

I act on behalf of my client, Cheshire West and Chester Borough Council. GAL have proposed a Land Swap, as an alternative to a CPO of my clients land, Purple Parking. However, it is proposed that my client acquires a long leasehold interest only of the new site, in exchange for their current freehold interest. This is not a like for like swap and my client will end up with an inferior leasehold interest and lose control, and this will have a detrimental impact to the value of my clients investment. Our second issue is that GAL have stated they will not undertake a valuation of both sites, so we are unsure whether the value of the proposed site will be the same as our current land. This is not giving us comfort that we will acquire a like for like site in the proposed land swap. Another concern is that GAL wish for us to retain part of the existing land and do not want to pay for the EV chargers to be transferred to the new site. In terms of marriage value and efficiency of operation for the tenant's business we need the amenities all retained on one site, therefore this is not acceptable. I hope you will consider this representation against the proposed DCO. Thanks