

Our ref: JT/ED

Redrow plc
Redrow House
St. David's Park
Flintshire CH5 3RX

16 August 2017

Cllr. Ian Bickerton CEng
Parish and Ward Councillor, LWH Parish Council
Chair of Neighbourhood Planning
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Dear Cllr. Bickerton,

Leckhampton View and Leckhampton Park

Thank you for your letter of 10th August 2017 sent to my Chairman who has asked me to reply.

Contrary to your council's opinion, we believe by comparison to other developments, the site provides a generous proportion of open space which is broadly split into four main components: a central green with an equipped area for play, a linear park along the southern edge, an attenuation lagoon and woodland to Farm Lane. These four components including the significant landscape buffers to the greenbelt and area of outstanding natural beauty, amount to 10.7 acres, approaching 30% of the gross site area and double the standards set out in the Local Plan. In addition to the open space provision, the site through the s106 agreement is also contributing over £1m towards local sports facilities.

We do pride ourselves on consulting and engaging with local communities to ensure our developments, wherever possible, reflect the concerns of local people whilst not unduly compromising the need to deliver much-needed new homes. Sadly at Leckhampton, this was not the case. Consultation broke down at an early stage as it was clear there was simply a desire to pursue every avenue possible to stop the planning permission being granted rather than to genuinely engage over the design of the scheme. As a consequence of these actions, the building of much-needed new homes for the area was seriously delayed - including the provision of 150 affordable homes for local people.

Given the need to now make up for lost time and to avoid further unnecessary delays, you will appreciate we are reluctant to review and make any major amendments to our plans. Notwithstanding this, I am sure the local team is willing to meet to discuss the development and to listen to your concerns should you wish them to do so.

Yours sincerely,



John Tutte
Group Chief Executive
Redrow plc