

**Informal meeting with representatives of Gifford Lea Developers (Phase 4).
14th July 2022**

PRESENT

CW&C Highways – Stuart Bateman

Inspired Villages –Will Gardiner (Inspired Villages Development Manager), Stuart Garnett (Inspired Villages Land & Planning Director)

Tattenhall & District Parish Council –Iain Keeping (Chairman), Ann Wright (Clerk).

Purpose of Meeting: To discuss proposed possible Highways S106 agreement relating to Phase 4 of the development.

Marketing Suite

It was noted that the former marketing suite will be decommissioned as soon as possible once Phase 3 is completed and works will start on landscaping, however Gifford Lea do intend to submit an application to retain the access in this location for emergency vehicles only and it is intended the access will be gated in some way.

It was agreed that Gifford Lea would share the plans with the Parish Council before the application is submitted.

Footway from Gifford Lea

Stuart Bateman confirmed there had been several meetings and discussions with the Parish Council regarding improving access into Tattenhall's centre from Gifford Lea particularly for the visually impaired and it was noted that tactile paving has already been installed at the Covert Rise junction.

The following crossing points require action:

Rosemary Row – owned by Bolesworth Estate has no delineation between the footway and road, it is therefore suggested that a 25mm kerb is installed which will allow the visually impaired to identify the edge of the carriageway but not disrupt vehicles accessing Rosemary Way.

Newall Close – create crossing point.

Church Bank – it was noted that this is the main area of contention as parked vehicles can force pedestrians into the carriageway. It is suggested introducing a kerb or cobbled marker line to identify the carriageway and allow vehicles to park behind that line. This will mean pedestrians are visible from the road and are not stepping out behind parked cars.

It was noted that it was hoped this could be done without lose of any parking spaces

It was noted this will require a formal scheme to be developed which those directly impacted will be consulted on.

It was noted that CW&C was already holding around £10k for highways improvements but the required works could cost an additional £15-20k. Mr Garnett confirmed that Inspired Villages would not request the highways S106 funding back from CW&C as it had not been spent within the required deadline.

It was noted that additional funding was required in the village for dropped kerbs as a large number of junctions do not currently have them.

It was raised that a resident had questioned the 30mph signage on the High Street towards the junction with Rocky Lane. It was noted that 30mph repeater signs are not permitted where there are streetlights. It was agreed to check if there were larger entrance 30mph signs where the speed limit changes from 20mph.

Mr Garnett requested that the planning officer is made aware of the Highways discussion and contact Stuart Bateman. He also suggested any S106 agreement should be flexible enough to allow these works to commence should the application be approved.

Parish Council Position

It was noted the Parish Council had objected to the planning application but was willing to participate in S106 agreement discussions in case CW&C are minded to approve the application, but it was unlikely these discussions would lead to a removal of the objection.

Mr Garnett encouraged the Council when submitting comments on the amendments to the application to list S106 requirements even if objecting to the application in case CW&C are minded to approve it.

Doctors Surgery

It was noted the ICS had not commented on the application.

Public Transport

It was raised that given the reduce numbers of people using the buses if any financial support could be given to enhance or publicise the service. It was suggested a requested for funding to support local public transport could made.

Access to Community Orchard

It was raised that no progress had been made on access to the Orchard although it was understood residents of Gifford Lea had requested this.

Ann Wright
19 07 2022.