

**From:** [REDACTED]  
**To:** [A585 Windy Harbour to Skippool](#)  
**Subject:** A585 Windy Harbour to Skippool Improvement Scheme  
**Date:** 30 April 2019 21:55:30  
**Attachments:** [Further representations to planning inspectorate.docx](#)

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Now that the First Deadline has passed, I wish to make further representations which I attach hereto.

I also welcome the arrangements for a site inspection. I am content to be present only when there is an inspection of [REDACTED], and the surrounding area which may ease the arrangements for transport.

Yours

Michael Buckley

Further representations of Michael Buckley of [REDACTED] in relation to the Application by Highways England for an Order Granting Development Consent for the A585 Windy Harbour to Skippool Improvement Scheme (Ref:TR010035) :

1. I wish to make these representations which are further to those made by me in support of my successful application to become an interested party. For ease of reference I set out those earlier representations below:

*1. I apply to be registered as an interested party. I have owned and occupied, as my family home, [REDACTED] since December 1979. This property sits at the Skippool Junction. It is bounded to the East by the A588 (Breck Road) and to the North by the A585 (Amounderness Way).*

*2. In 2018, the original house was demolished and was replaced by a 4/5 bed roomed house built to the highest specifications where I am now residing. Planning permission was also obtained at the same time, to build a second four bed roomed house in the site to the North of the existing property. It was, and still is, my aim to enable my son to build this house for himself and family.*

*3. In principle, I do not object to the Improvement Scheme. However, its implementation will, in my submission, significantly affect both the value of the property and, also, my enjoyment of it. In particular:*

*a. The creation of a third lane or slipway on the A588 on the approach to the Skippool junction will inevitably bring the traffic closer to my property with an increase in noise, exhaust fumes and loss of privacy*

*b. While the proposal to replace the roundabout at the centre of the junction with traffic lights will be welcomed by, and safer for, pedestrians, cyclists, the disabled etc., it again, in my submission, will have a significant impact on my enjoyment of my property. In particular,*

*i. the slowing of the vehicles (especially large commercial vehicles) on the approach, followed by the idling of engines while stationary, and then their acceleration as they move away, is likely to cause a significant increase in fumes, noise and vibrations, even if (which is doubtful) there is a reduction in the overall traffic. The fact is that this remains the main route to Fleetwood, Thornton, Cleveleys and the North Fylde coast where a continual stream of new houses are being constructed to meet local needs.*

*ii. The build-up of traffic on the A588 backing up from the traffic lights when showing red is likely result, especially at busy times, in it becoming even more difficult, and taking longer to exit my property than at the present time*

*iii. The scheme also envisages taking over land on the Northern boundary. This is again likely to destroy part of the existing hedgerow which provides much need privacy and a natural shield from noise and fumes.*

*iv. The scheme also appears to envisage acquiring part of my land at the North East corner of the property. While I feel, in view of the overall public interest, that I cannot object in principle to this and am prepared to enter into negotiations for an appropriate fair price, it does emphasise the extent to*

*which this scheme encroaches on my land, causing loss of privacy, noise and all the injurious effects of proximate heavy traffic upon my home and property.*

*4. In all the circumstances, the implementation of the scheme will have a significant effect on the value of my land and the enjoyment of my property. I submit, however, some of this could be reduced by the construction of a suitable barrier or fence round the North and Easterly boundaries to create privacy and reduce traffic noise and fumes. These types of measures were taken some years ago to protect properties further along the A585 at the junction of West Drive and Bourne Road. I would therefore, at this stage urge that the scheme do include appropriate measures by way of screening, fences etc. to reduce the adverse effect which it will undoubtedly have upon my property. This is, of course, without prejudice to my right at the appropriate time to seek compensation for the reduction in value to my property and for the injurious effect it is likely to have.*

2. I welcome the decision of the Examining Authority to inspect my property at [REDACTED] to assess the impact of the scheme upon it.
3. During and after the Preliminary Meeting and Open Floor Hearing it became apparent that the Scheme envisages Highways England compulsory purchasing my interest in the land outside and to the North of my front gate. Highways England maintain that it is only my interest under the subsoil of the existing A585 highway which is in issue (and, therefore, of little value), I do not necessarily accept that this is so. I seek Further and Better Particulars of the proposal, and while I am always prepared to enter into negotiations to resolve any differences, any outstanding matter may need to be resolved by way of an **Issue Specific Hearing**. In any event, even if the land is restricted to my interest in the subsoil, it demonstrates the extent to which the proposed widening of the A588 to create a slip road encroaches on to home with loss of privacy, noxious fumes, traffic noise etc. coupled with tail backs from traffic waiting to enter the A585 (thereby further restricting my ability to exit and enter my property at busy times), as well as a reduction in value.
4. It also was revealed at the open meeting that the proposal to replace the roundabout with traffic lights at the junction of the A588 with the A585 is coupled with a proposal to replace and renew the water culvert which flows from the River Wyre underneath the existing roundabout and into

Horsebridge Dyke which constitutes part of the Easterly boundary to my property. This means that substantial engineering works are proposed during the implementation and construction of the Scheme which alone will create substantial nuisance, noise and inconvenience. Moreover, my concerns are the waters that flow through the culvert and into the dyke are tidal. At the present time, the tidal flow is controlled by a delicate mechanism under the roundabout to prevent flooding. On at least one occasion to my knowledge Horsebridge Dyke has become blocked which caused the dyke to flood the farmers' fields which are situate to the South and West of my property.

5. I understand that Highways England view the construction of the new junction as an opportunity to renew the infrastructure under the roundabout junction which is now forty years old. I accept the wisdom of that. However, that part of Horsebridge Dyke into which the culvert runs and which forms part of the Easterly boundary of my property is substantially in excess of forty years old and I question how it will cope with a connection to a new culvert carrying with it a significant flow of powerful tidal surges. I seek from Highways England proposals which will ensure that the construction of a new culvert under the new traffic light junction will be coupled with the construction of a two metre high fence along the top of the embankment and any further reconstruction works to make the Dyke which forms my easterly boundary secure and safe
  
6. I accept that something needs to be done about the ever-increasing volume of traffic which affects the junction. However, the proposed development will have a significant impact upon my enjoyment of the property and also its value. My home has recently been "highly commended" at a Local Authority Building Control awards ceremony in Manchester in the "Best Individual Home" category against competition from the whole of the North West. The fact is that I doubt whether I would have proceeded with the development (i.e. the demolition of my old family home and the proposed construction of two family homes on the site) if I had been aware of these proposals. Certainly I am delaying the construction of the second house until I can see how the proposed development is to be implemented.

7. If an the Order Granting Development Consent is to be made, therefore, I seek the following:

- a. the erection of a suitable solid two metre high sound-proofing fence along the Northerly Boundary of my property together with appropriate landscaping
- b. the erection of a similar fence and landscaping at the top of the embankment which runs along the Dyke to the East of my property. (This may have to be done with cooperation from, and in conjunction with, Wyre Council, Lancashire County Council and the Environment Agency). A site visit will demonstrate that the fence needs to be situate at the top of embankment (rather than along my actual boundary) because of the elevation of the highway at this point.
- c. such steps which are needed to be taken to ensure that the construction of the proposed new culvert under the proposed traffic light junction can safely be linked to an appropriately reconstructed Horsebridge Dyke and that the smooth flow of fast flowing tidal water can be safely and securely managed. It may be necessary (and certainly would be safer and, in my submission, more environmentally friendly) if the construction of a new culvert under the roundabout could be linked to a reconstructed Horsebridge Dyke (ideally enclosed underground) which would renew or replace the existing boundary
- d. I am prepared to enter into negotiations with the Applicant on the above mentioned matters but if it is not possible to reach a resolution, I would seek an order that they be listed for **issue specific hearings**.
- e. The Applicant proposes to acquire compulsorily land in the North East corner of my property and land fronting and to the North East of my front gate. Again, I am prepared to enter into negotiations but if these do not come to fruition I would seek **compulsory purchase hearings** in relation to them.

Michael Buckley,



