



WRITTEN REPRESENTATION

LAND AT PENKETH HALL FARM R18/067 MEADOW VIEW

Dear Sir,

We have the pleasure to submit written representations for the above landholding.

The site is identified as a strategic infill land parcel suitable for residential development. This letter supports the continued representation for the landowner who wishes to see the site developed for residential use.

Several constraints have been considered and as such are briefly listed for further consideration.

Development potential

The site remains available to a developer, several ongoing discussions are being held with a multitude of house builders and developers, if the site were to be allocated, the landowner will consider entering into detailed negotiation for the delivery of the site either in phases or its entirety.

Highways Access

The site has several constraints requiring rectification, the Hall Nook and Station Road access points have been subject to an independent highways assessment, this assessment highlights the relevant pinch points, traffic implications and highway resolution and mitigation strategies that could be introduced or implemented in order to satisfy a future planning application. The early desktop suggest the site could be delivered with highways improvements.

Highways Constraint Station Road

The Station road access is owned by Network Rail, with the landowner having prescriptive rights of way, through this thoroughfare. The landowners solicitor has completed a briefing note advising the owner how the future constraint can be satisfied successfully. The land owner has the ability to widen and improve the highway constraints in this location improving the road from a single lane to dual lane with pedestrian pathways from Penketh to the adjoining public houses, industrial estates and moorings. The land owner owns all of the surrounding land adjoining this road enabling a comprehensive constraint strategy to be implemented, for this site and the surrounding users.

Highways Access Points

In the alternative the landowner is negotiating with several other landowners to achieve a substituted access onto the site through third party land ownerships to further improve site access for any potential future development.

Flood and Hydrology

The site has identified areas of flooding that will require a robust mitigation strategy. An early desktop approach suggests this can be either designed through development, within areas that do not flood, or indeed the ability to improve flood mitigation for this site and any alternatives sites upstream. An approach to improve the culvert running through the site that services other locations within Penketh could improve further development opportunities as well as creating additional storage areas within the landholding to increase the flood storage through hydrological modelling.

The works suggests a flood mitigation strategy could be devised for the site and delivered if it were to be allocated for residential use.

Electric Cable and Pylon Crossing

A pylon crosses the site for the benefit of the Fiddlers Ferry power station. The pylon lies to the South West of the development on the boundary of the site. A small proportion of the site would therefore not be developed within close proximity to the overhead cables. A design approach would be adopted to ensure any future development left this land as open space for future road or access routes.

The acting solicitor for the landowner has reviewed various land registry covenants, which may allow the landowner to request the cables are sunk underground or diverted. Although the limited area this affects would not effect the overall development of the site for residential purposes.

Landscape Visual Impact

The site lies to the North of the River Mersey having a natural defensible boundary of the rail line, canal network and the River Mersey to the Southern Boundary. To the North East and West the site is surrounded by existing residential uses and a school, which sits predominately to the North of the land parcel accessed from Chapel road.

The site is well screened to the North and West boundaries with hedgerow and mature tree line. To the North and West which are predominately the rear gardens to residential properties are fenced and screened by trees or solid fencing, there would be a limited impact to some properties at first floor, where bedrooms overlook the land above hedge and fence height. The impact could be further mitigated by design, open space, play zones planting and screening, enabling the development to compliment the area with additional open areas for communal uses for future or existing residential users.

Market Commentary and Housing Supply

An indicative number of properties could be situated on the site ranging between 300 to 500 units depending on the density and property type. It is envisaged the location would suit either first time buyers or affordable housing creating a higher density scheme, or in the alternative a lower density scheme for families locating to the region, areas such as Appleton or South Warrington may prohibit families locating due to the land price differential. The site would provide affordable entry level property for growing families or workers re locating to the borough for employment.

Deliverability

The landowner wishes for the site to be redeveloped in the future. There are several constraints that require final resolution, which could be overcome with further professional implementation, none of which are insurmountable.

The site remains available for a comprehensive residential development for affordable housing, entry level properties for families or key workers locating to the region.

The site is deliverable forming an integral level of affordable housing supply which may be limited in the preferred option plan, in areas such as South Warrington.

