

### **Answer to question 6.17 – Yatehouse Lane Crossing Design**

The design incorporates the removal of hedging to increase the visibility splays however, the height of the ground has not been considered and is unlikely to increase visibility splays as much as stated. The design also does not take in to account the increase commercial activity during and post construction and how they integrate with the users of the track from Brown Hayes Farm and the adjoining property. The residential use will increase in the near future as planning permissions have been obtained to turn the site of 3 houses into a site of 6 houses and obviously the increase of traffic that comes with the additional dwellings.

We believe that it is completely unreasonable to request that the occupiers of the 6 dwellings have got to share this access with industrial/commercial vehicles in particular, during the construction period and also post construction as this will only increase the potential risk of a accident.

We would be interested to hear the comments of the Highways Officer from Cheshire West and Chester Council, as and when received.

We also consider there to be several other safer crossing points along Yatehouse Lane that would not require the removal of such hedgerow or the increase risk to public safety.

## **Written Representations – Keuper Gas Storage Ltd**

We have been instructed to act on behalf of Mr P O'Rourke, [REDACTED] in regards to the application by Keuper Gas Storage Ltd for an order granting development consent for the Keuper Gas Storage Project.

We would like to make the following comments on behalf of our above client:

- **Land Use Planning Inner Zone**

The storage, compression and treatment of natural gas is in close proximity to Brown Hayes Farm which in total comprises of 2 houses and planning consent for 2 further houses, and his immediate neighbours property comprising of 1 house and planning permission for another. Therefore, creating 6 dwellings which are approximately 210m to the closest well-head, approximately 220m from another and approximately 350m from another.

This is contrary to the technical eddendum that states that the well heads and gas processing plants are at least 240m from residential properties and few houses located in the vicinity of the proposed gas processing plant, well heads and pipelines. Furthermore, we believe that our clients and his neighbours site consisting of 6 dwellings falls within the land use planning inner zone and so based on the decision matrix is advised against granting permission due to the risk it creates.

- **Use of track for construction and access post construction**

It is considered that the use of the track for construction and post construction traffic will create a risk to the residential users of the track and that the design proposals are insufficient in mitigating this risk to not only the residential users of the access track but also the general public who use Yatehouse Lane. Keuper Gas Storage Ltd have not provided information regarding the use during or post construction of the track so it is hard to quantify the increase risk to the safety of the occupiers of the residential properties.

- **Devaluation of our clients property**

The Keuper Gas Storage proposal has blighted Brown Hayes Farm which has been demonstrated by the inability to be able to sell the property with the benefit of planning permission. Our clients has seeked to negotiate with Keuper Gas Storage Ltd so that they can get on with their lives and not have this hanging over them, however the offers put forward by Keuper Gas Storage Ltd do not reflect the losses that my client has and will incur. The offers put forward do not reflect injurious affection to our clients adjoining property which, as demonstrated by marketing the property for sale, is substantial.