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**To:** [A585windyharbourtoskipool@pins.gsi.gov.uk](mailto:A585windyharbourtoskipool@pins.gsi.gov.uk)  
**Subject:** Re: Windy Harbour to Skipool Improvement Scheme - Singleton Hall Management Company  
**Date:** 15 May 2019 15:26:26  
**Attachments:** [Proposed Representations Singleton Hall.docx](#)

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Dear Sirs

We write further to the written representations submitted on behalf of Singleton Hall Management Company in January of this year. We note that we have yet to receive substantive and satisfactory replies to the various issues raised and in order to be able to comment fully and constructively, we request that Highways England now send to us a full written response to the issues which have been raised. In particular we wish to ascertain whether the new access will be constructed before any work takes place to the current access and whether ownership of the new access will be passed to the management company. We attach herewith a copy of our written submission and look forward to receiving a comprehensive response in due course.

Yours sincerely

**Paul D Dennis FRICS FAAV**

**Richard Turner & Son**

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Our file ref: 5095

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**Representations in respect of A585 Windy Harbour to Skippool Improvement  
on behalf of Singleton Hall Management Company.**

The following representations are made by Richard Turner & Son, 14 Moss End, Crooklands, Milnthorpe, LA7 7NU on behalf of Singleton Hall Management Company.

The representations are made following receipt and consideration of emails sent to Kenneth Carter (Director of the Company) by Highways England and Arcadis and with reference to the plan entitled A585 Windy Harbour to Skippool Improvement Scheme proposed access to Singleton Hall submitted to Mr Carter.

1. Please confirm that the ownership of the new access road will be transferred to Singleton Hall Management Company Ltd free of any restrictions, liability, conditions other than those presently on the current road. Please also confirm there will be no new rights granted or reserved along the road to parties who do not presently have such a right.
2. At the eastern end of the proposed new access track to Singleton Hall on the northern boundary of the access track, there is a gate shown which would give access to land which lies within the order area. Is it the intention that Highways England will have an access point at that position to land included in the order area? If so, the Management Company would wish to object to this as the current access track is a private residential access track for use by Singleton Hall, Singleton Manor and the Coach House.
3. The fencing to the north side of the new access track shows a verge and then a safety fence behind which there would be proposed linear planting (hedge) and then proposed environmental barrier (fence). Behind that will be the retaining wall. There is no description given of the nature of the safety fence and the company is concerned that the nature of this may be detrimental to the approach to the hall and affect its setting. Please give a specification for this and the Management Company reserves the right to pursue an objection to this if the specification is not acceptable.
4. We also note that a hedge will be planted behind the safety barrier and we note that the Management Company will be expected to maintain this and would be pleased if you could now give an indication of what access provisions there will be for the Management Company in respect of this.
5. We also note that there is the environmental barrier behind the hedge and we assume that this is something that Highways England will maintain but have had no confirmation and would be pleased to receive confirmation of the same together with a specification for the barrier.
6. To the south of the new access track we have noted the planting which is to be amended from that shown on the plan and would be pleased to receive the plan

showing the amended planting to enable a comprehensive response. We also note that a hedge will be planted behind which there is the proposed estate fencing.

7. The current access to the hall and the setting of the hall is such that the current access road has estate type fencing on both sides but it would appear that the new proposal has it on one side only, and even then behind a hedge. We would respectfully suggest that this will affect the setting of the Hall together with that of the Manor and Coach House. There is no indication given of the type of hedges which are to be planted adjacent to the access track. Please forward that information.
8. We remain concerned regarding sight lines where the new access joins onto Lodge Lane and the plan provided which is to show sight lines of 4.5 metres by 120 metres shows the point to which the 4.5 metres is set back to one side of the access and not centrally located on it. The access is very close to the fencing/parapets of the Lodge Lane bridge and the plan would indicate there is no verge between the edge of the access track and the bridge fence/parapet. We believe that these issues need addressing to show whether appropriate sight lines are available. We also believe that there should be a gap between the edge of the access track and the bridge structure.
9. The works identified within the application allow for the diversion of services for Singleton Manor but have made no provision for diversion of services for Singleton Hall. The Management Company require all mains services which we believe currently come along the verge to the access road are diverted so that mains services are maintained at all times for the Hall.
10. We have also found no provision for the diversion of the outfall pipe from the current treatment plant at the hall which we believe will be severed by the construction of the road. Please provide details of HE proposals.
11. There is no provision for noise attenuation from the new road as constructed for the benefit of the Hall and we request noise attenuation to be installed and look forward to discussing the same with HE.
12. Please provide details for the specification of the track to include the height of the kerb as we are especially concerned regarding vehicles driving up onto the verge if 2 vehicles need to do so to pass. In addition we would suggest the installation of a blind spot mirror on the access track at the bend which will be created on the access track to assist with safety. We note the access is to be 5.5 metres wide but question whether this is wide enough for a HGV and a car to pass without difficulty. We request the installation of a passing place, say 10 metres long to allow for the provision of larger vehicles to pass. We request that the safety barrier is placed on HE land in a place where it has less visual impact and will not affect the setting and access to the hall.
13. There is no detail or provision regarding the drainage of the access road which currently drains from the edge onto a grassed area. The installation of kerbs will

mean this now needs a drainage system installing, otherwise there will be great danger from standing water, especially in cold weather when the road may become icy.

14. Singleton Hall Management Company require the lighting to be by the installation of 3 new matching lights rather than an attempt to re-locate one existing light and find other similar lights.
15. Singleton Hall Management Company require the stone gateway pillars which are a feature of the entrance to the Hall to be re-located at the new entrance. They request that this be agreed on the basis that they will arrange for their contractors to remove the stone gateway pillars prior to the scheme commencing for safekeeping pending completion of the new access and for re-siting once the new access has been built and for their costs to be reimbursed. They also require the installation of appropriate plaques and signage to indicate that this is a private road.
16. Singleton Hall Management Company request confirmation that their reasonable Professional Fees in this matter will be met by the Acquiring Authority.
17. We reserve the right to make further representations

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