the purpose of the buffer zone and does it need to be there? Boundary law is not precise. Land registry plans are inaccurate and don't contain distances. A land drain is required along the buffer zone. Lots of unknowns.

Residents were concerned about recent flooding. Jennifer explained that some of the water flowing down the Wrexham Road and flooding the M & S roundabout had come off the Eaton estate fields. There has been lots of development at Kings School without adequate attention being paid to drainage. Their attenuation pond has not been maintained. Kings Moat residents have reported that some water had flowed from the Redrow Site. The Estate is not finished and not all attenuation tanks are in yet. There was very heavy rain last Thursday, it would be helpful to know who has been flooded. Some of the new houses bordering Rowcliffe Avenue are at a higher level than existing WP houses.

Jennifer said that WPRA had a meeting the following day to discuss these topics. Residents asked if the high pile of earth would be removed? What about the water run off? The field behind is up to 3' higher than existing properties. The original field drain along the boundary is still draining; it goes to No 70 and then turns a corner. The farmer dug out ditches near the hedgerows. There is a requirement for adequate drainage and Jennifer said that TW had agreed to put in a French drain along the line of the TW fences. Residents want to ensure that the developers take levels on the site properly.

Some residents pointed out that drainage and traffic were two items raised in our original objection and they have come true as major problems. Wrexham Road and Lache Lane both have heavy traffic. Traffic is very slow over the Grosvenor Bridge, exacerbated by the frequent changing of the pedestrian lights by HQ.

Jennifer explained that there will be an active travel plan when the road network is complete. The No 1 Wrexham bus will divert through Kings Moat when the spine road is complete which may encourage less car use. Traffic flow may improve when Overleigh Roundabout is remodelled.

Residents were also concerned about the lack of school places and full GP practices and believe we should object on these grounds. They felt that as a community we have been ignored and now what was approved is being ignored. Re the school/GP practice Jennifer

said that the Council/NHS Commissioners are responsible for these delays. Welsh Water are holding up the school and shops. Residents felt that there has not been any benefit to the local community though they approved of the provision of more affordable houses.

Everyone was asked to email Jennifer with their thoughts about the plans which will be on the Council website soon. Razia will be calling it in.

Some residents felt that we should object and should be in no mood to compromise.