

How to have your say

We would like to invite you to respond to this consultation in one of the following ways:

Visit our website: www.seddonhomes-sandylane.co.uk

Send us an email: aoakden@seddonhomes.co.uk

Write to us at: Seddon Homes, Birchwood One Business Park
Dewhurst Road, Birchwood, Warrington, WA3 7GB

We would be grateful if you could let us have your comments by 10th November 2014.



Seddon is a family owned and managed business that spans three centuries and five generations.

From its humble beginnings in Little Hulton near Manchester in 1897, the business now delivers over £160 million worth of building projects across the UK, employing nearly 800 people. Seddon supports the communities in which we work, through investment in local people and the use of local supply chains.

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A planning application is currently being prepared by Seddon Homes for approximately 30 homes on land off Sandy Lane, Lowton.



This leaflet outlines the proposals and seeks the views of local residents and stakeholders.

Building on a Century of Experience

What we are proposing

Seddon Homes is proposing to build approximately 30 family homes on land off Sandy Lane, Lowton. The site lies between two residential areas, namely the main built-up area of Lowton to the south, and Brook Street to the north. The development will consist of quality family homes, accessed from a single road off Sandy Lane. A mix of two-storey house types will be provided including two-, three- and four-bedroom homes.



Why we are doing this

The site is owned by George Moss & Sons Ltd, the owners of Moss Industrial Estate, which dates back to 1920. Moss Industrial Estate has over 100 industrial units with an array of businesses occupying the 49-acre site and provides employment for approximately 2,000 mainly local people.

The units are occupied by a variety of businesses including such well-known names as Abel and Cole, Carillion, Keepmoat and Siemens, together with a huge array of local firms.

For almost 100 years, the estate has been 100% self-financed, but with the recent recession, and in order to keep moving forward, additional finance is required to complete much-needed additional units on the site.

The purpose of the application is therefore to provide additional finance for the development of more floorspace and the creation of additional jobs at Moss Industrial Estate.

In order to ensure that this happens, the development will be tied to the works at the industrial estate through a binding legal agreement to ensure that the new development directly results in the creation of local jobs.

The benefits of the development

- The development will help provide high-quality family homes in Lowton.
- The homes will incorporate energy-efficiency measures to ensure that future running costs remain low, making them affordable for local people, both now and in the longer-term.
- The revenue from the sale of the land will help Moss Industrial Estate to remain an attractive location for employers.
- The development will retain an area of open space to the west of the site to provide a buffer to the open countryside beyond. There will also be additional landscaping around the houses to soften the look of the new development.

Illustrative street scene to Sandy Lane



Who we are consulting

We are asking approximately 750 local households and businesses for their comments.

At this stage the proposals are still in draft form. Seddon Homes understands the value of consultation with local people and that is why we are asking for your opinion on this application. We would like you to let us have your comments on the proposal in order to take these into account when finalising our scheme.

Once the application is made, there will be a further round of consultation undertaken by the local council.