Minutes of the Additional Ordinary Meeting of Stapeley & District Parish Council held at Stapeley Community Hall on Friday 7th March 2025

Attendance	
Chairman:	Cllr J Hillman
Councillors:	Cllr J Dickinson, Cllr J Gibbs, Cllr I Lurcock
Clerk:	Mr Wayne Salisbury
Other:	None
Public:	None
Apologies:	Cllr A Jacobs, Cllr M Aspaturian, Cllr M Docker, Cllr S Ford, Cllr Y Orungbemi
Not in attendance:	None

Meeting started at 6:30 p.m.

1. **To receive apologies for absence**
   Apologies for absence were received from Cllr A Jacobs, Cllr M Aspaturian, Cllr M Docker, Cllr S Ford and Cllr Y Orungbemi.

2. **Declarations of Interest**
   No declarations of interest were made.

3. **Public Participation.**
   No members of the public were in attendance.

4. **Elwood Gardens Public Consultation**
   To consider a response to the consultation being conducted by David Wilson Homes on the proposed development Elwood Gardens.

   RESOLVED: to submit a response to David Wilson Homes as detailed on page 66-67.

5. **Muller Property**
   To consider a response to correspondence received from Muller Property Group.

   Members reviewed the correspondence received from Muller Property Group and considered potential responses or if any response needs to be made. Members felt that a decision should be made at the next full meeting of the Council.

   RESOLVED: to defer this item to the March meeting of the Council.

   Meeting concluded at 7:15 pm.

Chairman……. Date……

Response to David Wilson Homes – as resolved in item 4.

8th March 2025

Mr Andrew Taylor
Barratt & David Wilson Homes North West
303 Bridgewater Place
Birchwood Park
Warrington
WA3 6XF

Dear Mr Taylor

Re: Proposed Development – Elwood Gardens

Stapeley and District Parish Council is always minded to support sustainable development that benefits our area and its residents. However, in relation to the proposed Elwood Gardens development, we do have significant concerns.

Masterplan Accuracy
The concept masterplan provided contains errors in road naming, referring to Winterberry Way as Winterberry Lane.

Traffic and Access Issues
We have serious concerns regarding the proposed access to the development:

- The proposed entrance and exit are located between two existing pinch points that routinely experience standing traffic, particularly at the traffic lights at the junction of A51 London Road and Peter Destapleigh Way.
- Traffic queues often extend as far back as Wybunbury Lane, which would block vehicles attempting to enter or exit the development.
- While we understand that traffic monitoring is being conducted on London Road, we note that it merely records vehicle movements and does not quantify the consistent queuing issues. This key information must be addressed in any traffic impact assessments.

Safety Concerns

- The location of the proposed entrance poses a significant safety hazard due to insufficient visibility splays. Vehicles turning left onto London Road from the A51 would be confronted with traffic entering and exiting the development. This creates a dangerous situation for both vehicles and pedestrians.
- Existing footpaths on London Road are already narrow, raising further concerns for pedestrian safety in the area.

Flooding Issues
The proposed site is currently prone to flooding. We urge you to address this issue in the development plans and provide evidence that this can be adequately mitigated without adverse effects on surrounding areas.

Consultation Questions
The Council has reviewed the consultation questions on your website and feels that they are flawed and designed to produce biased responses. A fair and transparent consultation process is essential for genuine community engagement.

Further Engagement
The Council appreciates your willingness to meet and present additional details. However, we must emphasize that we would only consider meeting once alternate access and egress options are proposed. In its current form, with the access issues outlined above, the Parish Council cannot support this development.

Yours sincerely,

Wayne Salisbury
Clerk & Responsible Financial Officer
Stapeley & District Parish Council