

**From:** Debbie Hodge [REDACTED] <[debbie.hodge@jbradburneprice.com](mailto:debbie.hodge@jbradburneprice.com)>  
**Sent:** 05 June 2023 14:59  
**To:** Hynet CO2 Pipeline <[hynetco2pipeline@planninginspectorate.gov.uk](mailto:hynetco2pipeline@planninginspectorate.gov.uk)>  
**Cc:** Stephens, Jake <[Jake.Stephens@planninginspectorate.gov.uk](mailto:Jake.Stephens@planninginspectorate.gov.uk)>  
**Subject:** FW: LIVERPOOL BAY CCS LTD HYNET CARBON DIOXIDE PIPELINE HEARING WEDNESDAY 7TH JUNE 2023 - THE EXECUTORS OF GWYNEDD EVANS (REGISTRATION NO: 20033914) (E519)

Good Afternoon

I refer to the above hearing and to your email of the 2<sup>nd</sup> of June regarding instructions for attending/joining the hearing. I write to confirm that it is my intention to attend the hearing on Wednesday 7<sup>th</sup> June (and if appropriate Thursday 8<sup>th</sup> June) and would welcome a brief opportunity to emphasise a number of comments/representations on behalf of the above named clients and as detailed below:

1. The general points as referred to in a separate representation and attached hereto are relevant to this client.
2. The land is subject to an Option Agreement with a national house builder to promote the site for residential development. Attached is an updated summary as regards the proposed promotion/application for the site together with a site plan. Please note that it is the intention to submit an application in 2023/2024.
3. Whilst the pipeline and associated easement is located through land identified as public open space on the site layout, the whole of this area (public open space) has been identified by Hynet as environmental mitigation land and is proposed to be permanently acquired.
4. The loss of this land will severely impact the viability and development of the remainder of the site requiring an additional area to be incorporated within the development, and the loss of housing units as referred to on the attached commentary. The proposals make no allowance for loss of this development value or for any associated compensation.
5. The identification of this land for mitigation purposes is unreasonable and excessive and have significant implications to the landowner with what would appear to be little thought or consideration given to mitigating losses and impact to the landowner.
6. Of particular concern (as referred to in the general schedule) is the suggestion that permanent rights of access are to be taken across all of the site. The implications of this are catastrophic in relation to the development of the site as theoretically/legally no properties could be built anywhere as it would obstruct the rights of access being sought. In relation to this land there is no requirement for such rights as there is road frontage onto which the pipeline leads. Such rights totally sterilises the site and is unreasonable and excessive.
7. My client would also be grateful for a site inspection by the Inspector at a time and date to be confirmed.

It is accepted that some of the foregoing may be outside of the remit of this inquiry and I am happy to be led by the Inspector on these points/procedures.

Kind regards

P.D. LEWIS BSc (Hons) MRICS  
RICS Registered Valuer

T: +44 (0) 1352 753873
------------------------

A: 14/16 Chester Street, Mold, CH7 1EG
--

W: [REDACTED]
---------------



## **General Representations/Objections Applicable To All Clients.**

1. Notwithstanding the number and extent of intrusive and non intrusive surveys undertaken on the subject land, there remains no clear indication as to the exact line of the pipeline and the associated easement. This uncertainty causes concern to the landowners/occupiers, and it is not acceptable that they have been requested to enter into Agreements with such uncertainty as to the rights that will be taken through the property which limits their ability to plan and make long term decisions for the subject properties.
2. The requirement for an easement width of 24m is excessive and has not been justified, this potentially sterilises a large area through the subject properties and where relevant will prevent appropriate development and restrict other operations including some agricultural operations.
3. The extent of land included within the Option Agreement is excessive and has not been justified and is beyond what is reasonably required for the construction of the pipeline. Whilst possibly not within the remit of this hearing, this consequently sterilises for the period of the option which is potentially up to 8 years.
4. There is no indication within the proposal that the Heads of Terms are requesting the grant of such rights as to the number, size and location of manholes, vents, marker posts and other such structures, which may be constructed along the line of the pipe. There is no provision for agreement with the affected landowners/occupiers as to the location of these structures.
5. Uncertainty as to the exact location of the pipeline and the associated easements together with the excessive extent of the option area potentially places a blight upon the subject property in relation to valuation and possible near future sales. Assurances are sought that any diminution in value of the property ahead of construction of the scheme will be compensated for.
6. Of particular concern is the suggestion that permanent rights of access to the pipeline are to be taken over all of the landowners adjoining land, i.e. not over an allocated route. Such rights totally sterilises all of the remaining land as if granted these rights can be exercised over any area, thus preventing any buildings or structures which may obstruct them. This is unreasonable, excessive and not required as linear access can be taken along the pipeline easement and in event many parcels of land have road frontage which is crossed by the pipeline. Assurances are sought that any permanent access rights to reach the easement are along allocated and agreed routes (if any).
7. There has been a lack of positive engagement by Hynet and their agents to landowners concerns with no amendments or discussions on many of the objections raised, and little movement on land valuations despite open market evidence being provided to indicate that the broad brush valuations adopted are not reasonable or reflective of Open Market Values for many parcels of affected land.
8. Agents acting on behalf of Hynet have indicated that in the event that the pipeline lease cannot be entered into consensually and Hynet subsequently utilised the compulsory powers (if granted) they will be seeking to acquire the pipeline strip on a freehold basis. This is totally unacceptable. Inspection of most affected properties will show that the majority of land parcels will be

severed resulting in loss of access, irregularly shaped fields, severing of services, issues in relation to management of purchase strip etc. Any rights taken should be on the basis of a permanent underground pipeline easement.

**From:** [Redacted]  
**Subject:** Aston Hill Farm - Planning Strategy Update  
**Date:** 01 June 2023 16:37:36  
**Attachments:** [lmaq001.png](#)  
[P19-2663\\_002B - Masterplan.pdf](#)

---

Hi Peter,

**Aston Hill Farm - Planning Strategy Update**

As you are aware, the Local Development Plan for Flintshire was adopted earlier this year (January 2023). The plan itself runs until 2030 and did not select this site for allocation. Instead, the Council opted to allocate land on the eastern side of the village.

Whilst the site itself remains in the Green Barrier, it has good prospects for development in the short to medium term. There are a number of planning appeals that confirm that the Green Barrier designation of a site would not preclude the development of a site, provided that circumstances dictate that the benefits of a scheme would outweigh the harm and conflict with the adopted development plan.

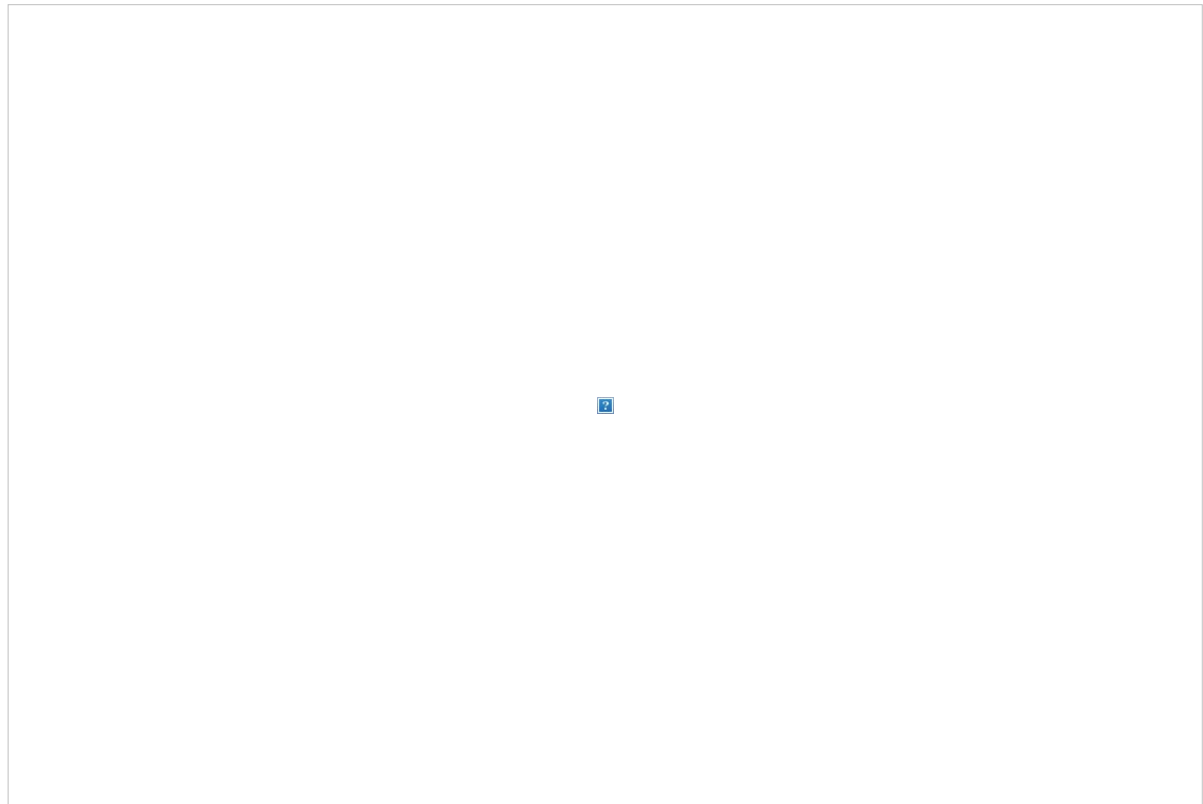
Redrow have undertaken the necessary technical investigations on the site to determine a masterplan for the site and the preliminary work for a planning application. The land that is proposed to be used by HYNET for mitigation land in their proposal is land that we intend to use as mitigation to our own scheme (see attached masterplan). Our strategy is precluded on providing an element of the Council's required POS on this 3.5 acre parcel of land to avoid providing it in the main developed part of the site. As such, HYNET's proposed use of the land would result in a loss of 3 acres of developed area within the site, which could impeded the delivery of 40 homes within the developed area as shown on the attached masterplan.

The Council have not published any monitoring of housing delivery against its adopted trajectory, but should they be failing to deliver against the planned trajectory of development within the plan, then Redrow would seek to submit a planning application, on the basis that the Council are failing to meet the trends of delivery set out within the plan. The Council are allowing for c.100 plots a year to be delivered from unidentified windfall sites between now and 2030, which, is a considerable proportion of development to come forwards annually over the next seven year.

We expect the result of the first monitoring period in the Spring of next year, when we will see what the Council have delivered in the monitoring year 2022/23 (forecast to be just over 600 homes). We don't believe that the Council will meet that level of performance and, as such, will need to grant consents on new sites, quickly, in order to avoid appeals on sites like this. It is Redrow's intention to submit a planning application in the year 2023/24, should the Council be materially failing to deliver homes against its trajectory in the first instance.

Let me know if you have any queries and/or would like to discuss further.

Kind regards,  
Paul



**Paul Murray**  
Strategic Land Director  
Redrow Homes Limited  
Redrow House  
6450 Cinnabar Court, Daresbury  
Warrington, WA4 4GE



The contents of this email are subject to Redrow's disclaimer. Click [here](#) to read our disclaimer.





- KEY**
- Site Boundary - 11.4ha
  - Development Cells - 5ha  
(150 dwellings @30dph)
  - Public Open Space
  - Structural Landscaping
  - Retained Public Right of Way
  - Road (5.5m)
  - Street (4.8m)
  - Lane (4.5m)
  - Existing Pond
  - Existing Pond
  - Existing Vegetation
  - Proposed Vegetation
  - Potential Play Space
  - Potential Access Point

