

From: Carla Thompson [<mailto:Carla.Thompson@Brown-co.com>]
Sent: 15 June 2015 11:28
To: A14 Cambridge to Huntingdon
Cc: [REDACTED]
Subject: TR 010018 - 10030962. J. W. Burgess & Sons Ltd Deadline 2 Representations

TR 010018/10030962
J. W. Burgess & Sons Ltd.
No reference and not on website

Deadline 2 Representations

A) We act on behalf of Messrs J. W. Burgess & Son Ltd on whose behalf we made representations dated 11th March 2015 under registration identification number 10030962. It is noted that these representations do not appear on the Planning Inspectorate web site and have not been given a 3 digit reference. It appears our clients earlier submissions have not been recorded. The representations recorded under 10030962 were:-

- "1. Our client is the owner of [REDACTED] at [REDACTED] an arable farm of some 100 ha for which the only means of access is a freehold roadway leading from Conington Road. Plot 15/21 comprises that part of Redhill Farm which abuts Conington Road.
2. Our client notes from Rights of Way sheet 15 that the present access is due to be stopped up at Point c and a new means of access shared with others and numbered 2 is to be provided from the re-aligned Conington Road.
3. Our clients note from Sheet 15 that the bulk of the new means of access will be located outside the proposed new side roads boundary and our client is concerned that ownership, maintenance and access rights are clearly catered for in the DCO. In particular our client enjoys full and unrestricted access direct from Redhill Farm to the public highway and will require an equivalent replacement access.
4. Our client notes the configuration of new means of access numbered 2, in particular the need to embank the same. It will be important that an adequate and safe access be provided with turning circles sufficient for agricultural traffic.
5. Accordingly our client will represent that the DCO should be amended to reflect the matters set out above."

B) At representations 1 & 2 our clients represent that the current freehold access to a 100 ha arable farm known as Redhill Farm is by way of a freehold roadway leading from Conington Road. At Attachment A we identify our clients' land ownership edged red on an extract of Rights of Way and Access Plans Sheet 15 of 28. There is no other means of access to Redhill Farm.

At location c on the plan at Attachment A the existing access is stopped up and replaced with replacement access 2. At representations 3 and 4 our clients seek assurances:-

- (i) That the existing unrestricted access rights which this farm enjoys from Conington Road are taken forward to the post scheme world in particular:-

- the new means of access No 2 enjoys adequate access rights, it is noted the existing Conington Road is to be stopped up. It is further noted the new access lies outside the final highway boundary fences.
 - whilst the DCO provides for acquisition of the freehold access to serve the post scheme world there is no indication as to how the legal rights enjoyed by our clients will be preserved in the post scheme world.
- (ii) The new means of access is shown as embanked which may potentially restrict the existing access which is at grade. Our clients seek to ensure that the new embanked access will be constructed to a standard and width to be equivalent to existing highway access and to a standard which caters for agricultural traffic in particular articulated lorries and tractors and trailers. The new access arrangements must be to at least an equivalent status to those that exist already.
- C) Our client through myself as agent, will answer any questions that may arise from the planning inspectors.




Michael Alexander FRICS FAAV

Carla Thompson
Secretary, Land Agency Department



For full details of all our services, please click on [SERVICES](#)

For and on behalf of Brown & Co - Property & Business Consultants LLP

T 01480 432220   

Huntingdon Office, Acre House 70c High Street, Huntingdon, Cambridgeshire, PE29 3DJ

Download our CAP APP



Brown & Co is a limited liability partnership registered in England and Wales with registered number OC302092. The registered office is Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. A list of members is open to inspection at our offices.

CONFIDENTIALITY: This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately and do not disclose the contents to another person, use it for any purpose, or store or copy the information in any medium. Although this e-mail and any attachments are believed to be free from any virus or other defect which might affect any system into which they are opened or received, it is the responsibility of the recipient to check that they are virus free and that they will in no way affect systems and data. No responsibility is accepted by Brown & Co for any loss or damage arising in any way from their receipt, opening or use.

This email was scanned by the Government Secure Intranet anti-virus service supplied by Vodafone in partnership with Symantec. (CCTM Certificate Number 2009/09/0052.) In case of problems, please call your organisations IT Helpdesk.

Communications via the GSi may be automatically logged, monitored and/or recorded for legal purposes.

A14 to
Huntingdon



Contington Road

Access Road

See Inset 1

1

3

For Continuation See Sheet 14

New Chinglory Road

Footpath 0714

C

2

4

A

Fenstanton CP

6

a

5

b

B

Footpath 531

Inset 1



Existing Contington Road

New Chinglory Road

A14 (T)

J.W. BURGESS & SONS LTD

ATTACHMENT A

Sheet 1 of 1.

C