

# CONSULTATION

Christleton | Littleton | University of Law Site

## Have your say

Christleton and Littleton Parish Councils are working to ensure that the views of both villages are heard by CWAC Planning in response to these applications.

Comments made on previous planning applications will not be considered in response to these new applications. All residents are asked to feed back directly on the CWAC Planning Portal by **5th November**. Application numbers are:

UoL site: 21/03468/FUL

Christleton Hall: 21/03417/LBC

Temporary Construction Access Road: 21/03469/FUL

Christleton and Littleton Parish Councils will also each submit a response to the planning applications. We want to know your views on the topics in this leaflet, so please write to your respective parish councils by **29th October**, details below.

If you would like a further briefing on these matters, please let the parish clerk know and include your contact details in your response.

Christleton residents write to:  
**clerk@christleton-pc.gov.uk**

Littleton residents write to:  
**clerklittletonpc@yahoo.com**

## Background

There are planning applications for the development of the University of Law (UoL) site in Christleton and for a construction access haul road across farmland which connects the UoL site with Little Heath Road in Christleton.

The UoL site was purchased by Bridgemere Land, who wish to develop the Grade II listed building into 18 apartments, 4 of which would be one-bedroom Affordable Homes. The developers wish to build a further 24 houses on the site of the car park and university buildings, and erect a new office building within the walled garden for use of the Steve Morgan Foundation.

The developer completed an online consultation in March 2020. Christleton Parish Council has met with representatives of the developer and raised many of the concerns that residents shared in previous consultations about the site. In response to these concerns, the developer made changes to the initial proposals, and has begun negotiations with landowners to install a temporary access road.

## Development of 24 Houses

The proposed housing development of 24 large, detached homes is on washed-over green belt land that is currently occupied by a car park and two-storey university buildings.

Key points for your consideration:

- ◆ Development of green belt land should not be approved except in very special circumstances.
- ◆ Development should not impede the openness of green belt.
- ◆ Are the properties required, as CWAC are exceeding their house building targets?
- ◆ The change of use of the site from an educational establishment to housing
- ◆ The proposed number and density of housing on the site and their proximity to one another
- ◆ The style and character of housing proposed for the Conservation Area of Christleton

## **Farm land behind St James' Church**

Christleton Parish Council have been approached by a representative of the owners of farmland behind St James' Church. The farmer and the church wish for any haul road installed for the development of the UoL be made a permanent road, as they wish to develop the site for housing and a community centre. Christleton Parish Council have advised the representative, the Church and the farmer that the construction access haul road must, in the first instance, be temporary.

The land in question is green belt land used as farm land, and it reaches from the UoL site to the houses on The Square and Church Walks. This land is not within the Settlement Boundary of Christleton. There is also a public footpath through the middle.

This proposal is in the early stages of development and Christleton and Littleton residents are asked to give any feedback to their respective parish council clerks.

It should be noted that although commercial discussions are underway between the developer and the landowners' representative, they are not concluded. Failure to reach agreement will lead to large construction vehicles accessing the UoL site through the narrow roads of the village, and CWAC Highways implementing traffic restrictions to ensure the safety of pedestrians and cyclists.

## **Grade II Listed Building – 18 apartments**

The developers propose to convert Christleton Hall to 18 apartments, 4 of which will be affordable housing. Key points for consideration:

- ✦ The number and size of properties offered
- ✦ The renovation will ensure that the property does not fall into disrepair

## **New Office Building**

A modern office building is proposed for development within the orchard of the Victorian walled garden. For consideration:

- ✦ Location of office
- ✦ Style and size of building

## **Temporary construction access**

A large number of residents expressed concerns over access to the site of the UoL, regardless of the development proposals that were put forward. Christleton Parish Council have met with the developers numerous times to negotiate alternative access to the site so that large haulage vehicles do not enter the village through narrow roads, in close proximity to pedestrians and cyclists. The developer has submitted a plan for access to the rear of the site across farmland, however there are added complications with the wishes of the landowners (see left). Ongoing discussions between the developer and landowners' representative indicate that the route submitted for planning approval will change.

Key considerations:

- ✦ CWAC Highways state that the roads through Christleton are adequate for the use of 32 and 40 tonne construction vehicles. However to make this possible, traffic restrictions will need to be implemented, including at the busiest times of day.
- ✦ CWAC Highways and the landowner will not permit a haul road to Pearl Lane.
- ✦ Do you agree in principle with the option of a temporary haul road to Little Heath Road designed to avoid 32 and 40 tonne construction vehicles accessing the UoL site through the centre of the Village?
- ✦ Do you agree with the route of the temporary haul road to Little Heath Road?