



Your Ref: 16/00495/OUTEIA, 17/00406/FULEIA, 17/00407/OUTEIA
Our Ref: L&P/LHM/DT

24 January 2018

Mr Andrew Evans
Planning Officer - Policy & Development Services
Halton Borough Council
Municipal Building
Kingsway
Widnes WA8 7QF

BY POST & EMAIL

Dear Mr Evans

**IMPROVEMENTS TO THE BRIDGEWATER CANAL – DARESURY STRATEGIC SITE
PLANNING APPLICATIONS: 16/00495/OUTEIA; 17/00406/FULEIA & 17/00407/OUTEIA
LAND ADJACENT TO / TO THE WEST OF DELPH LANE, DARESURY, CHESHIRE.**

I write on behalf of The Bridgewater Canal Company Limited (BCC) and in relation to the above planning applications and further to our previous objections.

Redrow Homes North West (Redrow) are not currently proposing to provide a new Marina within their current applications and are building homes on the Marina land (a departure from Local Plan policy) and their proposals for a Linear Country Park along the Canal corridor (again as required by policy) are insufficient.

As Redrow's proposals are not policy complaint, the Council has asked the BCC to consider what improvements to the Bridgewater Canal and its corridor should come forward in relation to the proposals contained within the above planning applications and which could be funded from a Section 106 funding 'pot' which is being discussed between the Council and Redrow.

BCC has given careful consideration to the type and nature of improvements that are appropriate or are required by the adopted planning policy related to securing the successful development at the Daresbury Strategic Site, as contained within the Council's adopted Core Strategy. BCC has also taken into account the overall intended role and function of the historic Canal within the Daresbury Strategic Site and the likely increase in use (and related maintenance and management costs) that will arise for BCC from new development alongside the Canal. BCC's response is provided in the attached report.

The improvements identified all fall within the section of the Canal between the A558 Eastern Expressway and beyond Borrow's Bridge – all within the Daresbury Strategic Site and in close proximity to Redrow's proposals. The total cost of these improvements has been calculated at £3,797,000.

Continued ...

Whilst BCC does not consider that the delivery of the improvements set out in this report will fully mitigate the loss of the key investments and infrastructure such as a new Marina and Linear Country Park, they would go some way towards ensuring that the development that comes forward at Daresbury brings some reciprocal benefit to the Bridgewater Canal and the wider area and would go some way towards meeting the Council's planning policy objectives.

BCC therefore reserves its right to maintain its original objections to the absence of these critical infrastructure items from Redrow's current planning applications, until we hear from you.

We hope that the attached report is self-explanatory and is recognised as a compromise offer. We assume you will be able to tie this to the applications at the Development Control Committee meeting on 05 February 2018, so we wait to hear from you.

In the meantime, please do not hesitate in contacting either myself or David Thompson if you have any questions or comments.

Yours sincerely



LOUISE H MORRISSEY (Ms)
DIRECTOR OF LAND AND PLANNING

Att.

cc: Tim Gibbs - Divisional Manager, Halton Borough Council
Peter Parkinson - General Manager, BCC
Chris Wareing - Engineering Supervisor, BCC
David Thompson - BCC
Report copied to David Parr, Chief Executive, Halton Borough Council