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Our Ref T22- 000
Yor Reference:
18 December 2022

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Dear Sirs

A66 Trans-Pennine Project Scheme 0102 – M6 Junction 40 to Kemplay Bank

SUMMARY of WRITTEN REPRESENTATION

This is summary of the Written Representation on behalf of Penrith Properties Limited in respect of the proposed acquisition of land Plot 0102-01-20.

Ghyll Mount is currently occupied by the Forestry Commission and the Environment Agency.

Ownership.

The book of reference incorrectly attributes title to a Penrith Properties Ltd (Org No. - 08189021) which is not the same entity as Penrith Properties Limited, which owns freehold title CU138344.

The property is owned by Penrith Properties Limited is care of Ingram Winter Green Bedford House 21A John Street London WC1N 2BF who continue to act for Penrith Properties Limited.

No engagement.

To date no approach has been made directly to PPL or through IWG, Valdir Managers Limited or Town Centre Regeneration Ltd, which are acting on behalf of PPL.

Reason for land being acquired.

The extent of the land to be permanently acquired to the top of the landscaped slope that forms part of the structure of Ghyll Mount and includes all the tree planting that forms a natural screen for the building.

Photos attached to the written representation indicate the land form under the planting.

There are no sections provided by the Applicant in relation to the proposed works that affect plot 0102-10-20 that demonstrate the extent of the proposed changes to the existing levels/profile of the land within plot 0102-01-20.

There is no assessment of the cycle movements that underwrite the proposed dimensions for the shared cycleway.

There is no justification for seeking a shared cycleway route with a width that appears to be in excess of 6 metres which is very significantly in excess of desired minimum requirements set out by National Highways taking into account measured pedestrian and cycle movements.

Proposed traffic signals and traffic speeds mitigate the need for the excessive visibility requiring acquisition of the entire embankment.

The extent of land required is beyond that reasonably required for the 'Rochdale envelope' for deviation of routing given that land required is tied to the existing structures and carriageways.

Environmental impact

The loss of existing mature habitat in relation to the woodland cover within plot 0102-10-20 will adversely affect the notifiable Breeding birds that have been identified by the Applicant in this location.

Proposed Works to Plot 0102-10-20

It is noted that longitudinal level for works package 0102-3 are not given. The level variation in package 0102-4 (the A592) is between 0.006 and 0.189 starting at the extant level of the roundabout.

Since no proposed works are identified within the majority of plot 0102-01-20 it is likely that existing established planting will be retained and therefore there is no need to permanently acquire the land.

Public Access and maintenance

Enabling public access to the embankment will reduce the maintenance carried out and reduce the security for Ghyll Mount and those working in.

Adverse impact on retained land

Loss of managed amenity land reduces the attractiveness of the retained land and integrity of the site would hinder future potential development options.

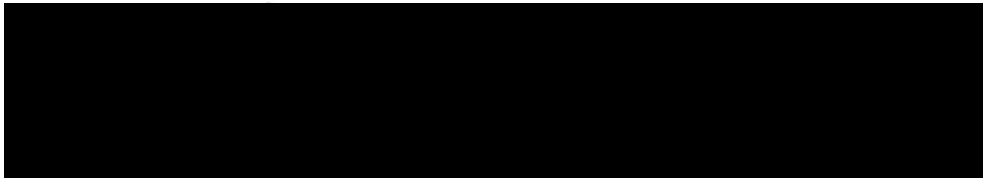


Alternative proposal

The Applicant's document 5.15 identifies special category land, specifically crown land and shows 2 categories of land being acquired – differentiating between that required permanently and land that may be used temporarily.

PPL do not believe the land identifies as plot 0102-10-20 is required to enable the scheme be delivered for the reasons stated however in so far as it is strictly necessary for the scheme PPL would enable access by agreement to the land to carry out the works on the strict proviso that it is reinstated with an appropriate boundary treatment in its existing location.

Yours Sincerely



David van der Lande
Director

