

# Tim Hancock Associates

Chartered Surveyors

4 Audley Road  
Great Leighs  
Chelmsford  
Essex CM3 1RS

Telephone: 01245 362099

21<sup>st</sup> June 2021

The Planning Inspectorate  
National Infrastructure  
Planning  
Temple Quay  
2 The Square  
Bristol  
BS1 6PN

(By email to [A428.blackcat@planninginspectorate.gov.uk](mailto:A428.blackcat@planninginspectorate.gov.uk))

PINS Reference – TR010044

Dear Sirs

**Shell U.K. Limited - Shell Gibbet Service Station, St Neots Road, Cambridge CB3 8PD – A428 Black Cat to Caxton Gibbet Improvement Scheme DCO Application (“the Scheme”)**

I confirm that I am instructed by Shell U.K. Limited which owns the freehold interest in Shell Gibbet, Service Station, (“the Service Station”), located immediately to the south-west of and adjoining Caxton Gibbet roundabout near Cambourne. My client operates the Service Station which provides roadside facilities to motorists using the A428 and A1198 strategic roads including refuelling facilities for HGVs.

Although my client has reviewed the emerging proposals to upgrade the A428 onto a new alignment to the north of the existing junction, until now there has been no suggestion of any direct effect on the Service Station due to the proposed Scheme.

Having now reviewed the recently produced plans on which there has been no direct consultation, it is evident that the proposed Scheme will involve some frontage freehold land acquisition from this facility and temporary occupation of part of it during the construction of the works.

The Service Station plays an important role in serving passing motorists on the strategic road network and the proposals are likely to have an adverse effect on its operation including interference with its access arrangements.

Please accept this letter as a representation against the Scheme proposals as currently formulated.

Without prejudice to this position, my client is willing to enter into discussions to establish whether the Scheme can be executed in a manner which will allow continued effective operation of the Service Station following completion of the works, including the provision of advance warning signs and also consider arrangements for mitigating the adverse effects that the Scheme will undoubtedly have on the trading performance of the Service Station during the works themselves.

*Regulated by RICS*

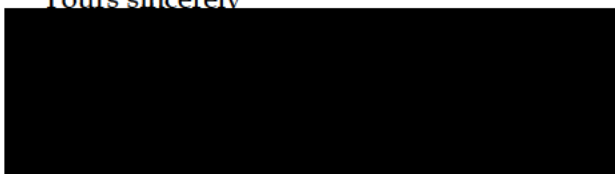
Directors: Tim Hancock B.Sc(Hons), F.R.I.C.S., MEI Alison Hancock ACIB  
Valuations ~ Rent Reviews and Lease Renewals ~ Acquisitions and Disposals ~ Compulsory Purchase and Compensation  
Planning and Development Consultancy ~ Property Audit and Restructuring ~ Feasibility Studies ~ Litigation and Dispute Resolution ~ Rating  
Tim Hancock Associates Limited Registered in England and Wales No.4443987 Registered Office: Beren Court, Newney Green, Chelmsford, Essex.  
CM1 3SQ Our Privacy Policy is available upon request.



For present purposes, my client's position including the right to submit representations in relation to the Scheme is fully reserved.

I should be grateful if you would kindly acknowledge receipt of this letter.

Yours sincerely



Tim Hancock

*Regulated by RICS*

*Directors: Tim Hancock B.Sc(Hons), F.R.I.C.S., MEI Alison Hancock ACIB*

*Valuations ~ Rent Reviews and Lease Renewals ~ Acquisitions and Disposals ~ Compulsory Purchase and Compensation*

*Planning and Development Consultancy ~ Property Audit and Restructuring ~ Feasibility Studies ~ Litigation and Dispute Resolution ~ Rating*

*Tim Hancock Associates Limited Registered in England and Wales No.4443987 Registered Office: Beren Court, Newney Green, Chelmsford, Essex.*

*CM1 3SQ Our Privacy Policy is available upon request.*

