



Statement of Community Involvement

Full Planning Application for residential development with associated means of access, site infrastructure, garages, car parking, landscaping and open space.

Land off Rattlecombe Road, Shenington

January 2022



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1. Introduction

Brief

- 1.1 This Statement of Community Involvement accompanies a full planning application for residential development with associated means of access, site infrastructure, garages, car parking, landscaping and open space on land off Rattlecombe Road, Shenington.
- 1.2 This document summarises the consultation that has been undertaken in advance of the application being submitted and should be read in conjunction with the suite of supporting technical documents submitted as part of the application.
- 1.3 Cherwell Council will contact local stakeholders about the proposals once the application is validated and will offer an opportunity to interested parties a further opportunity to comment upon the development proposals.

Purpose

- 1.4 The purpose of this document is to explain which key stakeholders were consulted in the preparation of the planning application; how they have been consulted and how comments raised have been responded to in the proposals. This document should be read in conjunction with the documents submitted in support of the planning application.
- 1.5 The applicants were keen to engage with both the Local Planning Authority and the local community at the earliest opportunity, however due to current working practices during the pandemic and the need to limit public contact this consultation process was conducted remotely.
- 1.6 Details of the chosen consultation methodology and results can be found in the next section.



2 Consultation Methodology and Results

Introduction

- 2.1 There are many ways to engage key stakeholders in the planning process, however every location and site is different and Elan Homes have found from experience that adopting a standard approach to consultation is not usually productive.
- 2.2 Due to the small size of site and the ongoing Covid-19 pandemic it was considered in this instance that a local letter drop approach was the most appropriate methodology to inform local residents of the proposed development.
- 2.3 The two main groups that the consultation has sought to engage with are shown below:

Technical Bodies

- 2.4 It is important to deal with the statutory technical bodies in the first instance as it allows an applicant to develop an understanding of the constraints and requirements of the site before committing further time and resources to ensure that the correct decisions are made and unfeasible options are discounted.
- 2.5 By consulting the relevant technical bodies it ensures that applicants are technically briefed on the existing issues which the local community may face and also allows the applicant to be able to prepare detailed responses to any questions that local stakeholders may have during the consultation process.
- 2.6 A full list of the technical bodies consulted throughout the course of the preparation of the reserved matters planning application can be found in **Appendix 1**.

Local Stakeholders

- 2.7 It is considered that local stakeholders are those who live and work in the area as well as those people who represent local interest groups. Local stakeholders have been offered an opportunity to comment on the proposed scheme for this reserved matters application, to comment upon the proposed design and orientation of the proposed development following the initial outline permission.
- 2.8 For the purposes of the pre-application consultation a catchment area of properties that lie adjacent to the site boundaries and in the surrounding area were consulted. **Appendix 2** provides a list of those properties and organisations who were issued with a letter, planning layout and consultation response sheet.
- 2.9 A consultation letter (See **Appendix 3**) was produced, which summarised the proposals and its key points in advance of the planning application being submitted. The exercise looked to inform the local community so that residents were aware of the draft development proposals and could have their say if they wish. By way of good practice residents had a choice of sending their responses by either email or post.
- 2.10 In August 2021 the letters (enclosing a copy of the proposed layout) were sent out to 96 no. properties in the area. See **Appendix 2** for the list of properties consulted.
- 2.11 Separate letters were also issued in August 2021 to the local ward councillors. Copies of these letters can be found in **Appendix 4**.

The Proposals

- 2.12 Elan Homes is submitting a full planning application for residential development with associated means of access, site infrastructure, garages, car parking, landscaping and open space on land off Kirkby Road, Barwell.

- 2.13 The proposals were explained in the consultation letter (**Appendix 3**) along with the likely timescales for determination and any subsequent development. Comment was invited on the proposed development via either email or post.

3. Shaping the Proposals

Introduction

- 3.0 This section describes how the proposals have been shaped following the public consultation work undertaken.

- 3.1 The following responses were received during the consultation exercise:

- A total of 34 responses were received via email
- A total of 5 responses were received via post

Responses and Key Topics:

- 3.2 The main centre of discussion through the consultees was on the initial design of the layout, and how the proposed properties interacted with the surroundings and adhered to local highway design standards.
- 3.3 The scheme was subsequently amended to incorporate the comments received along with the input received from the various technical documents that form part of the application. Generally the road format has altered to include for adoptable standards of the Local Highways Authority moving away from the Manual for Streets design code. For more details in relation to the changes made please refer to the Design Concepts section of the submitted Planning, Design & Access Statement.
- 3.4 The public consultation responses received from the surrounding neighbours are summarised below on a topic by topic basis and following which the matters raised will be addressed. Copies of the responses received can be provided upon request.



Miscellaneous

- *Shenington With Walkerton Parish Council have decided not to comment at this stage and reserve the right to comment when formally consulted by the LPA once the application is submitted.*

Ecology

- *Concerned about wider impact on wildlife;*

Landscape Impact

- *Negative visual impact;*
- *Visible for Miles around;*
- *Close to an AONB;*
- *Impact on the Conservation Area;*

Principle of Development, Number of Units & Density

- *Shenington is a Category C village and the proposals are contrary to the adopted 2011-2030 Local Plan;*
- *Category C status means the village is unable to support significant development;*
- *Proposed development is disproportionate and would increase the village population by a third*
- *We would support the proposal if it halved the density and provided a play area*
- *Proposed development would increase the village housing stock by 50%*
- *Traffic, noise, light and air pollution during construction and occupation;*
- *Loss of open space;*
- *No benefit to the existing community;*
- *Significant impact on residents opposite the site on Rattlecombe Road;*
- *Development would change the nature of the village and look and feel of the community;*
- *Oxfordshire County has already exceeded its development target;*
- *CDC's Planning Dept describe the village as one of the two most attractive and preservation-worthy in its area;*
- *Previous reviews have concluded that the village is not capable of accommodating substantial development and these proposals are clearly substantial;*
- *Unjustifiable encroachment into the open countryside;*
- *A modern estate type plan would damage the aesthetics of a historic village settlement pattern;*
- *Will result in the destruction of a "Cotswold-like" village;*
- *Village is of historic importance and development risks damaging the archaeological heritage;*
- *Will lead to new residents complaining about the historic kart track nearby;*

- *Impact on local services including schools, doctor's surgery, sewage, drainage, Wifi and water;*
- *No appeal to older population as there are no shops in the village;*
- *aren't developers supposed to at least try and bribe the village with something like a children's play area or a football pitch, both of which would be very welcome?*

Highways & Parking

- *Development would generate additional 120 cars;*
- *Road safety - The main access into the development appears to be dangerously sited with poor visibility, blind bend and on a narrow road;*
- *Pinch Point on Stocking Lane already causes problems;*
- *Hazardous to pedestrians as there are no footpaths on Rattlecombe Road;*
- *Main road can't be widened;*
- *Stocking Lane is unsuitable for any access*
- *Village already has to work with local event organisers to manage traffic because the roads can't cope;*
- *Village only has a poor bus service;*
- *Contrary to national policy of reducing domestic car usage;*
- *We oppose any kind of speed bump or chicane-style road furniture on Alkerton Hill*
- *Existing road is too narrow, has no footpath, is in a poor state of repair, poor visibility and too much traffic currently. More traffic will make this worse;*
- *Increase in traffic means increase in noise and pollution*

Drainage / Surface Water

- *Concerns regarding the capability of the local utility infrastructure, in particular, surface water and foul water and flooding.*

3.5 In terms of the principle of development, this is addressed in the planning statement that accompanies the planning application. However, following consideration of the community responses, it was clear that the scale of development being proposed was not acceptable to them. As such, we have reduced the number of proposed dwellings to around ¾ of the original proposals and introduced significant amounts of open space.

3.6 Issues relating to Ecology are addressed in the Ecological Survey report and the planning statement that accompanies this planning application. The current layout has been amended from the one that was sent out with the public consultation letters having regard

to the findings of our ecological consultants and comments received from members of the public, and specifically, additional green space and planting is now being proposed.

- 3.7 Similarly, issues relating to Landscape impact are addressed in the LVIA and planning statement that accompany this application. Layout amendments made since the public consultation include the reduction in scale of the proposals and introduction of swathes of open space on the rural fringe of the site.
- 3.8 The transport report submitted as part of the application concludes that the proposed residential development would not result in an unacceptable impact on highway safety, nor have a severe impact on the operation of the highway network in terms of capacity. In addition, following consultation, the proposed site access has been amended to provide clearer visibility splays and it is proposed to introduce of new sections of footpath to improve pedestrian safety.
- 3.9 Local residents' fears raised during the consultation over highway safety have been addressed across the application, with the site, and site access, being redesigned in accordance with National guidance on new vehicular access and the County Council's parking standards, with various amendments made during Consultation period to accommodate those necessary road safety design standards.
- 3.10 The detailed flood risk assessment and designs submitted as part of the approved outline application, proved that the site is located within flood zone 1 and the risk of flooding on site or elsewhere was determined to be minimal and within acceptable standards, as provided by the statutory Water Authority. Further design details as part of the reserved matters application will be drawn in accordance with the latest requirements of the Water Act, to limit any perceived flooding impact.
- 3.11 In respect of any individual problems with local drainage these will be managed in consultation with neighbouring property owners, should there be a need.

Pressure on Local Services

- 3.12 Concerns were raised by a recipient about the impact the development would have on local services. However, relevant infrastructure improvements can be governed and financed through relevant planning obligation requirements and Community Infrastructure Levy payments, to be determined during the application process.

4. Summary

- 4.0 In preparing the planning application, consultation has been carried out with technical bodies, residents and other key stakeholders.
- 4.1 The consultation exercise was devised through the applicants desire to work with the local community and stakeholders as well as following the localism agenda set out by the Government in the NPPF.
- 4.2 Of the 90+ letters issued, 39 responses have been received to date. Although the feedback response was not as high as hoped, as with most surveys of this nature if people do not object or do not have an interest in the site then they are not generally inclined to respond.
- 4.3 No objections were received from any of the technical bodies consulted and listed in **Appendix 1.**
- 4.4 While the pre-application consultation exercise is now complete, the Council has a statutory duty to consult on the formal application and there are likely to be ongoing issues which will require further dialogue as the planning application progresses.
- 4.5 However, the applicants are confident that all matters raised can be addressed satisfactorily and that a high quality development can be secured for the application site.



Appendix One

Technical Bodies Consulted



Technical Bodies Consulted

- Cherwell District Council
- Thames Water
- Environment Agency
- Scottish Power
- National Grid (Gas)
- Openreach (BT)
- CDC Drainage Department
- CDC Arboricultural Department
- CDC Highways Department
- Oxfordshire CC Archaeology Department



Appendix Two

List of Addresses Consulted



Statement of Community Involvement

January 2022

Land off Rattlecombe Road, Shenington

Name	Address 1	Address2	Address3	Address4	Postcode
Dear Sir/Madam					

To the Headmaster	Shenington CofE Primary School	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	Ash Lodge	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Manager	The Surgery	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	1 Long Acre	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	2 Long Acre	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	3 Long Acre	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	4 Long Acre	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	5 Long Acre	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	Kinwell House	Kenhill Road	Shenington	Oxfordshire	OX15 6NQ
To the Homeowner	1	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	2	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	3	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	4	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	5	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	6	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	7	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	8	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	Stone Holt	Kenhill Road	Shenington	Oxfordshire	OX15 6NQ
To the Homeowner	The Old Barn	The Green	Shenington	Oxfordshire	OX15 6NG
To the Homeowner	Yew Cottage	The Green	Shenington	Oxfordshire	OX15 6NG
To the Homeowner	1	The Green	Shenington	Oxfordshire	OX15 6NG
To the Homeowner	2	The Green	Shenington	Oxfordshire	OX15 6NG
To the Homeowner	Olde Grimes Cottage	The Green	Shenington	Oxfordshire	OX15 6NG
To the Homeowner	The Cottage	Kenhill Road	Shenington	Oxfordshire	OX15 6NQ
To the Homeowner	The Bell	The Green	Shenington	Oxfordshire	OX15 6NQ
To the Homeowner	The Bell Cottage	The Green	Shenington	Oxfordshire	OX15 6NQ
To the Homeowner	Glas Fryn	The Green	Shenington	Oxfordshire	OX15 6NE
To the Homeowner	The Nutshell	The Green	Shenington	Oxfordshire	OX15 6NE
To the Homeowner	Knapp House	The Green	Shenington	Oxfordshire	OX15 6NE



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Land off Rattlecombe Road, Shenington

To the Homeowner	Clematis Cottage	The Green	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	Oriel High	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	Foxstone	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	Orchard House	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	Oakworth	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	10	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	12	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	Garters	Stocking Lane	Shenington	Oxfordshire	OX15 6NF
To the Homeowner	Top Farmhouse	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	The Leys	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Rattlecombe Hollow	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Highfields	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Hilltop	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Rattlecombe House	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Greenacres	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	New House	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	The Old Post Office	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Lynchetts Cottage	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Middlecote	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Fuchsia Cottage	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Leys View	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	The Hay Barn	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	The Ox Barn	Rattlecombe Road	Shenington	Oxfordshire	OX15 6LZ
To the Homeowner	Longworth	The Green	Shenington	Oxfordshire	OX15 6NE
To the Homeowner	Windwistle	The Green	Shenington	Oxfordshire	OX15 6NE
To the Homeowner	Oriel Farm	The Green	Shenington	Oxfordshire	OX15 6NE
To the Homeowner	Mill Farm	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Copper Beech Farm	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Crosswinds	4 Marshalls Close	Shenington	Oxfordshire	OX15 6ND
To the Homeowner	Stratton House	3 Marshalls Close	Shenington	Oxfordshire	OX15 6ND
To the Homeowner	Birchbank	2 Marshalls Close	Shenington	Oxfordshire	OX15 6ND
To the Homeowner	Monks Brew	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Gallifrey	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Minerva House	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Sycamore House	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Old Rick Barn	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Fabis House	Mill Lane	Shenington	Oxfordshire	OX15 6NU
To the Homeowner	Pound Cottage	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Orchard Cottage	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Threshers Place	1 Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	2	Mill Lane	Shenington	Oxfordshire	OX15 6NB



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To the Homeowner	3	Mill Lane	Shenington	Oxfordshire	OX15 6NB
To the Homeowner	Cederwood	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Honeystone	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Tamar	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Little Heritage	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Leacroft	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Le Morne	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Moonstone	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Highwold	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Lady Barn	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Random Ridge	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Highside	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Bryn Celyn	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	The Redlands	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Mountfields	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Changebrook	The Level	Shenington	Oxfordshire	OX15 6NA
To the Homeowner	Level End House	The Level	Shenington	Oxfordshire	OX15 6NA



Statement of Community Involvement
January 2022
Land off Rattlecombe Road, Shenington

Appendix Three

Consultation Letter

August 2021

RESIDENT ADDRESS
RESIDENT ADDRESS
RESIDENT ADDRESS
RESIDENT ADDRESS
RESIDENT ADDRESS



FAO: The Homeowner

Dear Sir/Madam,

Proposal: Full Planning Application for residential development with associated means of access, site infrastructure, landscaping and open space.

Location: Land off ~~Rattlecombe~~ Road, Shenington

We write to inform you that a full planning application is being prepared for the above proposal at land off ~~Rattlecombe~~ Road. In advance of the application being submitted, we are consulting the local community, so that residents are aware of the development proposals, and providing an opportunity to present their thoughts upon the detailed designs. A Statement of Community Involvement will be produced to support the application using the responses received, with all design points considered and evaluated. Please find enclosed a copy of the proposed scheme for your consideration.

Key Points of the Proposed Application

- Across the proposed dwellings, there will be a mix of 2, 3 and 4 bed family homes across a range of house types, providing variety and interest in the street scene, to what will be a high quality gateway environment;
- The proposed scheme provides a significant amount of public open space on-site;
- The hedges and trees on the periphery, and those within the site, will be retained to provide relevant screening and retain the landscape character and preserve the biodiversity of the existing boundaries;
- The historic wall to the site frontage on ~~Rattlecombe~~ Road will be reinstated;
- Elan Homes will be providing 35% of the homes as on-site affordable housing;
- Key milestones:
 - Public Consultation to be concluded in early September;
 - Planning Submission due to be submitted in October;
 - A decision is anticipated in early 2022;
 - If approved, development of the houses is expected to be commenced within 3-6 months of the decision date.

Comments

We would welcome your thoughts on the proposed scheme and should you wish to respond then please contact us by no later than 3rd September 2021.

Should you have any queries in relation to our proposals then please either provide comments via email or fill in the attached pro forma ~~and~~ send it back to us either by email/post to the addresses below:



Statement of Community Involvement
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Land off Rattlecombe Road, Shenington



Email: land.midlands@elan-homes.co.uk

Post: Elan Homes Midlands Ltd, 2nd Floor De Montfort House, High Street, Coleshill,
West Midlands. B46 3BP

We point out that this is an informal consultation and you will of course have the opportunity to make further comments to Cherwell Council as part of their formal consultation process, following the submission of our planning application.

Kind Regards,

Elan Homes Ltd



Statement of Community Involvement

January 2022
Land off Rattlecombe Road, Shenington



Elan Homes Pre-Application Response Form

Proposal: Full Planning Application for residential development with associated means of access, site infrastructure, landscaping and open space.

Location: Land off Rattlecombe Road, Shenington

Name:	
Address:	
Email:	

Are you in support of the site being redeveloped for family housing? ☐ Y ☐ N ☐

Please provide your thoughts on the proposed development:

If you consent to your comments being included within the Statement of Community Involvement document that is to be submitted as part of the planning application then please tick/check this box.	<input type="checkbox"/>
--	--------------------------

Please Note: We will not publish your name/address in the documents and will only retain your personal information for as long as necessary to fulfil the purposes we collected it for, i.e. to discharge our obligations as per the requirements of submission of this planning application. Elan Homes will retain your information until Cherwell Council communicates their decision.



Appendix Four

Letters to Ward Councillors



Statement of Community Involvement January 2022 Land off Rattlecombe Road, Shenington

August 2021



Councillor's ADDRESS
Councillor's ADDRESS
Councillor's ADDRESS
Councillor's ADDRESS
Councillor's ADDRESS

Dear XXXXX,

Proposal: Full Planning Application for residential development with associated means of access, site infrastructure, landscaping and open space.

Location: Land off Rattlecombe Road, Shenington

We are writing to inform you that we are in the process of preparing a full planning application for the above proposal on land off Rattlecombe Road.

In advance of a planning application being submitted, we are consulting the local community so that residents are aware of the development proposals. A Statement of Community Involvement will then be produced using the responses received and will form part of the application documentation. We will be issuing letters to local residents via post with a copy of the proposed site layout and we enclose a copy of the letter for your reference.

You will note from the attached that we have asked for a general response by no later than 3 September 2021. We would welcome your thoughts on the proposals and should you wish to respond, or alternatively set up an online meeting with us to discuss the plans then please do not hesitate to contact me using the details below.

We point out that you will of course also still have the opportunity to make further comments beyond the above date to Cherwell Council as part of their formal consultation process, following the submission of our planning application.

Should you wish to receive any further information in the meantime, please do not hesitate to contact me.

Kind Regards,


John Beardsell
Strategic Land Director

T: 0151 703 0461

E: john.beardsell@elan-homes.co.uk

Post: Elan Homes Ltd, Oak House, Lloyd Drive, Cheshire Oaks Business Park, CH65 9HQ.