

From: Eian Bailey <E.Bailey@keyworkerhomesltd.co.uk>
Sent: 28 August 2019 19:33
To: Travers, Helen <helen.travers@arcadis.com>
Cc: Batey, Helen <Helen.Batey@arcadis.com>; Dan Mottram <D.Mottram@keyworkerhomesltd.co.uk>; Elisabeth Williams <Elisabeth.Williams@beyondcorporate.co.uk>
Subject: RE: A585: Acquisition of permanent rights of access through land being temporarily acquired by the Scheme

Hello Helen

[REDACTED]

Kind regards

Eian Bailey
Managing Director
Keyworker Homes
www.keyworkerhomesltd.co.uk
01253 350333



From: Travers, Helen <helen.travers@arcadis.com>
Sent: 28 August 2019 09:41
To: Eian Bailey <E.Bailey@keyworkerhomesltd.co.uk>
Cc: Batey, Helen <Helen.Batey@arcadis.com>
Subject: A585: Acquisition of permanent rights of access through land being temporarily acquired by the Scheme

Dear Mr Bailey,

Please find the attached correspondence regarding Key Office Developments (Bispham Ltd).

Kind Regards,
Helen

Helen Travers | Assistant Public Liaison Officer (on behalf of Highways England) |
helen.travers@arcadis.com
Arcadis Consulting (UK) Ltd | 5th Floor, 401 Faraday Street, Birchwood Park, Warrington | WA3 6GA | UK
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Our ref: HE548643-ARC-GEN-A585-LE-ZM-4036

Eian Bailey
Key Office Developments (Bispham) Limited
8b Darwin Court
Hawking Place
Technology Park
Blackpool
FY2 0JN

David Hopkin
Highways England
Piccadilly Gate
Store Street
Manchester
M1 2WD

28 August 2019

Dear Mr Bailey,

A585 WINDY HARBOUR TO SKIPPOOL IMPROVEMENT SCHEME ("the Scheme")
Acquisition of permanent rights of access through land being temporarily acquired by the Scheme

We refer to our previous correspondence in connection with the Scheme.

As you are already aware, the development consent order, if made, will enable Highways England to take temporary possession of your land for the purposes of delivering the Scheme. It will also enable Highways England to acquire certain permanent new rights over your land.

The permanent new rights to be acquired over your land will comprise the right for Highways England (and persons authorised by Highways England) to enter onto your land in future for certain purposes which may include the right to install and thereafter retain, inspect and maintain new or existing features relating to the Scheme (including, for instance, any environmental mitigation features, highway structures or boundaries) or to install and thereafter retain, inspect and maintain statutory undertaker's apparatus on your land.

The Examining Authority has asked us to write to you to ensure that you are aware of the proposed acquisition of permanent new rights and to request that you submit any comments you may have on the response form included with this letter. We would appreciate you taking the time to complete the form and return it to us as soon as possible.

If you have any queries about this correspondence or require any more information, please do not hesitate to contact me using the details provided below. Alternatively, you can contact the Public Liaison Officer for the Scheme, Helen Batey (Helen.Batey@arcadis.com, 01925 800833).

I look forward to hearing from you.

Yours sincerely,


David Hopkin

Project Manager – A585 Windy Harbour to Skippool Improvement Scheme

Email: A585WindyHarbourToSkippool@highwaysengland.co.uk



To: Highways England

I confirm my consent to Highways England (or other statutory bodies) acquiring permanent rights of access over my land which is being temporarily acquired by the A585 Windy Harbour to Skippool Improvement Scheme.

Signed:

Print:

Date:

From: Eian Bailey <E.Bailey@keyworkerhomesltd.co.uk>
Sent: 02 September 2019 15:20
To: Travers, Helen <helen.travers@arcadis.com>
Cc: Batey, Helen <Helen.Batey@arcadis.com>; Dan Mottram <D.Mottram@keyworkerhomesltd.co.uk>; Elisabeth Williams <Elisabeth.Williams@beyondcorporate.co.uk>
Subject: RE: A585: Acquisition of permanent rights of access through land being temporarily acquired by the Scheme

Hello Helen

[REDACTED]

Thanks

Eian Bailey

Managing Director

Keyworker Homes

www.keyworkerhomesltd.co.uk

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From: Kendal [REDACTED]
Sent: 09 September 2019 12:45
To: Batey, Helen <Helen.Batey@arcadis.com>
Cc: A585WindyHarbourtoSkiptool@highwaysengland.co.uk
Subject: Re: A585 Windy Harbour to Skiptool Improvement Scheme - Acquisition of permanent rights of access through land temporarily acquired for the Scheme

Dear Helen

RE: OUR CLIENTS – MRS COCKER

Thank you for your letter of 28th August. In order to be able to assist in this, could you please identify for us the permanent rights of access to be acquired together with any features or structures which are to be installed thereafter and retained, inspected or maintained. If any of the access or features is in respect of a Utility, please could you confirm for us whether we will be required to deal with the Utility company or with Highways England when the feature or structure is diverted. . Please include plans showing the location.

I look forward to hearing from you.

Yours sincerely

Paul D Dennis FRICS FAAV

Richard Turner & Son

Kendal Office: 14 Moss End Business Village, Crooklands, Milnthorpe, Cumbria, LA7 7NU

Email: kendal@rtturner.co.uk

Tel: 015395 66800

Fax: 015395 66801

Paul D. Dennis FRICS FAAV Mobile: [REDACTED]

Hannah Towers BSc (Hons) MRICS FAAV Mobile: [REDACTED]

Richard Jackson BSc (Hons) MRICS Mobile: [REDACTED]

Our file ref: 4990

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I look forward to hearing from you.

Yours sincerely

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From: Kendal [REDACTED]
Sent: 09 September 2019 12:44
To: Batey, Helen <Helen.Batey@arcadis.com>
Cc: A585WindyHarbourtoSkippool@highwaysengland.co.uk
Subject: Re: A585 Windy Harbour to Skippool Improvement Scheme - Acquisition of permanent rights of access through land temporarily acquired for the Scheme

Dear Helen

OUR CLIENTS: BARNFIELD MANOR RESIDENTS

We refer to the letter of 28th August from David Hopkin requesting confirmation that our clients are aware of the new permanent rights to be acquired over their land.

In order to be able to confirm this we would be pleased if you could confirm for us the exact nature including plans of those rights and their location and any feature or structure which needs to be retained, inspected or maintained for which the rights are required. Once we have received satisfactory details we will then be in a position to confirm to the examining authority that we are aware of them, until then, we will not be in a position to do so.

Yours sincerely

Paul D Dennis FRICS FAAV

Richard Turner & Son

Kendal Office: 14 Moss End Business Village, Crooklands, Milnthorpe, Cumbria, LA7 7NU

Email: kendal@rturner.co.uk

Tel: 015395 66800

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Paul D. Dennis FRICS FAAV Mobile: [REDACTED]

Hannah Towers BSc (Hons) MRICS FAAV Mobile: [REDACTED]

Richard Jackson BSc (Hons) MRICS Mobile: [REDACTED]

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From: Kendal [REDACTED]
Sent: 09 September 2019 12:46
To: Batey, Helen <Helen.Batey@arcadis.com>
Cc: A585WindyHarbourtoSkiptool@highwaysengland.co.uk
Subject: Re: A585 Windy Harbour to Skiptool Improvement Scheme - Acquisition of permanent rights of access through land temporarily acquired for the Scheme

Dear Helen

RE: OUR CLIENTS – D LOFTUS

Thank you for your letter of 28th August. In order to be able to assist in this, could you please identify for us the permanent rights of access to be acquired together with any features or structures which are to be installed thereafter and retained, inspected or maintained. If any of the access or features is in respect of a Utility, please could you confirm for us whether we will be required to deal with the Utility company or with Highways England when the feature or structure is diverted. . Please include plans showing the location.

Yours sincerely

I look forward to hearing from you.

Yours sincerely

Paul D Dennis FRICS FAAV
Richard Turner & Son

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Paul D. Dennis FRICS FAAV Mobile: 0 [REDACTED]

Hannah Towers BSc (Hons) MRICS FAAV Mobile: [REDACTED]

Richard Jackson BSc (Hons) MRICS Mobile: [REDACTED]

Our file ref: 4997

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Sent: 09 September 2019 12:45
To: Batey, Helen <Helen.Batey@arcadis.com>
Cc: A585WindyHarbourtoSkippool@highwaysengland.co.uk
Subject: Re: A585 Windy Harbour to Skippool Improvement Scheme - Acquisition of permanent rights of access through land temporarily acquired for the Scheme

Dear Helen

RE: OUR CLIENTS – MESSRS KITCHINGMAN

Thank you for your letter of 28th August. In order to be able to assist in this, could you please identify for us the permanent rights of access to be acquired together with any features or structures which are to be installed thereafter and retained, inspected or maintained. If any of the access or features is in respect of a Utility, please could you confirm for us whether we will be required to deal with the Utility company or with Highways England when the feature or structure is diverted. Please include plans showing the location.

I look forward to hearing from you.

Yours sincerely

Paul D Dennis FRICS FAAV

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Hannah Towers BSc (Hons) MRICS FAAV Mobile: [REDACTED]

Richard Jackson BSc (Hons) MRICS Mobile: [REDACTED]

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From: Kendal [REDACTED]
Sent: 09 September 2019 12:46
To: Batey, Helen <Helen.Batey@arcadis.com>
Cc: A585WindyHarbourtoSkeppool@highwaysengland.co.uk
Subject: Re: A585 Windy Harbour to Skeppool Improvement Scheme - Acquisition of permanent rights of access through land temporarily acquired for the Scheme

Dear Helen

RE: OUR CLIENTS – M SMITH

Thank you for your letter of 28th August. In order to be able to assist in this, could you please identify for us the permanent rights of access to be acquired together with any features or structures which are to be installed thereafter and retained, inspected or maintained. If any of the access or features is in respect of a Utility, please could you confirm for us whether we will be required to deal with the Utility company or with Highways England when the feature or structure is diverted. . Please include plans showing the location.

We are also still unaware as to whether the Borrow Pit requirement is needed and will be exercised, but I think it is incumbent upon Highways England to give an indication of whether this will be exercised prior to the planning inspector's decision.

Yours sincerely

I look forward to hearing from you.

Yours sincerely

Paul D Dennis FRICS FAAV
Richard Turner & Son
Kendal Office: 14 Moss End Business Village, Crooklands, Milnthorpe, Cumbria, LA7 7NU
Email: kendal@rtturner.co.uk
Tel: 015395 66800
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Paul D. Dennis FRICS FAAV Mobile: [REDACTED]
Hannah Towers BSc (Hons) MRICS FAAV Mobile: [REDACTED]

Richard Jackson BSc (Hons) MRICS Mobile: [REDACTED]
Our file ref: 4831

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From: Batey, Helen
Sent: 11 September 2019 15:57
To: Eian Bailey <E.Bailey@keyworkerhomesltd.co.uk>
Cc: Dan Mottram <D.Mottram@keyworkerhomesltd.co.uk>; Elisabeth Williams <Elisabeth.Williams@beyondcorporate.co.uk>; Travers, Helen <helen.travers@arcadis.com>
Subject: RE: A585: Acquisition of permanent rights of access through land being temporarily acquired by the Scheme

Hello Eian,

Many thanks for your email and apologies for not getting back to you sooner.

I have raised your query with the team regarding whether Highways England are wishing [REDACTED]
[REDACTED] We are meeting to discuss this next week and I will aim to provide you with an update following this.

Kind Regards,

Helen

Dr Helen Batey | Public Liaison Officer (on behalf of Highways England) | helen.batey@arcadis.com
Arcadis | 5th Floor, 401 Faraday Street, Birchwood, Warrington | WA3 6GA |
T. 01925 800 833 | [REDACTED]
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Thanks

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Keyworker Homes
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Paul D Dennis FRICS FAAV

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Hannah Towers BSc (Hons) MRICS FAAV Mobile: [REDACTED]

Richard Jackson BSc (Hons) MRICS Mobile: [REDACTED]

Our file ref: 5024

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details of our Privacy Policy can be found on our website - <http://www.rturner.co.uk/privacy-policy.pdf>

From: Batey, Helen
Sent: 16 September 2019 11:20
To: Kendal [REDACTED]
Subject: A585 Windy Harbour to Skippool Scheme - Mr & Mrs Kitchingman

Dear Paul,

Please find attached the minutes from our meeting on 1st August with respect to your Clients Mr & Mrs Kitchingman.

A plan showing the location where permanent rights through land which will be acquired temporarily by the Scheme is also attached. This responds to Item 3 detailed within the meeting minutes and also your email of 9th September 2019. With respect to the additional point raised in your email, I can confirm that you will be dealing with Highways England rather than the Utility Company for the works associated with the diversion.

If you have any further queries please do not hesitate to get in touch.

Kind Regards,

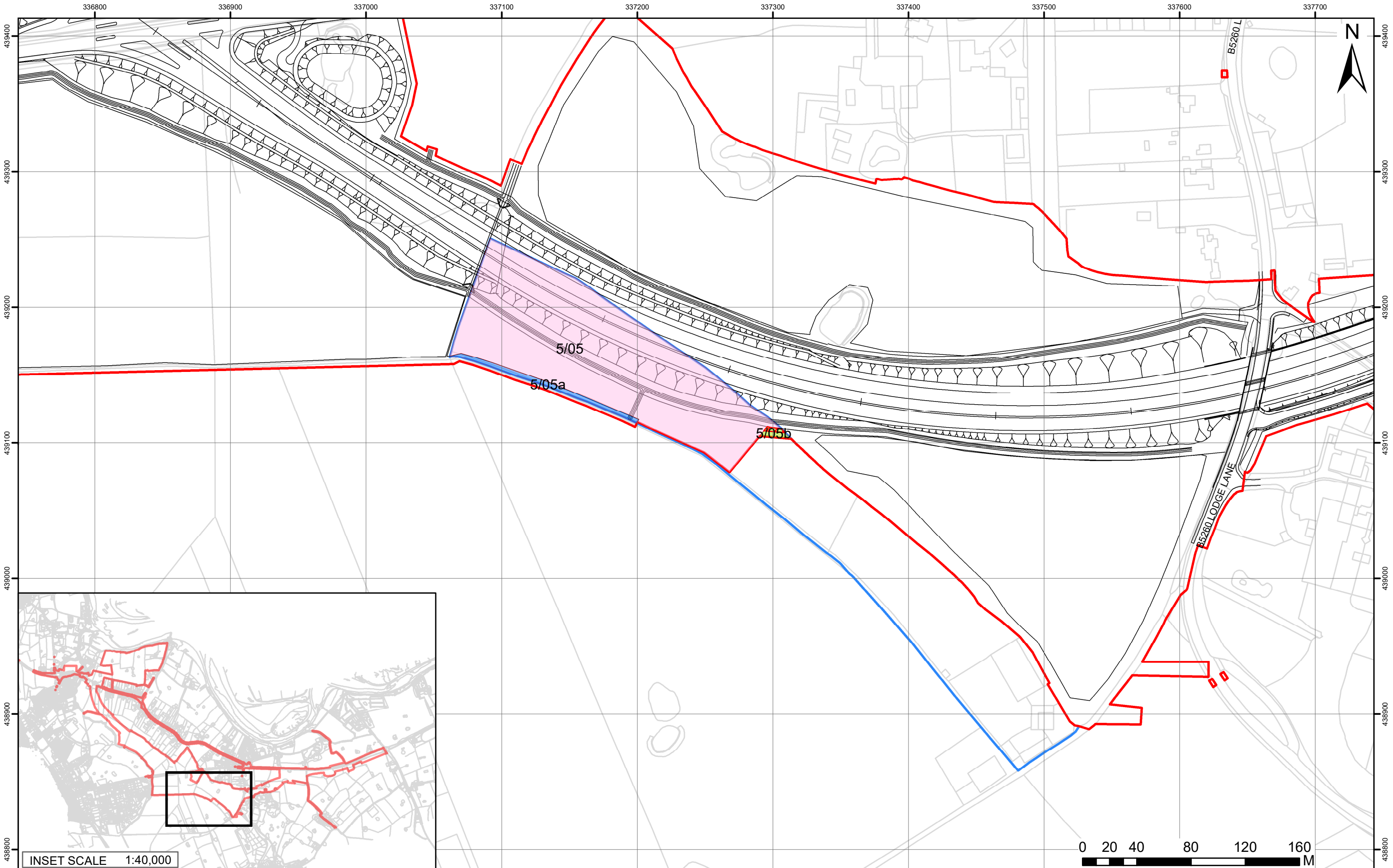
Helen

Dr Helen Batey | Public Liaison Officer (on behalf of Highways England) | helen.batey@arcadis.com
Arcadis | 5th Floor, 401 Faraday Street, Birchwood, Warrington | WA3 6GA |
T. 01925 800 833 | [REDACTED]
www.arcadis.com

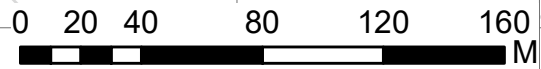


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INSET SCALE 1:40,000



Rev	Status	Rev. Date	Purpose of revision	Drawn	Check	Appr
05	S3	13/09/19	Permenant Right for Utility Div	TR	HT	NH
04	S3	29/07/19	Area Totals Updated	TR	HT	NH
03	S3	06/11/18	Utility Diversion - Temp land	TR	HB	NH
02	S3	18/09/18	Area totals included	TR	HB	NH
01	S3	18/07/18	Post Consultation Updates	TR	PT	NH
00	S3	16/02/18	For Information	TR	PT	NH

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Legend

- Development Consent Order Boundary / Limits of Land to be Acquired or Used Permanently or Temporarily
- Land to be Acquired = 15942m2
- Land to be Used Temporarily and Rights to be Acquired Permanently = 452m2
- Land to be Used Temporarily = 116m2
- Public Footpath
- Outline of Land Plots LA867324
- Pre Consultation Scheme Extents
- Permanent Right required for Utility diversion

Client

Registered office:
Arcadis House
3rd Floor
London
W1 0AB

Coordinating office:
The Boney Research Park
10 Boney Road
Gillingham GU8 7AH
Tel: 44 (0)1425 803000
www.arcadis.com

Project

A585 WINDY HARBOUR JUNCTION TO SKIPPOOL IMPROVEMENT

Title

LAND INTEREST PLAN - LAND ON THE WEST OF LODGE LANE, SINGLETON POULTON-LE-FYLDE, FY6 8LJ LA867324 REGULATION 5(2)(i) SHEET 1 OF 1

Status	FOR INFORMATION	Revision	05
Scale	1:2,500		
Drawn	T.Rankin		
Checked	P.Thomas		
Approved	N.Henderson		
Project No	UA009921	Original Size	A3
Drawing Number:	HE548643-ARC-LLO-SZ_ZZ000_DR-D-3054		

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A585 Windy Harbour to Skippool – Landowners Meeting

Mr & Mrs Kitchingman

Thursday 1st August

Richard Turner and Sons Office, Milnthorpe

Attendees:

[REDACTED]

[REDACTED] (District Valuer)

[REDACTED] (Arcadis / Stakeholder Lead)

Item no.	Notes/actions	Action owner
1	[REDACTED] for the Scheme for this location was shared (copy included with these minutes, HE548643-ARC-LLO-SZ_ZZ000DR-D-3054).	
2	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	
3	<p>[REDACTED] outlined that permanent rights may be acquired through the land with is to be temporarily used.</p> <p>[REDACTED] requested further details with respect to this.</p> <p>Post meeting note: The location where permanent access will be acquired through land being temporarily acquired is shown on the accompanying plan (HE548643-ARC-LLO-SZ_ZZ000DR-D-3054_Rev05). The permanent rights are required for access to a United Utilities diversion and access for inspection and maintenance to the combined mammal fence / highway boundary.</p>	[REDACTED]

From: Kendal [REDACTED]
Sent: 09 September 2019 12:45
To: Batey, Helen <Helen.Batey@arcadis.com>
Cc: A585WindyHarbourtoSkiptool@highwaysengland.co.uk
Subject: Re: A585 Windy Harbour to Skiptool Improvement Scheme - Acquisition of permanent rights of access through land temporarily acquired for the Scheme

Dear Helen

RE: OUR CLIENTS – MESSRS KITCHINGMAN

Thank you for your letter of 28th August. In order to be able to assist in this, could you please identify for us the permanent rights of access to be acquired together with any features or structures which are to be installed thereafter and retained, inspected or maintained. If any of the access or features is in respect of a Utility, please could you confirm for us whether we will be required to deal with the Utility company or with Highways England when the feature or structure is diverted. Please include plans showing the location.

I look forward to hearing from you.

Yours sincerely

Paul D Dennis FRICS FAAV

Richard Turner & Son

Kendal Office: 14 Moss End Business Village, Crooklands, Milnthorpe, Cumbria, LA7 7NU

Email: kendal@rtturner.co.uk

Tel: 015395 66800

Fax: 015395 66801

Paul D. Dennis FRICS FAAV [REDACTED]

Hannah Towers BSc (Hons) MRICS FAAV [REDACTED]

Richard Jackson BSc (Hons) MRICS [REDACTED]

Our file ref: 5022

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From:



[co.uk](#)

harbour to Skippool Scheme - Mr Loftus

Date:

24 September 2019 14:34:00

Attachments:



Dear Paul,



Please find attached the minutes from our meeting on 1st August with respect to your Client Mr Loftus.

A plan showing the location where permanent rights through land which will be acquired temporarily by the Scheme is also attached. This responds to Item 2 detailed within the meeting minutes and also your email of 9th September 2019 (attached for reference). With respect to the additional point raised in your email, I can confirm that you will be dealing with Highways England rather than the Utility Company for the works associated with the diversion.

If you have any further queries please do not hesitate to get in touch.

Kind Regards,

Helen

Dr Helen Batey | Public Liaison Officer (on behalf of Highways England) | 
Arcadis | 5th Floor, 401 Faraday Street, Birchwood, Warrington | WA3 6GA |
T. 01925 800 833 |  |
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From: Kendal [REDACTED]
Sent: 09 September 2019 12:46
To: Batey, Helen
Cc: A585WindyHarbourtoSkippool@highwaysengland.co.uk
Subject: Re: A585 Windy Harbour to Skippool Improvement Scheme - Acquisition of permanent rights of access through land temporarily acquired for the Scheme

Dear Helen

RE: OUR CLIENTS – D LOFTUS

Thank you for your letter of 28th August. In order to be able to assist in this, could you please identify for us the permanent rights of access to be acquired together with any features or structures which are to be installed thereafter and retained, inspected or maintained. If any of the access or features is in respect of a Utility, please could you confirm for us whether we will be required to deal with the Utility company or with Highways England when the feature or structure is diverted. . Please include plans showing the location.

Yours sincerely

I look forward to hearing from you.

Yours sincerely

Paul D Dennis FRICS FAAV

Richard Turner & Son

Kendal Office: 14 Moss End Business Village, Crooklands, Milnthorpe, Cumbria, LA7 7NU

[REDACTED]
Tel: 015395 66800

Fax: 015395 66801

Paul D. Dennis FRICS FAAV [REDACTED]

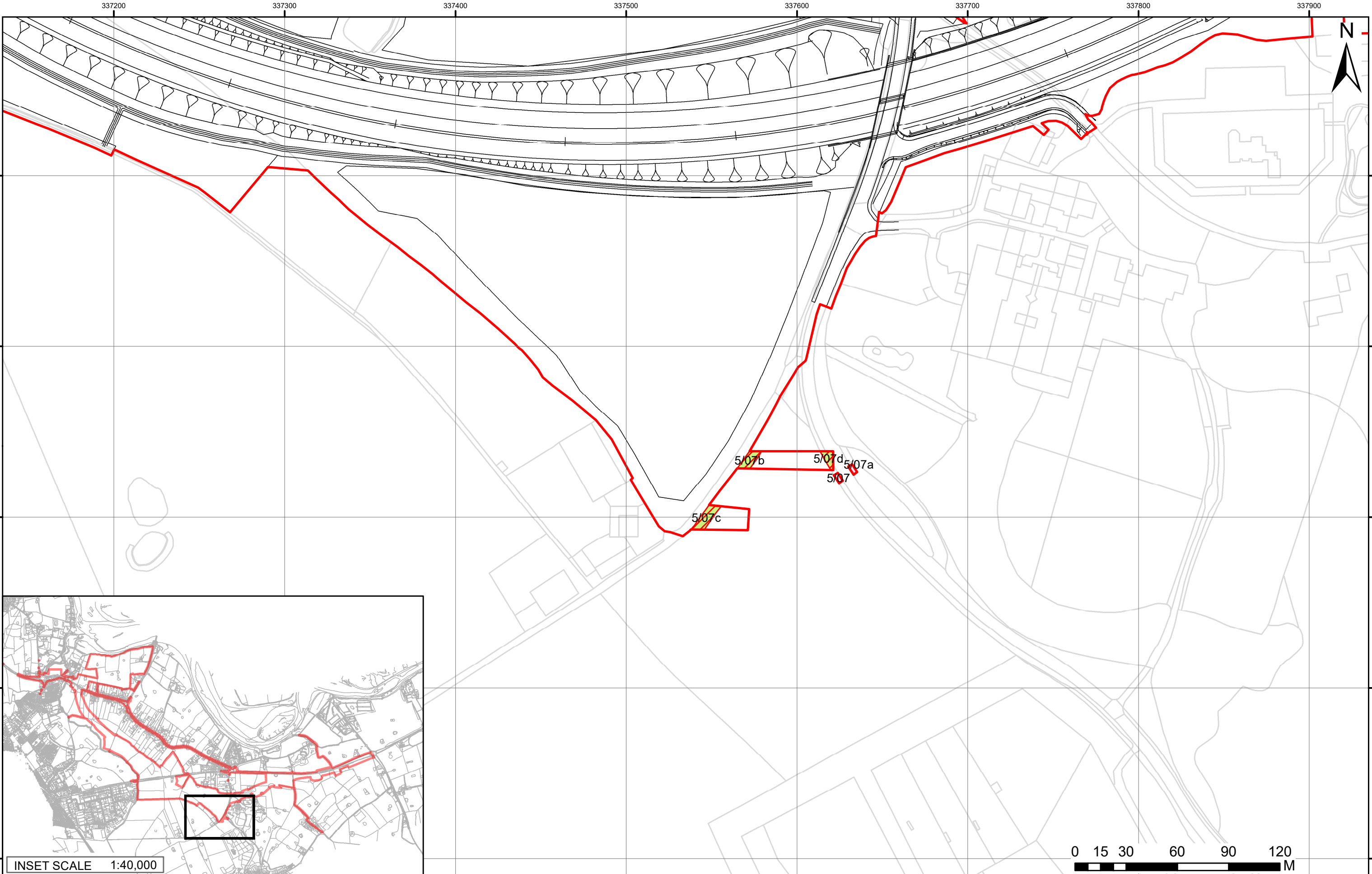
Hannah Towers BSc (Hons) MRICS FAAV [REDACTED]

Richard Jackson BSc (Hons) MRICS [REDACTED]

Our file ref: 4997

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Rev	Status	Rev. Date	Purpose of revision	Drawn	Check	Appr
04	S3	13/09/19	Permenant Right for Utility Div	TR	HB	NH
03	S3	31/07/19	Area totals added	TR	HB	NH
02	S3	29/10/18	Update for utility diversion	TR	PT	NH
01	S3	18/07/18	Post Consultation Updates	TR	PT	NH
00	S3	07/03/18	For Information	TR	PT	NH

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Legend

Development Consent Order Boundary / Limits of Land to be Acquired or Used Permanently or Temporarily

Land to be Acquired = 28m2

Land to be Used Temporarily and Rights to be Acquired Permanently

Land to be Used Temporarily = 229m2

Public Footpath

Outline of Land Plots LA807614

Pre Consultation Scheme Extents

Permanent Right required for Utility diversion

Client

Registered office:
Arcadis House
3rd Floor
London
W1 0AB

Coordinating office:
The Burrey Research Park
10 Burrey Road
Gillingham GU1 7AH
Tel: 44 (0) 1493 803000
www.arcadis.com

Project

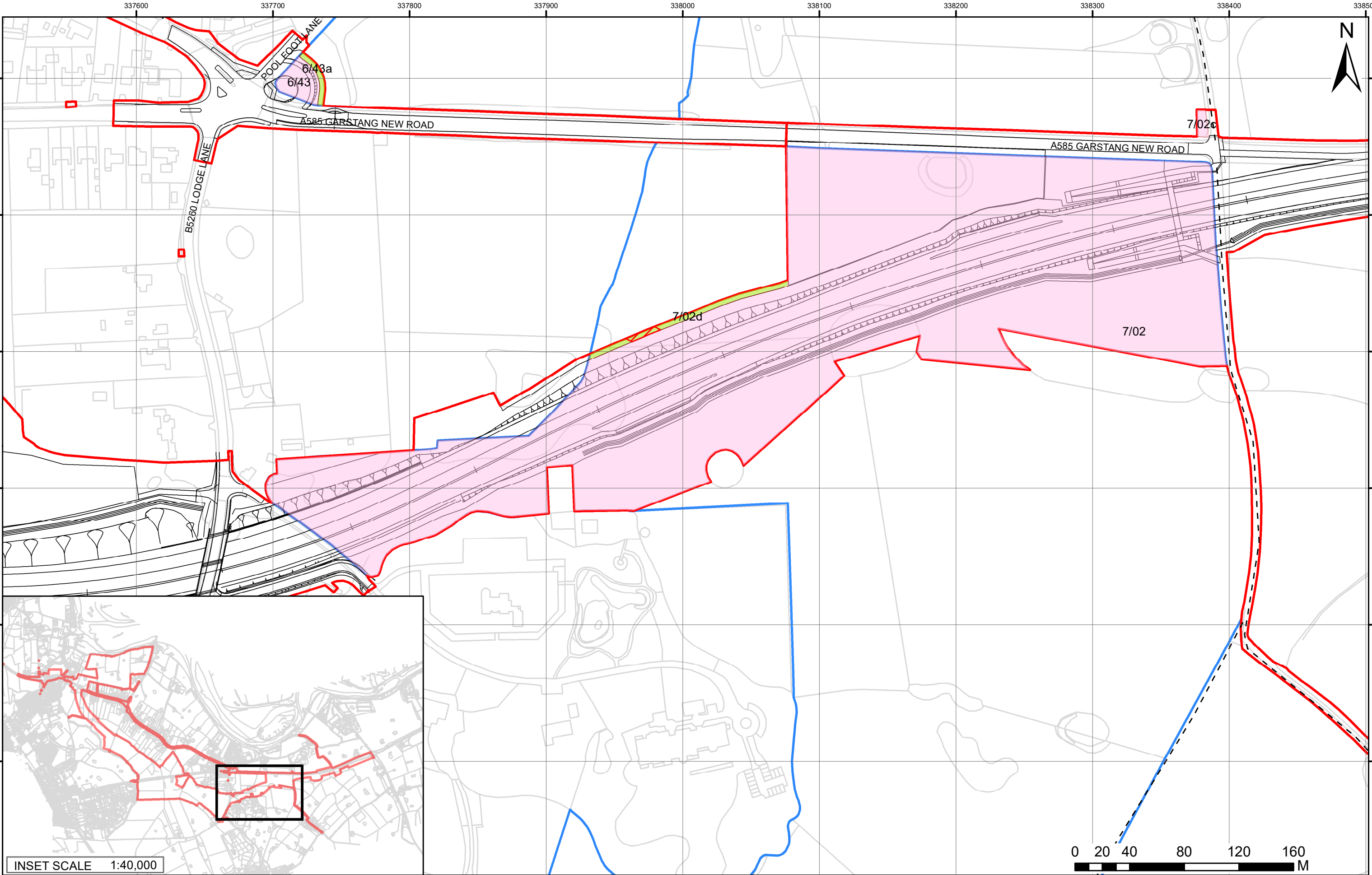
A585 WINDY HARBOUR JUNCTION TO SKIPPOOL IMPROVEMENT

Title

LAND INTEREST PLAN - LAND TO THE WEST OF LODGE LANE LA807614 REGULATION 5(2)(i) SHEET 1 OF 1

Status	FOR INFORMATION	Revision	04
Scale	1:2,000		
Drawn	T.Rankin		
Checked	P.Thomas		
Approved	N.Henderson		
Project No	UA009921	Original Size	A3
Drawing Number: HE548643-ARC-LLO-SZ_ZZ000_DR-D-3078			

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Rev	Status	Rev. Date	Purpose of revision	Drawn	Check	Appr
04	S3	19/09/19	Permanant Right for Utility Div	TR	HB	NH
03	S3	29/07/19	Area Totals updated	TR	HT	NH
02	S3	28/02/19	Area Totals added	TR	HB	NH
01	S3	18/07/18	Post Consultation Updates	TR	PT	NH
00	S3	16/02/18	For Information	TR	PT	NH

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Legend

- Development Consent Order Boundary / Limits of Land to be Acquired or Used Permanently or Temporarily
- Land to be Acquired = 79723m2
- Land to be Used Temporarily and Rights to be Acquired Permanently
- Land to be Used Temporarily = 798m2
- Public Footpath
- Outline of Land Plots LAN13280
- Pre Consultation Scheme Extents
- Permanent Right required for Utility diversion

Client

highways
england

ARCADIS Design & Consultancy for natural and built assets

Registered office:
Arcadis House
3rd Floor
London
W1 0AB

Coordinating office:
The Burrey Research Park
10 Burrey Road
Burrey
TQ14 3JH
Tel: 44 (0) 1435 803000

www.arcadis.com

Project **A585 WINDY HARBOUR JUNCTION TO SKIPPOOL IMPROVEMENT**

Title **LAND INTEREST PLAN - LAND ON THE SOUTH SIDE OF GARSTANG NEW ROAD AND WEST OF LODGE LANE, SINGLETON - LAN13280 REGULATION 5(2)(i) SHEET 1 OF 1**

Status	FOR INFORMATION	Revision	04
Scale	1:2,500		
Drawn	T.Rankin		
Checked	P.Thomas		
Approved	N.Henderson		
Project No	UA009921	Original Size	A3
Drawing Number: HE548643-ARC-LLO-SZ_ZZ000_DR-D-3063			

From: [REDACTED]
To: [REDACTED]
Subject: A585 Windy Harbour to Skippool Scheme - Mrs Cocker
Date: 24 September 2019 20:48:00
Attachments: [REDACTED]

Dear Paul,

Please find attached the minutes from our meeting on 1st August with respect to your Client Mrs Cocker.

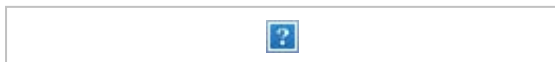
A plan showing the location where permanent rights through land which will be acquired temporarily by the Scheme is also attached. This responds to Item 4 detailed within the meeting minutes and also your email of 9th September 2019 (attached for reference). With respect to the additional point raised in your email, I can confirm that you will be dealing with Highways England rather than the Utility Company for the works associated with the diversion.

If you have any further queries please do not hesitate to get in touch.

Kind Regards,

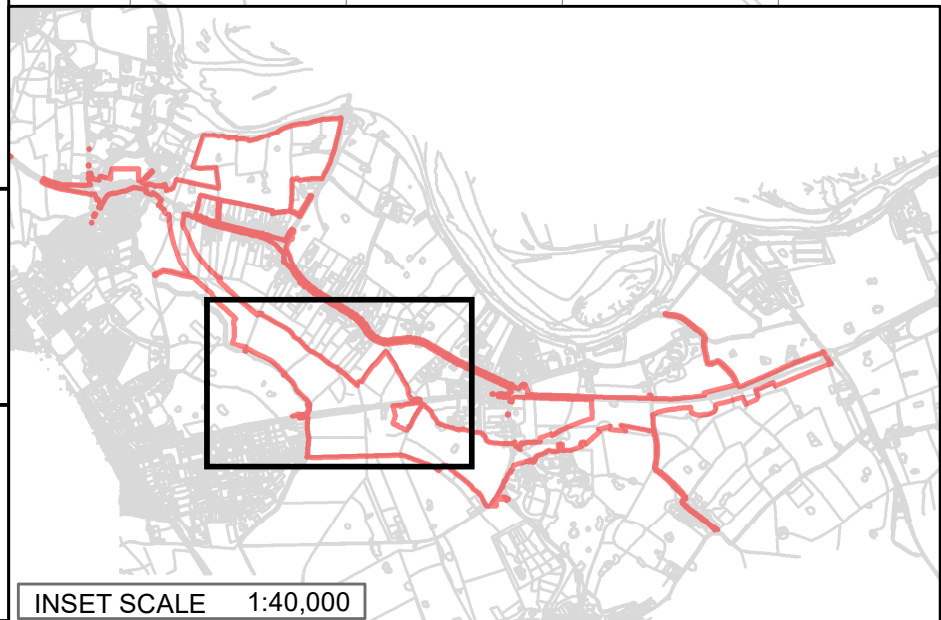
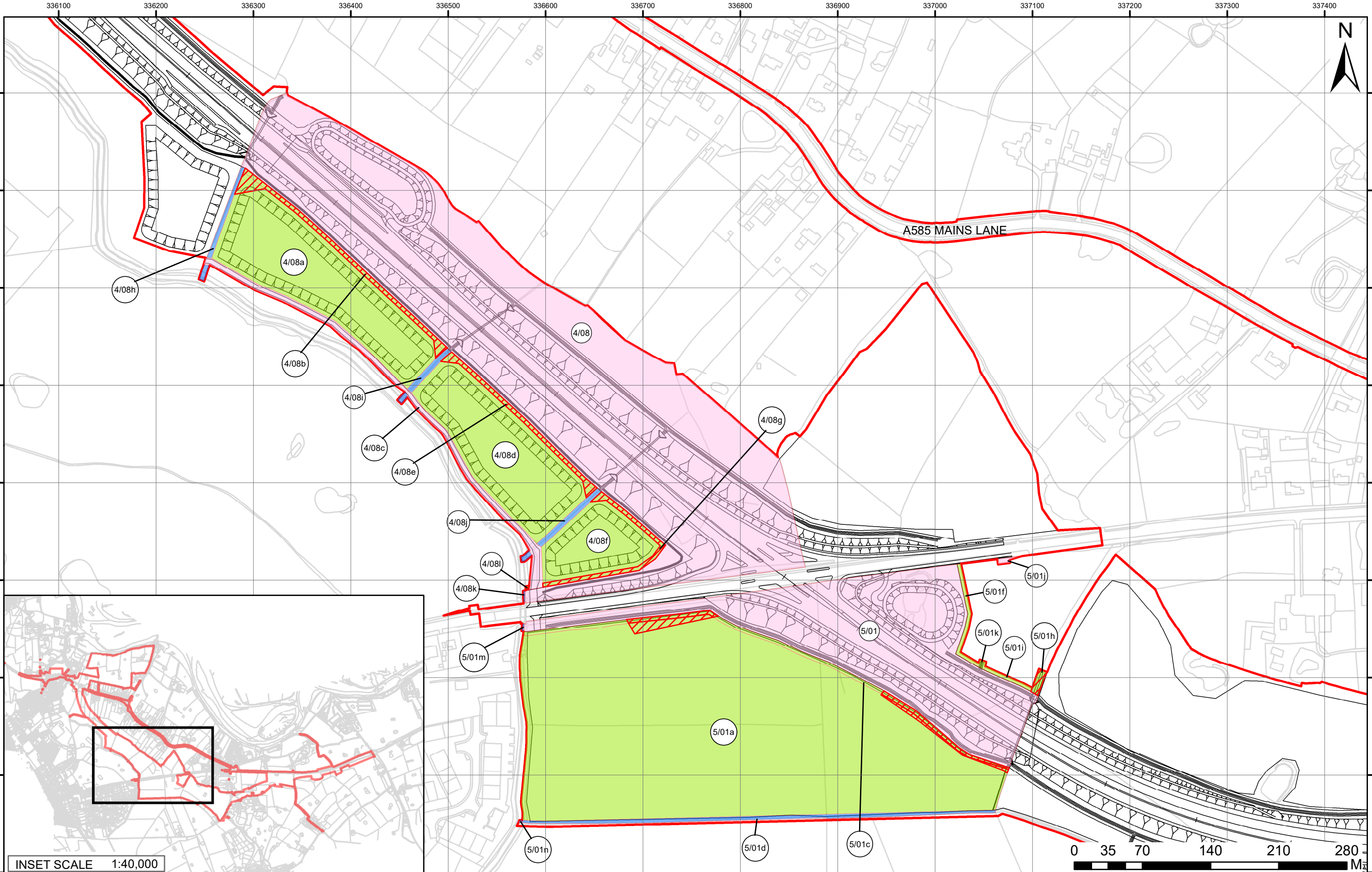
Helen

Dr Helen Batey | Public Liaison Officer (on behalf of Highways England) | [REDACTED]
Arcadis | 5th Floor, 401 Faraday Street, Birchwood, Warrington | WA3 6GA |
T. 01925 800 833 | [REDACTED] |
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Rev	Status	Rev. Date	Purpose of revision	Drawn	Check	Appr
05	S3	17/09/19	Callouts included	TR	HB	NH
04	S3	13/09/19	Permenant Right for Utility Div	TR	HB	NH
03	S3	19/03/19	Area totals amended	TR	HB	NH
02	S3	18/09/18	Area totals included	TR	HB	NH
01	S3	18/07/18	Post Consultation Updates	TR	PT	NH
00	S3	16/02/18	For Information	TR	PT	NH

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Legend

- Development Consent Order Boundary / Limits of Land to be Acquired or Used Permanently or Temporarily
- Land to be Acquired = 123022m2
- Land to be Used Temporarily and Rights to be Acquired Permanently = 3480m2
- Land to be Used Temporarily = 120857m2
- Public Footpath
- Outline of Land Plots UNREGISTERED believed to belong to B.Cocker
- Pre Consultation Scheme Extents
- Permanent Right required for Utility diversion

Client

highways england

ARCADIS Design & Consultancy for natural and built assets

Registered office: Arcadis House, 3rd Floor, 100, Cannon Street, London, EC4A 3DF
Coordinating office: The Burrey Research Park, 10 Burrey Road, Gillingham GU14 7AH, Tel: 44 (0) 1493 803000, www.arcadis.com

Project **A585 WINDY HARBOUR JUNCTION TO SKIPPOOL IMPROVEMENT**

Title **LAND INTEREST PLAN - LAND ACROSS THE BACK OF CARR WOOD AND GREENWAYS NURSERY SOUTH OF MAINS LANE AND SOUTH OF GARSTANG ROAD EAST, POULTON-LE-FYLDE -UNREGISTERED REGULATION 5(2)(i) SHEET 1 OF 1**

Status	FOR INFORMATION	Revision	05
Scale	1:3,500		
Drawn	T.Rankin		
Checked	P.Thomas		
Approved	N.Henderson		
Project No	UA009921	Original Size	A3
Drawing Number:	HE548643-ARC-LLO-SZ_ZZ000_DR-D-3038		

From: [REDACTED]
Sent: 09 September 2019 12:45
To: [REDACTED]
Cc: A585WindyHarbourtoSkippool@highwaysengland.co.uk
Subject: Re: A585 Windy Harbour to Skippool Improvement Scheme - Acquisition of permanent rights of access through land temporarily acquired for the Scheme

Dear Helen

RE: OUR CLIENTS – MRS COCKER

Thank you for your letter of 28th August. In order to be able to assist in this, could you please identify for us the permanent rights of access to be acquired together with any features or structures which are to be installed thereafter and retained, inspected or maintained. If any of the access or features is in respect of a Utility, please could you confirm for us whether we will be required to deal with the Utility company or with Highways England when the feature or structure is diverted. . Please include plans showing the location.

I look forward to hearing from you.

Yours sincerely

Paul D Dennis FRICS FAAV

Richard Turner & Son

Kendal Office: 14 Moss End Business Village, Crooklands, Milnthorpe, Cumbria, LA7 7NU

[REDACTED]
Tel: 015395 66800

Fax: 015395 66801

Paul D. Dennis FRICS FAAV [REDACTED]

Hannah Towers BSc (Hons) MRICS FAAV [REDACTED]

Richard Jackson BSc (Hons) MRICS [REDACTED]

Our file ref: 4990

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From: [REDACTED]
To: [REDACTED]
Subject: A585 Windy Harbour to Skippool - Mrs Smith
Date: 24 September 2019 21:10:00
Attachments: [REDACTED]

Dear Paul,

Please find attached the minutes from our meeting on 1st August with respect to your [REDACTED] [REDACTED] and her representative Mr Clarke.

A plan showing the location where permanent rights through land which will be acquired temporarily by the Scheme is also attached. This responds to Item 4 detailed within the meeting minutes and also your email of 9th September 2019 (attached for reference). With respect to the additional point raised in your email, I can confirm that you will be dealing with Highways England rather than the Utility Company for the works associated with the diversion.

If you have any further queries please do not hesitate to get in touch.

Kind Regards,

Helen

Dr Helen Batey | Public Liaison Officer (on behalf of Highways England) | [REDACTED]
Arcadis | 5th Floor, 401 Faraday Street, Birchwood, Warrington | WA3 6GA |
T. 01925 800 833 | [REDACTED]
www.arcadis.com

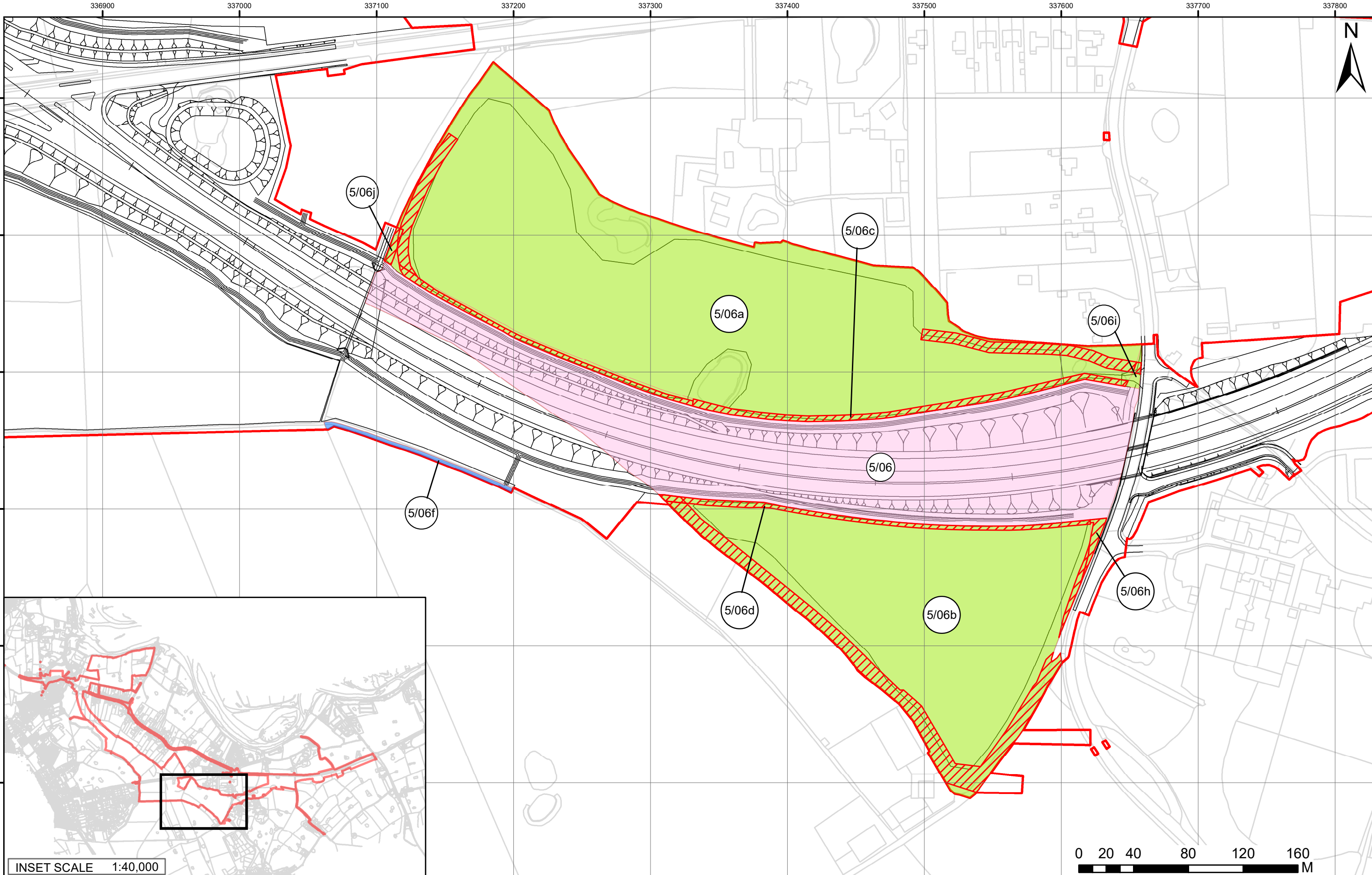


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Item no.	Notes/actions	Action owner
1	<p>[REDACTED] for the Scheme for the land [REDACTED] owns was shared (copy included with these minutes, HE548643-ARC-LLO-SZ_ZZ000DR-D-3053).</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Post meeting note: A Draft Borrowpit Restoration and Aftercare Plan is included within the Outline Construction Environmental Management Plan which can be viewed on the Planning Inspectorates website:</p> <p>https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/TR010035/TR010035-000742-7.2%20Outline%20CEMP%20-%20Revision%203_Clean.pdf</p> <p>This document would be developed by the Contractor if the borrow pits are to be progressed.</p>	

2	<p>■ ■ [REDACTED]</p> <p>[REDACTED]</p> <p>■ [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>■ [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	
■	<p>■ [REDACTED]</p> <p>[REDACTED]</p> <p>■ [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>■ [REDACTED]</p> <p>■ ■ [REDACTED] ■ [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	
4	<p>■ outlined that permanent rights may be acquired through ■' land which is to be temporarily acquired.</p> <p>■ requested further details with respect to this.</p> <p>Post meeting note: The location where permanent access will be acquired through land being temporarily acquired is shown on the accompanying plan (HE548643-ARC-LLO-SZ_ZZ000DR-D-3053 Rev 05). The permanent rights are required for access to United Utilities, Cadent and Electricity North West apparatus and access to a combined mammal fence / highway boundary.</p>	■



Rev	Status	Rev. Date	Purpose of revision	Drawn	Check	Appr
05	S3	17/09/19	Callouts added	TR	HB	NH
04	S3	13/09/19	Permenant Right for Utility Div	TR	HB	NH
03	S3	27/07/19	Area totals updated	TR	HT	NH
02	S3	18/09/18	Area totals included	TR	HB	NH
01	S3	18/07/18	Post Consultation Updates	TR	PT	NH
00	S3	16/02/18	For Information	TR	PT	NH

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Legend

- Development Consent Order Boundary / Limits of Land to be Acquired or Used Permanently or Temporarily
- Land to be Acquired = 35835m2
- Land to be Used Temporarily and Rights to be Acquired Permanently = 442m2
- Land to be Used Temporarily = 89830m2
- Public Footpath
- Outline of Land Plots LA929531
- Pre Consultation Scheme Extents
- Permanent Right required for Utility diversion

Client

highways
england

ARCADIS Design & Consultancy for cultural and built assets

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Project **A585 WINDY HARBOUR JUNCTION TO SKIPPOOL IMPROVEMENT**

Title **LAND INTEREST PLAN - LODGE FARM, SINGLETON POULTON-LE-FYLDE, FY6 8LJ LA929531 REGULATION 5(2)(i) SHEET 1 OF 1**

Status	FOR INFORMATION	Revision	05
Scale	1:2,500		
Drawn	T.Rankin		
Checked	P.Thomas		
Approved	N.Henderson		
Project No	UA009921	Original Size	A3
Drawing Number: HE548643-ARC-LLO-SZ_ZZ000_DR-D-3053			

From: [REDACTED]
To: [REDACTED]
Cc: A585WindyHarbourtoSkeppool@highwaysengland.co.uk
Subject: Re: A585 Windy Harbour to Skeppool Improvement Scheme - Acquisition of permanent rights of access through land temporarily acquired for the Scheme
Date: 09 September 2019 12:45:45

Dear Helen

RE: OUR CLIENTS – M SMITH

Thank you for your letter of 28th August. In order to be able to assist in this, could you please identify for us the permanent rights of access to be acquired together with any features or structures which are to be installed thereafter and retained, inspected or maintained. If any of the access or features is in respect of a Utility, please could you confirm for us whether we will be required to deal with the Utility company or with Highways England when the feature or structure is diverted. . Please include plans showing the location.

We are also still unaware as to whether the Borrow Pit requirement is needed and will be exercised, but I think it is incumbent upon Highways England to give an indication of whether this will be exercised prior to the planning inspector's decision.

Yours sincerely

I look forward to hearing from you.

Yours sincerely

Paul D Dennis FRICS FAAV

Richard Turner & Son

Kendal Office: 14 Moss End Business Village, Crooklands, Milnthorpe, Cumbria, LA7 7NU

[REDACTED]
Tel: 015395 66800

Fax: 015395 66801

Paul D. Dennis FRICS FAAV [REDACTED]

Hannah Towers BSc (Hons) MRICS FAAV [REDACTED]

Richard Jackson BSc (Hons) MRICS [REDACTED]

Our file ref: 4831

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: A585: Acquisition of permanent rights of access through land being temporarily acquired by the Scheme
Date: 25 September 2019 09:53:00
Attachments: [REDACTED]

Good Morning Mr Bailey,

[REDACTED]
[REDACTED]
[REDACTED]

Kind Regards,

Helen

Dr Helen Batey | Public Liaison Officer (on behalf of Highways England) [REDACTED]
Arcadis | 5th Floor, 401 Faraday Street, Birchwood, Warrington | WA3 6GA |
T. 01925 800 833 | [REDACTED] |
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From: [REDACTED]

Sent: 28 August 2019 19:33

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]
[REDACTED]

Subject: RE: A585: Acquisition of permanent rights of access through land being temporarily acquired by the Scheme

Hello Helen

[REDACTED]
[REDACTED] ?

Kind regards

Eian Bailey
Managing Director

Keyworker Homes
www.keyworkerhomesltd.co.uk
01253 350333



From: [REDACTED]
Sent: 28 August 2019 09:41
To: [REDACTED]
Cc: [REDACTED]
Subject: A585: Acquisition of permanent rights of access through land being temporarily acquired by the Scheme

Dear Mr Bailey,

Please find the attached correspondence regarding Key Office Developments (Bispham Ltd).

Kind Regards,
Helen

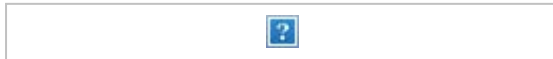
Helen Travers | Assistant Public Liaison Officer (on behalf of Highways England) |

[REDACTED]

Arcadis Consulting (UK) Ltd | 5th Floor, 401 Faraday Street, Birchwood Park, Warrington | WA3 6GA | UK
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From: [REDACTED]
To: [REDACTED]
Subject: A585 Windy Harbour to Skippool - Our Client Mrs B Cocker
Date: 03 October 2019 15:16:49

Dear Scott and Helen

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED]

[REDACTED]
[REDACTED] [REDACTED]

Yours sincerely

Paul D Dennis FRICS FAAV

Richard Turner & Son

Kendal Office: 14 Moss End Business Village, Crooklands, Milnthorpe, Cumbria, LA7 7NU

Email: [REDACTED]

Tel: 015395 66800

Fax: 015395 66801

Paul D. Dennis FRICS FAAV [REDACTED]

Hannah Towers BSc (Hons) MRICS FAAV [REDACTED]

Richard Jackson BSc (Hons) MRICS [REDACTED]

Our file ref: 4990

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From:



Subject:

A585 Windy Harbour to Skippool - Our clients Mrs M Smith

Date:

03 October 2019 12:32:13

Dear Helen and Scott

I refer to our meeting on 2nd October. I note that you have as far as the acquisition of permanent rights required for utility diversion are concerned you have given me a very brief indication as follows.

Plot 5/06A for UU and ENW

Plot 5/06B UU, ENW and Cadent

Plot 5/06C&D UU and Highways and mammal Fence

Plot 5/06I ENW

Plot 5/06J UU

Please could you give us more detail on these as at the present time we do not know what it is you are seeking to require in terms of permanent rights. Is this a permanent easement and if so how wide. [REDACTED]

[REDACTED]

[REDACTED]

We are also intrigued by the requirement that although these have been shown on the interest plan as permanent right for utility diversion this includes other rights which are for Highways England for the Highway fence and mammal fence.

Could you please confirm for us what is proposed in terms of this Highway and mammal fence. We have looked at the environment master plan which shows other fences in various positions some being either side of the ditch which is to be constructed at the top of the batter.

We also have further concerns regarding the land to the north of the bypass where there appears to be little consideration for provision of an access to the retained land for my clients and also the woodland edged planting would appear to encroach well outside the highway acquisition area. Could you once again please confirm for us what the situation is with respect to this.

We look forward to hearing from you.

Yours sincerely

Paul D Dennis FRICS FAAV

Richard Turner & Son

Kendal Office: 14 Moss End Business Village, Crooklands, Milnthorpe, Cumbria, LA7 7NU

Email: [REDACTED]

Tel: 015395 66800

Fax: 015395 66801

Paul D. Dennis FRICS FAAV Mobile: [REDACTED]

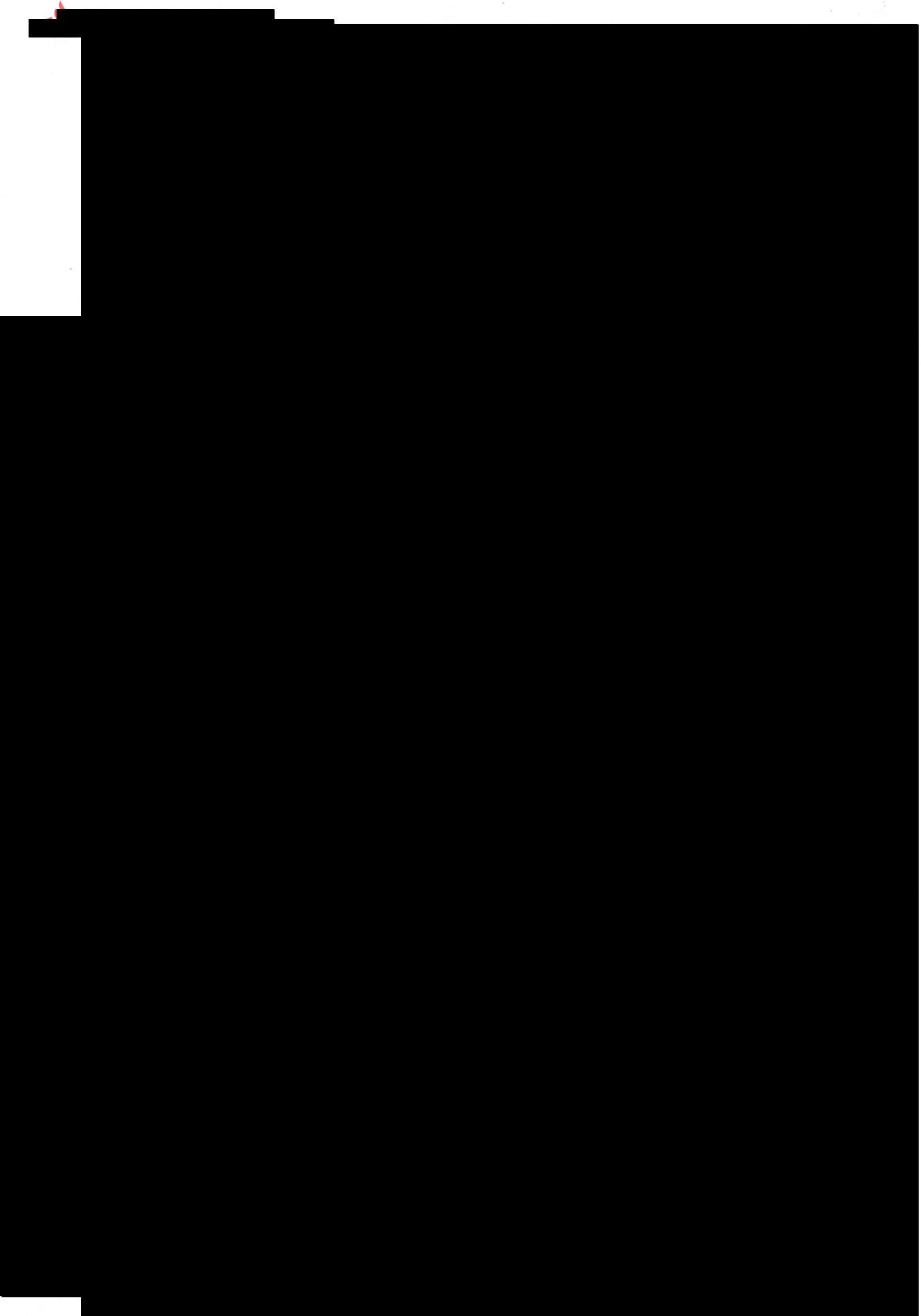
Hannah Towers BSc (Hons) MRICS FAAV [REDACTED]

Richard Jackson BSc (Hons) MRICS [REDACTED]

Our file ref: 4831

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Our ref: HE548643-ARC-GEN-A585-LE-ZM-4036

SANTANDER UK PLC
(Co. Regn. No. 2294747) of Deeds Services
101 Midsummer Boulevard
Milton Keynes
MK9 1AA

David Hopkin
Highways England
Piccadilly Gate
Store Street
Manchester
M1 2WD

03 September 2019

Dear Sir or Madam,

A585 WINDY HARBOUR TO SKIPPOOL IMPROVEMENT SCHEME ("the Scheme")

Acquisition of permanent rights of access through land being temporarily acquired by the Scheme

We refer to our previous correspondence in connection with the Scheme.

As you are already aware, the development consent order, if made, will enable Highways England to take temporary possession of your land for the purposes of delivering the Scheme. It will also enable Highways England to acquire certain permanent new rights over your land.

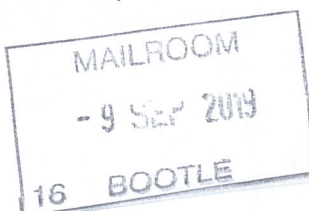
The permanent new rights to be acquired over your land will comprise the right for Highways England (and persons authorised by Highways England) to enter onto your land in future for certain purposes which may include the right to install and thereafter retain, inspect and maintain new or existing features relating to the Scheme (including, for instance, any environmental mitigation features, highway structures or boundaries) or to install and thereafter retain, inspect and maintain statutory undertaker's apparatus on your land.

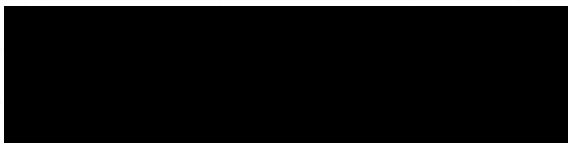
The Examining Authority has asked us to write to you to ensure that you are aware of the proposed acquisition of permanent new rights and to request that you submit any comments you may have on the response form included with this letter. We would appreciate you taking the time to complete the form and return it to us as soon as possible.

If you have any queries about this correspondence or require any more information, please do not hesitate to contact me using the details provided below. Alternatively, you can contact the Public Liaison Officer for the Scheme, Helen Batey (Helen.Batey@arcadis.com, 01925 800833).

I look forward to hearing from you.

Yours sincerely,





David Hopkin

Project Manager – A585 Windy Harbour to Skippool Improvement Scheme

Email: A585WindyHarbourToSkippool@highwaysengland.co.uk



To: Highways England

I confirm my consent to Highways England (or other statutory bodies) acquiring permanent rights of access over my land which is being temporarily acquired by the A585 Windy Harbour to Skippool Improvement Scheme.

Signed:

Print:

Date: