

Tim Hancock Associates

Chartered Surveyors

Bishop's Hall Farm
Boreham Road
Great Leighs
Chelmsford
Essex
CM3 1PP
01245 362099

4th July 2025

The Secretary of State for Transport,
National Transport Casework Team,
Tyneside House,
Skinnerburn Road,
Newcastle Business Park,
Newcastle upon Tyne,
NE4 7AR

James Hancock: 07773 477904
james@timhancockassociates.co.uk

Tim Hancock: 07788 577393
tim@timhancockassociates.co.uk

(sent by post to the above address and by email to lincoln@iposolutions.online and Nationalcasework@dft.gov.uk)

Local Authority Reference – KNR/NHRR/CPO/181

Dear Sirs

Wolfson Trago Limited – Restaurant Premises at Thorpe on the Hill Service Area, Hykeham Roundabout, Middle Lane, Thorpe on the Hill, Lincoln LN6 9AJ – The Lincolnshire County Council (A1461 North Hykeham Relief Road) Compulsory Purchase Order 2024

I confirm that we are instructed by Wolfson Trago Limited who hold a leasehold interest within the Thorpe on the Hill Service Area to the west of Lincoln on the A46 trunk road, from which it operates a Burger King and Greggs branded roadside restaurant.

In response to the publication of the Orders by the Acquiring Authority, I wrote to the Secretary of State for Transport on 21st November 2024 setting out our client's concern that despite the previous progress made in discussion with the Acquiring Authority, the Scheme still had the potential to adversely affect the access arrangements and consequently the trading performance of our client's restaurant.

Our client was also concerned about the importance of the existing advance warning signage on the surrounding road network as it was understood that the Acquiring Authority proposed to remove the existing signage as part of the Scheme. My client considered that the removal of such signage would adversely impact the operation of its restaurant and would reduce the contribution that the wider

*Directors: Tim Hancock B.Sc(Hons), F.R.I.C.S., MEI Alison Hancock ACIB
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service area would be able to make to the policy objectives of road safety set out in Circular 01/22. On the basis of those concerns my client reserved its position as an interest party and objected to the Scheme.

Within my letter correspondence to the Secretary of State dated 21st November 2024, my client requested continuing dialogue and discussion in relation to the Scheme proposals and their potential effect on my client's restaurant operation. I can confirm that the Acquiring Authority through its agents have engaged with my client on the substantive issues raised and I am now able to confirm that my client is prepared to withdraw its objection to the Orders, subject to the following conditions:

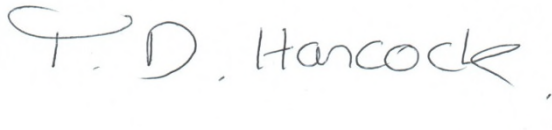
- That satisfactory 'Local Facilities' signage is provided in accordance with the signage plans provided by the Acquiring Authority to my client;
- That satisfactory internal access arrangements to the restaurant premises and the adjoining service area is provided for all types of vehicles, including delivery vehicles, in accordance with revised Scheme plans provided by the Acquiring Authority to my client;
- That following the completion for the Scheme, my client's restaurant property will continue to benefit from all requisite rights for access and that accordingly, any deficiency of rights caused by the Scheme proposals will be remedied by the Acquiring Authority, through the detailed design of the Scheme;
- That the Acquiring Authority will confirm, following completion of the Scheme, that there will not be any intervening land in third party ownership between the wider holding of my client's landlord and superior landlord, over which my client requires continued rights, and the new public highway boundary;
- That satisfactory adjustment of levels and services are delivered within the Scheme to ensure my client's continued operation of its restaurant facility.

From our discussions with the Acquiring Authority, it is my understanding that it will be able to satisfy these conditions in its proposed delivery of the Scheme but if this is not the case I trust that they will be in touch to review matters further.

Subject to their reviewing these conditions, I look forward to receiving the Acquiring Authority's confirmation that these matters can be agreed so that the objection can be withdrawn.

This proposal is made subject to the right to make further representations in relation to any subsequent Scheme amendments and on the understanding that matters relating to compensation will be dealt with by subsequent negotiations and by the Lands Tribunal in default of agreement.

Yours sincerely

A handwritten signature in blue ink that reads "T. D. Hancock". The signature is written in a cursive style with a large, stylized 'H' and a long, sweeping underline.

Tim Hancock BSc (Hons) FRICS MEI