

Frodsham Solar Consultation Team
Ardent Management
FREEPOST FRODSHAM SOLAR

Our ref: GL.CPI6118
11th December 2024

To whom it may concern,

RE: FRODSHAM SOLAR DEVELOPMENT CONSULTATION – OUR CLIENT: MR P HANKS, HOVER FORCE LIMITED – LAND TITLE: CH449730

We write on behalf of our client Mr P Hanks trading as Hover Force Limited of Grassy Lane, Frodsham, Cheshire, WA6 7GQ regarding your proposed Frodsham Solar development which encompasses their land as per the enclosed plan.

In response to your second phase consultation our client would like object to the proposal that their land is included in the Frodsham Solar development. The reasoning behind their objection is as follows

LACK OF PRIOR CONSULTATION AND DIRECT COMMUNICATION

The Applicant has failed to consult or even approach Mr Hanks regarding their proposals which directly affect our clients' land interest.

No representative from Cubico or any associated parties have had the courtesy to engage with our clients directly regarding their proposed project and potential affects on our clients land.

LAND NOT INCLUDED IN ORIGINAL RED LINE BOUNDARY

The plans put forward for Phase One Consultation did not include access from Marsh Lane within the red line boundary or make clear which access routes were factored into the proposals. The Non-Statutory Consultation provided the basis for meaningful engagement and discussion in preparation for the Statutory Consultation. As our clients' right of access was not originally identified to be included, we strongly believe it's simple addition to the proposal is not justified.

HIGHWAY SAFETY

Mr Hanks' planning application 16/03520/FUL was approved subject to several stringent conditions including the condition that access to and egress from the Hover Force site was limited to only Marsh Lane and not from Straight Length entrance off Godscroft Lane in the interest of highway safety.

Hover Force welcomes approximately 16,000 visitors annually via Marsh lane, which is set to increase in line with business growth. Marsh Lane is a single track road leading to an area that floods frequently with limited passing places for vehicles. Marsh Lane will not sustain both heavy construction traffic and increased general public access long term as Frodsham Solar proposes. We note that the Environmental Impact Assessment Scoping Report arrived at the same conclusion.



GENERAL PUBLIC ACCESS CAR PARK

We wholly object to Frodsham Solar's proposal to erect a general public access car park at the site for visitors as the access track and surrounding environment will not support increased vehicular movements. Currently Frodsham Marshes is frequented by walkers, cyclists and recreational users who can access the marshes largely by foot to enjoy the public footpaths and access tracks running adjacent to the areas of wetland.

Access via Marsh Lane leads to a narrow access ramp on both sides of the bridge across the M56 which would need to be substantially improved to support the increased vehicular traffic Frodsham Solar proposes to welcome.

PROJECT TIMESCALES

Subject to Secretary of State approval, Frodsham Solar anticipates construction to commence in 2027 and continue for a period of two years.

At the same time, Cadent expect to start construction of their Hynet NorthWest project which also plans to access Frodsham marshes from Marsh Lane across the M56 bridge with heavy construction vehicles, drilling rigs and plant machinery.

In light of the above, we object to the proposal that Frodsham Solar is to use Marsh Lane, Moorditch Lane and Lordship Lane as access points during both construction and thereafter, due to the width of the single track and feasibility of existing businesses being able to operate at full capacity without any losses incurred as a result of Frodsham Solar's construction and operation.

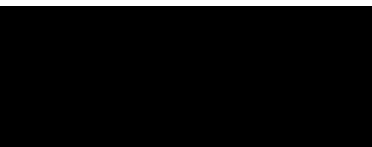
We trust that our clients' position will be fully respected, and we look forward to receiving written confirmation that their objection has been taken into consideration as part of the Phase Two Consultation.

Should you require any further information or clarification, please do not hesitate to contact us.

Thank you for your attention to this matter.

Kind regards,

Yours faithfully,



ROSTONS

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