

Malpas Parish Council Observations on the Proposed Development Sites.

General

Site Development Density

The average development density in Malpas is 30 DPH as defined on page 9 of the Malpas and Overton Neighbourhood Plan and the recently commissioned Malpas Design Guide and Codes.

Site 10 - Land to rear of Parbutts House, Old Hall Street, Malpas

The access to this site is a single width track over a registered public Right of Way (footpath). There are also potential third-party access rights over the existing track.

Access on to the public highway is not suitable for the volume of vehicles expected from the proposal for 8 new dwellings.

Site 11 - Land to rear of Malpas Primary School, Chester Road, Malpas

The average development density in Malpas is 30 DPH

This area is a combination of three pieces of Land and could have multiple landowners.

The site would be is back land development and it is currently land locked.

Access permission from a third party would be required.

Site 13 - Rear of 6-10 High Street, Malpas

The access to this site is over privately owned land.

Access on to highway (Church Street) is not suitable motor vehicles attached to any new dwellings, due to the narrowness of the access and lack of a suitable visibility splay.

Site 14 - Rear of The Bolling, Church Street, Malpas

Access to the site is over privately owned land.

Access on to highway (Church Street) is not suitable for the volume of vehicles expected to result from the provision of 9 new dwellings.

Site 23 - Land at Hollies Farm, Malpas

This site is currently outside the Malpas Settlement Boundary and as such the density of housing should be set at 25DPH.

This site if developed would eradicate a number of the Village Key views as identified in the Malpas and Overton Neighbourhood Plan.

The line of a Roman Road crosses the middle of this site as indicated in the Malpas and Overton Neighbourhood Plan.

Given the line of the existing highway, there will be access visibility issues if the entrance to the site is on to the Whitchurch Road/ Old Hall Street.

Site 24 - Land off Wrexham Road, Malpas

This site is outside the current Malpas Settlement Boundary and as such the proposed density should be set a 25DPH.

A new access would need to be created off Wrexham Road where speeding is a major problem.

This site should not come forward without a village centre bypass due to the volume of traffic it would generate on the very narrow Church Street - Only 15 feet 9 inches (4.8 Metres) wide at the narrowest point.

This site if developed would eradicate a number of the village Key views as identified in the Malpas and Overton Neighbourhood Plan.

This is land belonging to the Chester Diocese so there could well be existing Covenants or Overage clauses on the site.

The site is crossed by a number of public Rights of Way linking the village to the Bishop Bennett's Bridleway.

The three main water pipelines from lake Vyrnwy to Liverpool cross the middle of this site.

This site if developed would eradicate a number of the Village Key views as identified in the Malpas and Overton Neighbourhood Plan.

Site 25 - Land at Mastiff Lane, Malpas

This site is outside the current Malpas Settlement Boundary and as such the proposed density of housing should be set a 25DPH.

The line of a Roman Road crosses the middle of this site as indicated in the Malpas and Overton Neighbourhood Plan.

A new access road would need to be created off Mastiff Lane.

Visibility on and the narrowness of the Mastiff Lane would not be suitable to provide for the volume of motor traffic a site of 110 new dwellings would create.

This site if developed would eradicate a number of the Village Key views as identified in the Malpas and Overton Neighbourhood Plan.

Site 31 - Land off Chester Road

This site is outside the current outside the Settlement Boundary and as such the proposed density should be set a 25DPH.

The existing access on to Chester Road would need to align with the visibility splay regulations.

This site if developed would need to take account of the Village Key views as identified in the Malpas and Overton Neighbourhood Plan.