

**Brenig Construction Limited, Anwyl Land Limited and Mrs D M France-Hayhurst Foundation –  
Land East and West of Croxton Lane, Middlewich**

## Frequently Asked Questions – Public Consultation

This document is intended to provide answers to questions you may have around our consultation and provide information on how you can get involved.

### 1. What is the purpose of this consultation?

Hourigan Connolly (Chartered Town Planners) is preparing a planning application on behalf of joint applicants Brenig Construction Limited, Anwyl Land Limited and Mrs D M Frances-Hayhurst Foundation. We have been instructed to notify neighbouring homes and businesses, and other interested parties that a planning application is currently being prepared for the development of 2.28 hectares of land lying to the east and west of Croxton Lane, Middlewich for 52no. new homes, open space and associated infrastructure. All monies made from the sale of the land will go towards animal welfare – <http://www.francehayhurstcharitabletrust.org.uk/>

Pre-application discussions have taken place with Officers of Cheshire East Council and the proposals take account of their feedback.

Feedback received from this current consultation will inform the final details of the planning application and gives us an opportunity to explain the proposals before the submission of the formal planning application to Cheshire East Council.

### 2. Why aren't you holding public events and how can I speak to the project team?

Due to the COVID-19 pandemic, we will not be holding face-to-face public consultation events to reduce the risk of spreading the virus. We are instead providing alternative ways for people to get in touch with us and make an informed response to the consultation.

### 3. When will you be submitting the planning application?

We plan to submit the planning application to the Council following the consultation period and once we have had a chance to consider all comments received.

We expect to submit the planning application by the week ending 08 October 2021.

### 4. How many houses are proposed?

The proposed scheme comprises a mix of two-storey dwellings ranging from one to four bedrooms and have been designed so that they will appeal to a broad section of the community. 15 no. (30%) of the proposed dwellings, will be affordable, comprising one, two, and three bedroom dwellings.

### 5. Are there any proposed changes to the main road (Croxton Lane)?

The scheme includes provision for funding an extension of the 30-mph speed limit on Croxton Lane northwards; this will have benefits not only for new residents of the site, but also the wider community.

A Transport Statement and Travel Plan will be submitted with the planning application.

### 6. The drawings show a change to the existing layby to the West of Croxton Lane, what does this mean?

Access to the western part of the land requires us to cross the existing layby, which we know is used by local people to park their cars when visiting Croxton Park and the canal. To ensure safety, the proposals provide for funding for a prohibition of driving order on that section of layby to the south of the proposed access. However, this parcel of land will remain open to pedestrians and cyclists.

The proposals also propose to fund a prohibition of driving order between the site access, and the southern part of the northern leg of the layby. For the avoidance of doubt this land will still be accessible to pedestrians and cyclists.

Motorists will continue to be able to access the majority of the exiting layby via the northern access point and we propose to install a turning head at the southern end of the layby so that they can turn around safely. The drawings contained in this consultation show these details.

### **7. Will the proposals affect the household recycling centre or access to Croxton Park?**

A new footpath is proposed through the development site starting at the junction of Croxton Lane, and the access road to the household recycling centre. This will enable pedestrians wishing to access Croxton Park to avoid cars using the access road to the recycling centre. To facilitate this new pedestrian route, we will form a new connection between the western boundary of the site to Croxton Park. For the avoidance of doubt the proposals do not affect the household recycling centre.

### **8. Will I still be able to use the public footpath which runs through the land next to the canal?**

Public Footpath Middlewich FP13 crosses the eastern parcel of land. The proposals provide for this to be retained on its existing alignment and this is shown on the draft proposed site layout.

Public Footpath Middlewich FP25 runs along the access track to the household recycling centre and Public Footpath Middlewich FP14 runs adjacent to the western boundary of the land within Croxton Park. The proposals do not affect either of these footpaths.

### **9. What about providing green space and biodiversity?**

The scheme includes for the protection of trees and hedgerows wherever possible, although some limited removal is required to access the land. Any losses will be more than compensated for with significant new planting as shown on the draft Landscaping Plan.

0.64 hectares of the land (28%) of the land is being dedicated to green infrastructure. This includes a children's play area, informal open space and new biodiversity habitat as shown on the draft proposed site layout.

### **10. What will be done about the impact 52 no. new homes will have on local doctors and school spaces, etc?**

The development will be subject to the Community Infrastructure Levy (CIL), which provides infrastructure, contributions direct to the Council, and will also be subject to a Section 106 Agreement for any matters not covered by CIL.

### **11. How can I get involved?**

There are a number of ways to comment on the draft proposals:

**By email:** [feedback@houriganconnolly.com](mailto:feedback@houriganconnolly.com) using "Croxton Lane" as the email subject line.

**On our website:** [www.houriganconnolly.com/croxtonlane](http://www.houriganconnolly.com/croxtonlane)

**By Post:** Croxton Lane consultation, c/o Hourigan Connolly, WeWork, 1 St Peters Square, Manchester, M2 3DE

**Consultation Period:** From Monday 20 September 2021 until midnight Sunday 03 October 2021.

**Please note:** Comments received may be made public in details to be submitted with the planning application. All personal data will be redacted.