

Whitlock, Melissa

From: Adam Winthrop [REDACTED]
Sent: 20 November 2024 16:36
To: M60 Simister Island
Subject: Application by National Highways for an Order granting Development Consent for the M60/M62/M66 Simister Island Interchange Project
Attachments: Massey_HE land take plan - A.S Overlay.pdf; 0089-AS-XX-PL-DR-A-8008 - Sketch Layout - Massey.pdf; 0089-AS-XX-XX-SA-A-6002 - Accommodation Schedule - Massey.pdf
Importance: High

You don't often get email from [REDACTED]

Registration Identification Number: 20048950

Clients affected: The Massey Family

Dear Planning Inspectorate

Further to our submissions lodged on 24.09.24 and in advance of the hearing scheduled for 26th November 2024, we now have some more information pertinent to the objections made on behalf of the Massey Family. The source of this information is included in the email thread below.

1. The Massey Family do not intend to be represented at the hearing but would request that this additional information is considered by the Inspectorate to give context to their objections.
2. The attached plans & schedule show the proposed residential layout of their land with, overlaid, the effect that the scheme proposals would have on this.
3. The residential scheme currently has the following characteristics:

1.	Gross site area	5.26 ha (13 acres)
2.	Net developable area (NDA)	3.80 ha (9.40 acres)
3.	No. of proposed residential units	106
4.	Development density (per NDA)	3621 sq ft / ha
5.	Indicative open market value @ £750,000 per NDA	£7.05 million

4. If the CPO is upheld, the residential scheme will be affected as follows:

1.	Area of permanent land take	1.43 ha (3.53 acres)
2.	Reduction in NDA (estimated at 90% given the distribution of undeveloped land within the site)	1.29 ha (3.19 acres)
3.	Estimated loss of residential units	28
4.	Estimated loss in value due to	£2.39 million

permanent land take
only (@ £750,000
per NDA)

5. It is the view of the Massey Family that it cannot be in the public interest to locate an attenuation pond on their land when, irrespective of the additional costs of disturbance from temporary land take the cost to the scheme is likely to be of this magnitude.

Yours truly
Adam Winthrop

From: Chris Brearley [REDACTED]
Sent: 20 November 2024 11:47
To: Simon Pote [REDACTED]
Cc: Adam Winthrop [REDACTED]
Subject: RE: CPO Overlay

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Hi Simon,

Please see attached overlay and below:

- Approximate total land take 14327sqm (including the attention basin);
- Attenuation basin area 6488sqm;
- Approximate unit loss (without major redesign) – 28no. unts.

If you need anything further, please do let me know.

Kind Regards

Chris Brearley BSc (Hons) MCIAT
Director



From: Simon Pote [REDACTED]
Sent: 20 November 2024 11:04
To: Chris Brearley [REDACTED]
Cc: Adam Winthrop [REDACTED]
Subject: CPO Overlay

Hi Chris

See attached plan for the overlay. You will see the shading showing the permanent and temporary land take. If you just work on the permanent land (the actual attenuation pond and the pink land) take for the purpose of assessing the net land/ plot loss.

Any queries then just call.

Regards

Simon Pote



SIMON POTE | SENIOR LAND MANAGER



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Car Park

NEAP

SUDs

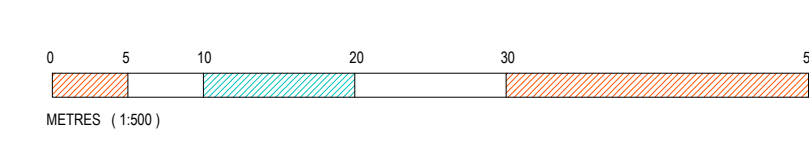
LEGEND

- Bus Route
- Existing PRoW
- Cycle Route



CASTLE BROOK FARM
 PROJECT NUMBER: 02-123-0089
 PROJECT STATUS: Stage 2 - Concept Design S0
 PROJECT ADDRESS: Castle Brook Farm, Castle Road, Bury, BL9 8QR

SKETCH LAYOUT - MASSEY
 DRAWING NUMBER: 0089-AS-XX-PL-DR-A-8008 RS
 ISSUE DATE: 17-08-2023
 DRAWN BY: [Name]
 SCALE: 1:500 @ A1





LEGEND

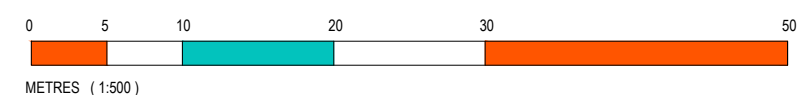
- Permanent CPO land 14327sqm (inclusive of attention basin)
- Attenuation basin circa 6488sqm

Note: overlay in accordance with Costain Land Use Plan (dwg num: HE548642-JAC-GEN-STK-DR-ZH-0006)



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Accommodation Schedule
Proposed development at
Castle Brook Farm, Bury



MASSEY										
House Type	Bed No.	Person	Storey	Type	No.	Sqft	Sqm	Total Sqft	Total Sqm	Split
Laurel	3		2	Semi-detached	12	843	78.3	10116	939.8	17.9%
Acacia			2	Semi-detached	6	992	92.2	5952	553.2	
Elderberry			2	Detached	1	992	92.2	992	92.2	
Cypress	4		2	Detached	3	1108	102.9	3324	308.8	73.6%
Walnut			2.5	Semi-detached	18	1153	107.1	20754	1928.1	
Almond			2	Detached	10	1173	109.0	11730	1089.8	
Foxglove			2	Detached	8	1288	119.7	10304	957.3	
Candleberry			2	Detached	9	1294	120.2	11646	1081.9	
Hornbeam			2	Detached	5	1349	125.3	6745	626.6	
Hazel			2	Detached	6	1349	125.3	8094	752.0	
Willow			2	Detached	9	1442	134.0	12978	1205.7	
Foxtail			2	Detached	7	1513	140.6	10591	983.9	
Spruce			2	Detached	3	1588	147.5	4764	442.6	
Ash		5		2	Detached	9	1727	160.4	15543	
Grand Total					106			133533	12405.9	100%

Gross Site Area: 13 Acres 5.26 Hectares

POS / Open space 3.240 Acres 1.31 Hectares

Undevelopable 0.36 Acres 0.15 Hectares

Nett Site Area: 9.400 Acres 3.80 Hectares

Nett Density: 11.28 Units/Acre 27.86 Units/Hectare

Nett Footage: 14205.64 SQFT/Acre 3261.13 SQFT/Hectare

