

From: Marcus Blake <marcus.blake@berrys.uk.com>
Sent: 26 March 2019 11:40
To: NorthamptonGateway@pins.gsi.gov.uk; Kate Bedson <Kate.Bedson@segro.com>; Ewa.Sherman@pins.gsi.gov.uk
Cc: Kathrin McClintock <Kathrin.McClintock@russell-cooke.co.uk>; Kate Bedson <Kate.Bedson@segro.com>; Ian Rigby <Ian.Rigby@segro.com>
Subject: FW: Northampton Gateway – Land owner update

Dear Sir/ madam

Following on from my appearance at the enquiry on 13th March I would like to update the Inspector on the objections submitted by Berrys on behalf of our clients.

In the email of 21st December (below) we confirmed that Anthony Irlam had withdrawn his objections. Furthermore, we confirmed that W Irlam (Stoke Plain) Limited only had remaining concerns relating to the highway safety for large vehicles at the Ashton/Stoke Bruerne junction.

I can now confirm that the objection by Anthony and Gillian Bament for changes to the A508/ Rookery Lane junction are now addressed by Roxhill.

Finally, I can confirm that Anthony and Gillian Bament withdraw their objections raised in relation to the accommodation works for the access at Hill View Farm entrance plus provisions for access during the construction of the permanent drive. The impact that the scheme has upon my clients' agricultural property plus residential dwelling known as Hill View Farm will be dealt with at the appropriate time under normal compulsory purchase compensation procedures.

Yours faithfully,

Marcus Blake of Berrys Chartered Surveyors

As agent for:

W. Irlam (Stoke Plain) Limited

Anthony Irlam

Anthony and Gillian Bament

Marcus Blake [MRICS FAAV BSc \(Hons\)](#)

Chartered Surveyor

Berrys

Chartered Surveyors & Valuers • Property & Business Consultants • Chartered Town Planners

Oak House, 32 Ashby Road, Tove Valley Business Park, Towcester, Northamptonshire, NN12 6PG

t: [01327 356143](tel:01327356143) m: XXXXXXXXXX e: marcus.blake@berrys.uk.com

Please visit our website: www.berrys.uk.com

Follow Berrys:   



Berrys is a partnership of limited companies. Any references to partners in any document should be taken as being references to the directors of the limited companies and not to individual partners of the firm. To see a full list of the 18 limited companies, click [here](#). This email has been sent from Berrys and is intended for the use of the addressee only and may contain confidential information. If you are not the intended recipient, you are hereby notified that any use or dissemination of this communication is strictly prohibited. If you receive this transmission in error, please notify us immediately then delete this email. Any views or opinions presented are solely those of the author and do not necessarily represent those of Berrys, 42 Headlands, Kettering NN15 7HR.

From: Marcus Blake

Sent: 21 December 2018 14:23

To: 'Northampton Gateway' <NorthamptonGateway@pins.gsi.gov.uk>; 'kate.mignano@pins.gsi.gov.uk' <kate.mignano@pins.gsi.gov.uk>; 'Ewa.Sherman@pins.gsi.gov.uk' <Ewa.Sherman@pins.gsi.gov.uk>

Subject: Northampton Gateway – Land owner update

Dear all

On Thursday afternoon I went to attend the compulsory purchase hearing as proposed and arrived as per a previous conversation at 1:45 pm ready for 2.00 p.m. start. Regrettably I was told that the hearing had commenced at 1.15 p.m. and that the hearing was already over.

Subsequent to the meeting I met with Kate Bedson of Roxhill and provided her with a brief update. At the same time Laura-Beth Hutton of Eversheds – Sutherland asked me to e-mail yourselves with a brief update on progress that I have made on behalf of my land owning clients in relation to this scheme.

W. Irlam (Stoke Plain) Limited – There are concerns that have been raised by my client with regard to the highway safety for large vehicles at the Ashton/Stoke Bruerne junction. This client will rely upon an e-mail received from Ian Rigby and quoting Rob Sim-Jones (principal engineer) at NCC Highways. This e-mail states that:

'The consensus here is that the relatively infrequent cross movement of agricultural vehicles is not an unusual occurrence, which occurs at other junctions in the county, and as such we accept this situation. The onus is on the road user to make the manoeuvre when safe to do so. The junction will also be subject to the relevant safety audits in any event.'

I understand that this has been a subject that has been discussed recently at the examination and we would like to be kept informed as matters progress with the safety audit for this junction.

Anthony Irlam – I can confirm that for Mr. Anthony Irlam and his land on the A508/Rookery Lane junction we have reached an agreement with Roxhill in the last 24 hours and therefore Mr. Anthony Irlam as an individual withdraws his objection to the scheme. Please note that Messrs A, R and W Irlam still jointly raise their concerns with regard to the land fronting the A508/ Ashton Road.

Anthony and Gillian Bament – Yesterday afternoon I spoke with both Kate Bedsom and the highways consultant present at the examination location. There are on-going discussions with regard to the objections raised to the scheme in regard to the access that changes for Hill View Farm entrance and the impact that this will have upon my clients' agricultural property plus residential dwelling known as Hill View Farm. It is hoped that some progress will be made in January with regard to proposed accommodation works, etc., and I would be happy to keep the Planning Inspectorate informed as matters progress on this point. However, if matters remain unresolved we would like the opportunity to appear at the examination and make appropriate representations with regard to the impact of the scheme upon the property owned by Anthony and Gillian Bament.

With regard to land on the Rookery Lane/A508 junction owned by these clients I can confirm that there are on-going discussions with Roxhill and we will propose that we provide an update in due course once we have seen whether agreement can be reached in early 2019.

I hope that all the above is in order but if there are any queries at this point then please do not hesitate to let me know.

Regards

Marcus Blake

As agent for the Bament and Irlam families

Laura Hillyer

Administrator

Berrys

Chartered Surveyors & Valuers • Property & Business Consultants • Chartered Town Planners

Oak House, 32 Ashby Road, Tove Valley Business Park, Towcester, Northamptonshire, NN12 6PG

t: [01327 356146](tel:01327356146) e: laura.hillyer@berrys.uk.com

Please visit our website: www.berrys.uk.com

Follow Berrys: [!\[\]\(ec9132f1d27c8919987d92907322654d_img.jpg\)](#) [!\[\]\(9db1a20e6fdae9c15975d240125424df_img.jpg\)](#) [!\[\]\(69e745cb555ee0441d11497d43826bd7_img.jpg\)](#)



Berrys is a partnership of limited companies. Any references to partners in any document should be taken as being references to the directors of the limited companies and not to individual partners of the firm. To see a full list of the 18 limited companies, click [here](#). This email has been sent from Berrys and is intended for the use of the addressee only and may contain confidential information. If you are not the intended recipient, you are hereby notified that any use or dissemination of this communication is strictly prohibited. If you receive this transmission in error, please notify us immediately then delete this email. Any views or opinions presented are solely those of the author and do not necessarily represent those of Berrys, 42 Headlands, Kettering NN15 7HR.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
