



Hartford News

EXTRA

The Official Newsletter of Hartford Parish Council | Vol 38 No 5

January 2012



Don't let developers rip the heart out of Hartford!

APPLICATIONS ARE IN: ACT NOW!

As expected, in December, Harrow Estates/Redrow Homes applied for outline planning permission to build a total of 650 new houses on the Grange Farm and Hollies Farm sites. If successful, this would increase the number of houses in Hartford by nearly 30%, as well as creating demand for over 400 school places and homes to more than 1,000 extra cars.

This special, extra edition of *Hartford News* has been published to help concerned residents understand the issues and, even more importantly, tell all who oppose these developments what to do next. The centre pages form a poster, which we hope many of you will display prominently to give the campaign further publicity.

YOUR HELP IS NEEDED!

Time is short. Crucially, separate objections must be lodged by individuals, not just households. If you care about this then please do not leave it to someone else.

For once, we really are all in this together...

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**YOUR
VILLAGE
NEEDS
YOU!**

HARTFORD

The proposals

Grange Farm | Hollies Farm



Harrow Estates/Redrow Homes have applied for outline planning permission to build 650 houses in Hartford. The main points are summarised in below; go to www.cheshirewestandcheshire.gov.uk to view the plans in full.

	Grange Farm	Hollies Farm
Reference number	11/05765/OUT	11/05805/OUT
Houses	300	350
What else?	Re-use of the Grange Farmhouse for either residential or non residential institutional use; 31 space car park (to replace 25 spaces lost on Chester Road); community green and linear park.	Associated amenity areas; “Semi formal parkland” parallel to River Weaver; an “ecological zone”.

Access

The junction of Walnut Lane and Chester Road will be realigned, providing left/right turns from Walnut Lane and remodelling Chester Road, a right filter being provided in the westbound direction into Walnut Lane (and removing parking on the north side of Chester Road). The main road through the estate will join Walnut Lane at a T junction; another, smaller road will join Walnut Lane at its northern end. The western end of the site borders the existing Fullerton Road estate, although drawings would seem to indicate that there are, at present, no plans to use Fullerton Road itself to access the new development.

Two road entrances onto the Hollies Farm site are planned. The “primary” access is at a junction with School Lane and over an embankment across the pond next to Hartford Hall Hotel (a planning application for a bridge across the pond is currently being considered). The other, “secondary”, access is via Douglas Close. Further pedestrian/cycle access from the footpath along the River Weaver and from Marshall’s Arm Local Nature Reserve.



Plan showing Walnut Lane/Chester Road junction remodelling, for access to the Grange Farm development.

Harrow Estates

19 December press release

You may have seen a press release, issued on behalf of Harrow Estates on 19 December, entitled “£8.3million new homes bonus boon for Hartford”, or the report in the *Northwich Guardian* of 28 December relating to their proposal to develop 650 new dwellings in the village.

In the original press release (which was subsequently edited before its inclusion in the *Guardian*), we are told that “the proposals for Grange Farm are for up to 300 new homes, provision for public parking and re-use of the Grange Farmhouse to accommodate a new community facility, which could be a GP’s surgery or dentist. The development of land to the east of School Lane in Hartford will bring up to 350 family homes, new public access to the River Weaver and linear parkland”.

October’s *Hartford News* carried an article reminding readers that there is already excellent public access to the River Weaver. With this in mind, we looked into some of the claims made about the Grange Farm development (for which, of the two sites, the most detailed plans are available). The re-use of the Farmhouse is described, on the plan, as a “locally listed building retained (*sic*) with potential dentist use – subject to viability”. That’s, ahem, cleared that up then. The “site access arrangements” drawing details the provision for public parking; a 31 space car park will replace “lost circa 25 on street parking spaces on northern side of Chester Road”. So that’s a grand total of **six** new parking spaces for the village and the occupants of the new houses.

*In the light of recently acquired information, and in the interests of accuracy, estimates of numbers of school children have been revised downwards from those previously published in *Hartford News* and elsewhere.



By now you may have concluded that the Harrow Estates press release is, depending on your point of view, either somewhat biased or deliberately misleading. Perhaps the most disingenuous part of the press release is its headline; “£8.3 million bonus boon for Hartford”. We found the New Homes Bonus calculator on www.communities.gov.uk and, based on a mix of 30% affordable housing and all the remaining 70% in the highest Council Tax Band H category, we did manage to obtain a figure of just under £8.3 million, to be spread over six years. A CWaC source, however, pointed out that this is a very high estimate; “The New Homes Bonus amounts to five year’s Council Tax on a Band D home for every house **built**.”

This gross figure is adjusted to take into account **all** the empty houses in CWaC, which currently amount to over 2,000, plus other adjustments. Hence it is much lower than Harrow claim”.

Crucially, however, **this is not money earmarked for Hartford**. It would simply be allocated for use by Cheshire West and Chester

Council, and need not even be spent anywhere near our part of the CWaC area.

To find out how to object to the plans of Harrow Estates/Redrow Homes, go to page six.



**PRESS RELEASE
19 DECEMBER 2011**

**“£8.3 million ...for Hartford” .
That really is what they said!
Read the whole of the press release at
www.lehartforddecide.org.uk and draw
your own conclusions...**



£8.3MILLION NEW HOMES BONUS BOON FOR HARTFORD

Cheshire based Harrow Estates, one of the UK’s leading land and property solutions companies, has submitted two outline planning applications for residential development in Hartford. The proposed schemes are on land at Grange Farm and to the east of School Lane.

Pin this up, stick it in a window,
tell people what you think...



NO

TO

650 MORE

HOUSES IN HARTFORD

[**www.letthartforddecide.org.uk**](http://www.letthartforddecide.org.uk)

Deadline: 13 January

How to object to these proposals

Almost 3,000 of you signed the JAG petition about new National Planning Guidance, presented to our MP in December. Thank you!



Now it is time for further action – and time is short! Several residents have received notification letters about Hollies Farm, posted on 23 December and received on 29 December, **giving a deadline of**



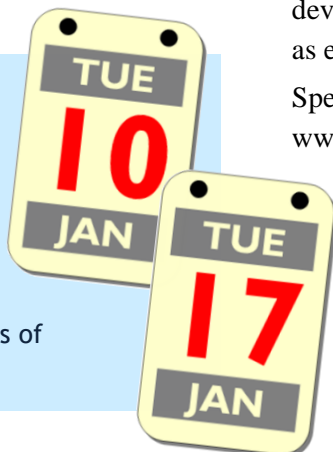
Friday 13 January for the submission of any comments. (At the time of writing, an extension of the deadline, to 31 January, has been sought, but no confirmation has been received that this will be given).

The Government has stated that it wants local communities to take control of the way their villages develop in the future. Our MP, Graham Evans, has promised to lobby for the development of brown field sites (of which Northwich has a large area) ahead of green field ones.

See the plans

The plans submitted by Harrow Estates/Redrow Homes can be found on the online planning applications section of the CWaC website, www.cheshirewestandchester.gov.uk. The reference numbers are 11/05765/OUT for Grange Farm and 11/05805/OUT for Hollies Farm. If you have any difficulty finding them, go to the “Latest News” page of www.lethartforddecide.org.uk, where links to each application have been provided.

View both proposals, in the meeting room at Hartford Village Hall, on Tuesday 10 January and Tuesday 17 January, from 10am to 8pm. You can also discuss the impact of these developments on the village of Hartford with members of Hartford Joint Action Group.



Get writing!

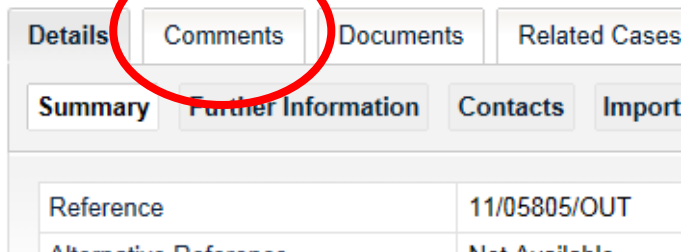
There are two ways to object.

Write to The Planning Office, Cheshire West & Chester Council, Wyvern House, The Drummer, Winsford, CW7 1AH, quoting the appropriate reference number.

At the time of writing, the Case Officer allocated to Hollies Farm is Mrs Judith Gordon; an officer has yet to be allocated to Grange Farm.

Online use the planning applications section of website, www.cheshirewestandchester.gov.uk. Find the relevant application (see above) and click on “Comments”. You will need to register (providing an email address, telephone number and postal address).

You must log in to make a comment.



As many **individuals** (not just households) as possible must object to **each** of the applications that have been submitted. That means **two letters from each adult**. Objections must be constructive and based on the concerns you have been telling us about for months.

Remember that **each** letter is about **one** of the sites for which outline planning permission is being sought; it should not, therefore, refer to the overall total of 650 homes, nor to the combined effects of both developments. Use the bullet points on the next page as examples of how to address this.

Specimen letters are available for download at www.lethartforddecide.org.uk.

Note that objections based on speculation, for example about what might happen in the future, but which is not actually included in a planning application, cannot be treated as valid.



We believe that, for the following reasons, the developments at Grange Farm and Hollies Farm should not be allowed to go ahead:

Brown field sites should be developed before green field sites: We have 422 hectares of brown field sites in Northwich, of which only 64 hectares (around 15%) have proposals for building.

Traffic: Our roads are gridlocked now. We do not believe that Hartford can cope with the additional numbers of cars the developments would bring.

Infrastructure: The utilities infrastructure in Hartford is already struggling to cope with the demands placed on it and we do not believe it can handle even more.

Parking: In effect, the Grange Farm development will create only six new parking spaces; Hollies Farm will not provide any. Parking problems in the village are already acute; this development will also add to the number of people using Hartford railway station, where extra provision is not possible.

Education: Hartford's primary schools are popular and oversubscribed. We do not believe that the large number of children that would live in these family homes can be accommodated in our schools.

Environment: Green space is a fundamental aspect of Hartford's character, and the development would erode

this. The Hollies Farm site also borders Marshall's Arm Local Nature Reserve (an SBI, an area of Special Biological Interest).

Sustainability: Hartford will be affected by the construction of 1,200 new homes at Winnington Urban Village, for which outline planning permission has already been granted and infrastructure work started. It cannot, therefore, sustain the level of further development implied in these further developments.

What is "Outline Planning Permission"?

The Application for Outline Planning Permission form is generally used to find out, at an early stage, whether or not a proposal is likely to be approved by the planning authority, before any substantial costs are incurred by an applicant.

This type of planning application allows fewer details about the proposal to be submitted. These details may be agreed following a "reserved matters" application at a later stage.

Once outline planning permission has been granted, a "reserved matters" application must be made within three years of the consent (or sooner if specified by a condition on the original outline approval). The details of the application must be in accord with the outline approval, including any conditions attached to the permission.

Source: www.planningportal.gov.uk

Mrs Judith Gordon,
Principal Planning Officer,
Cheshire West and Chester Council,
Wyvern House,
Winsford CW7 1AH.

21 Woodlands Road,
Hartford,
Cheshire,
CW8 1NS.

6 January 2012

Dear Mrs Gordon,

OBJECTION TO OUTLINE PLANNING APPLICATION 11/05805/OUT
LAND TO EAST OF SCHOOL LANE (HOLLIES FARM), HARTFORD

I am writing in objection to the proposed development of the Hollies Farm, and the construction of up to 350 houses on the site. The reasons for my objection are as follows:

There are several brown field sites in Northwich, of which, I understand, only

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www.lethartforddecide.org.uk

Visit the Joint Action Group website, where you can read the latest news, and register to receive updates, at www.lethartforddecide.org.uk.

Please contact us if you can offer your services or would like further information: telephone our publicity

officer on 01606 882197; you can also email hartfordactiongroup@gmail.com.

www.hartfordcivicsociety.org.uk
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LET HARTFORD DECIDE






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Friday 22nd December 2011

Harrow Estates Submit Applications

Harrow Estates have submitted outline planning applications for the Hollies Farm (*off School Lane*) & Grange Farm proposed developments.

Click the **buttons** below to view the relevant applications

🏠 **Hollies Farm**

🏠 **Grange Farm**

We'll post more soon on what you need to do to help oppose it

Friday 2nd December 2011

Petition handed to Graham Evans MP

The door-to-door petition organised by the Joint Action Group was handed over to Graham Evans, our M.P. on Friday 2nd December.

He has promised to lobby the Minister for us on the three points in the new Planning Policy which are causing anxiety:

- A need for a clearer definition of 'sustainability'*
- A need to ensure that brownfield sites are developed before greenfield ones*
- The need to be aware that developers are taking advantage of the vacuum created following the demise of the old Planning Policy and the implementation of the new one.*

Almost 3000 people signed it, two thirds of the electoral roll, and this should provide him with valuable support.



Members of the Joint Action Group with Graham Evans MP

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