

(01772) 533427  
(01772) 533614  
Jean.blackledge@css.lancscc.gov.uk

English Partnerships  
DX701658  
BIRCHWOOD

Your ref FAN/CL6145  
Our ref LSG4/prow/Jb/804/454  
Date 11<sup>th</sup> July 2007

FAO Freda Neacy  
Legal Manager

DX 710928 Preston County Hall  
Number

Dear Ms Neacy

**WILDLIFE AND COUNTRYSIDE ACT 1981 – PART III  
CLAIM FOR DEFINITIVE MAP MODIFICATION ORDER  
CALIMED PUBLIC FOOTPATH FROM KELLETT LANE TO RANGLLET ROAD,  
BAMBER BRIDGE, SOUTH RIBBLE BOROUGH  
APPLICATION NO. 804/454**

Thank you for your letter of 21<sup>st</sup> June.

Although your reply is not the one for which I was hoping, please accept my thanks for your efforts in this matter.

Yours sincerely

On behalf of the County Secretary & Solicitor

---

**Jean Blackledge – Legal Officer**  
County Secretary & Solicitors Group (Environment Section), PO Box 78,  
County Hall, Preston, PR1 8XJ  
DX No 710928 PRESTON COUNTY HALL

Lancashire County Council does not accept service by email

9A

Arpley House, 110 Birchwood Boulevard  
Birchwood, Warrington WA3 7QH  
DX 701658 Birchwood  
Tel: 01925 651144  
Fax: 01925 411493  
www.englishpartnerships.co.uk

21<sup>st</sup> June 2007

County Secretary & Solicitors Group  
Lancashire County Council  
DX 710928  
Preston County Hall

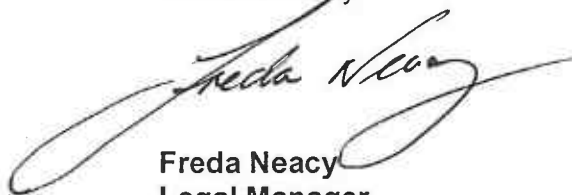
Your Ref:  
f.a.o. Jean Blackledge  
Our Ref: FAN/ CL6145

Dear Jean

**Wildlife and Countryside Act 1981 - Part III**  
**Claim for Definitive Map Modification Order**  
**Claimed Public Footpath from Kellett Lane to Ranglet Road Bamber Bridge,**  
**Preston**  
**Application No 804/454**

I write to advise that unfortunately despite exhaustive search of our archived records and files I am unable to trace any further information in relation to the above.

Yours faithfully



**Freda Neacy**  
**Legal Manager**  
**for Judith Roberts**  
**Head of Legal Services**

25 JUN 2007

Direct Dial 01925 644625  
Shared Fax 01925 644745  
e-mail : [fredaneacy@englishpartnerships.co.uk](mailto:fredaneacy@englishpartnerships.co.uk)

English Partnerships  
DX701658  
BIRCHWOOD

FAO Freda Neacy  
Legal Manager

(01772) 533427  
(01772) 533614  
Jean.blackledge@css.lancscc.gov.uk

Your ref FAN/CL6145  
Our ref LSG4/prow/JB/804/454  
Date 12<sup>th</sup> June 2007

DX 710928 Preston County Hall  
Number

Dear Ms Neacy

**WILDLIFE AND COUNTRYSIDE ACT 1981 – PART III  
CLAIM FOR DEFINITIVE MAP MODIFICATION ORDER  
CLAIMED PUBLIC FOOTPATH FROM KELLET LANE TO RANGLLET ROAD,  
BAMBER BRIDGE, BOROUGH OF SOUTH RIBBLE.  
APPLICATION NO 804/454**

Thank you for your letter of 8<sup>th</sup> June, and many thanks for replying so promptly.

If you are able to retrieve any further information I should be grateful to receive it.

I look forward to hearing from you.

Yours sincerely

On behalf of the County Secretary & Solicitor

---

**Jean Blackledge – Legal Officer**  
County Secretary & Solicitors Group (Environment Section), PO Box 78,  
County Hall, Preston, PR1 8XJ  
DX No 710928 PRESTON COUNTY HALL

Lancashire County Council does not accept service by email

9c

Arpley House, 110 Birchwood Boulevard  
Birchwood, Warrington WA3 7QH  
DX 701658 Birchwood  
Tel: 01925 651144  
Fax: 01925 411493  
www.englishpartnerships.co.uk



8<sup>th</sup> June 2007

County Secretary & Solicitors Group  
Lancashire County Council  
DX 710928  
Preston County Hall

Your Ref: LSG/prow/JB/  
804/454

Our Ref: FAN/ CL6145

Dear Sirs

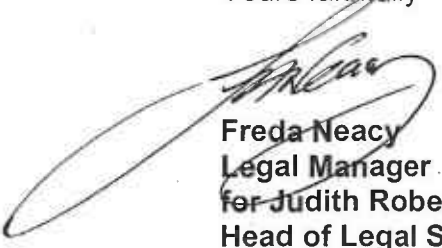
**Claimed Public Footpath : Kellet Lane to Ranglet Road, Bamber Bridge, Preston**  
**Application No 804/454**

I thank you for your letter dated the 5<sup>th</sup> June and would advise that had we had a copy of a Dedication Agreement in relation to the above it would have been supplied , unfortunately, no such copy can be traced. In a similar vein , has the path been dedicated as a footpath at the time of disposal then , one would assume , that it wouldn't now be at issue.

From my experience of the Central Lancashire New Town area and from anecdotal evidence from a colleague , Steve Robson, who is still with EP and who had been employed by CLDC , I believe that many adoption issues may not have been concluded at the time of disposal of individual factory units /ancillary parking and landscape areas – respective Purchasers would have taken their Sites with the status of footpaths / highways as they were at that time.

I am currently seeking to retrieve any archived files that we may have from the time of disposal ( if they have not yet been destroyed) to discover what may have been said in Replies to Enquiries before Contract. Any files that we may have are stored off site (in Hemel Hempstead) and will take a few days to retrieve.

Yours faithfully



**Freda Neacy**  
**Legal Manager**  
**for Judith Roberts**  
**Head of Legal Services**

Direct Dial 01925 644625  
Shared Fax 01925 644745  
e-mail : [fredaneacy@englishpartnerships.co.uk](mailto:fredaneacy@englishpartnerships.co.uk)

English Partnerships  
DX701658  
BIRCHWOOD

FAO Freda Neacy  
Legal Manager

(01772) 533427  
(01772) 533614  
Jean.blackledge@css.lancscc.gov.uk

Your ref FAN/CL6145  
Our ref LSG4/prow/JB/804/454  
Date 7<sup>th</sup> June 2007

DX 710928 Preston County Hall  
Number

Dear Ms Neacy

**WILDLIFE AND COUNTRYSIDE ACT 1981 – PART III  
CLAIM FOR DEFINITIVE MAP MODIFICATION ORDER  
CLAIMED PUBLIC FOOTPATH FROM KELLET LANE TO RANGLLET ROAD,  
BAMBER BRIDGE, BOROUGH OF SOUTH RIBBLE  
APPLICATION NO 804/454**

Thank you for your letter of 5<sup>th</sup> June, and many thanks for replying so promptly.

I agree that it is clear that the path had been constructed by 1987 but I need to know whether the Commission had already dedicated it as a public footpath.

Please let me know what the path was intended to be once constructed.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

On behalf of the County Secretary & Solicitor

---

**Jean Blackledge – Legal Officer**  
County Secretary & Solicitors Group (Environment Section), PO Box 78,  
County Hall, Preston, PR1 8XJ  
DX No 710928 PRESTON COUNTY HALL

Lancashire County Council does not accept service by email

9E

5<sup>th</sup> June 2007

County Secretary & Solicitors Group  
Lancashire County Council  
DX 710928  
Preston County Hall

Your Ref:  
LSG4/prow/JB/804/454  
Our Ref: FAN/CL6145

Dear Sirs


**Claimed Public Footpath : Kellet Lane to Ranglet Road, Bamber Bridge**  
**Application no 804 /454**

Thank you for your letter dated 4<sup>th</sup> June.

The land in question was acquired by the former Central Lancashire New Town Development Corporation on the 17<sup>th</sup> June 1974 from Peter Abbott Rawlinson and Margaret Rawlinson as part of the former " Long Lane Farm". There was a Lease of the area dated 16<sup>th</sup> June 1980 in favour of L.C. Automation Ltd (the lessee) and then a subsequent Deed of Conveyance to the lessee dated 8<sup>th</sup> September 1987 ( copy enclosed for your information). The Plan to the Conveyance clearly illustrates that at the time of sale the path would appear to have been in place

I trust that this information satisfies your requirements, if not please don't hesitate to give me a call.

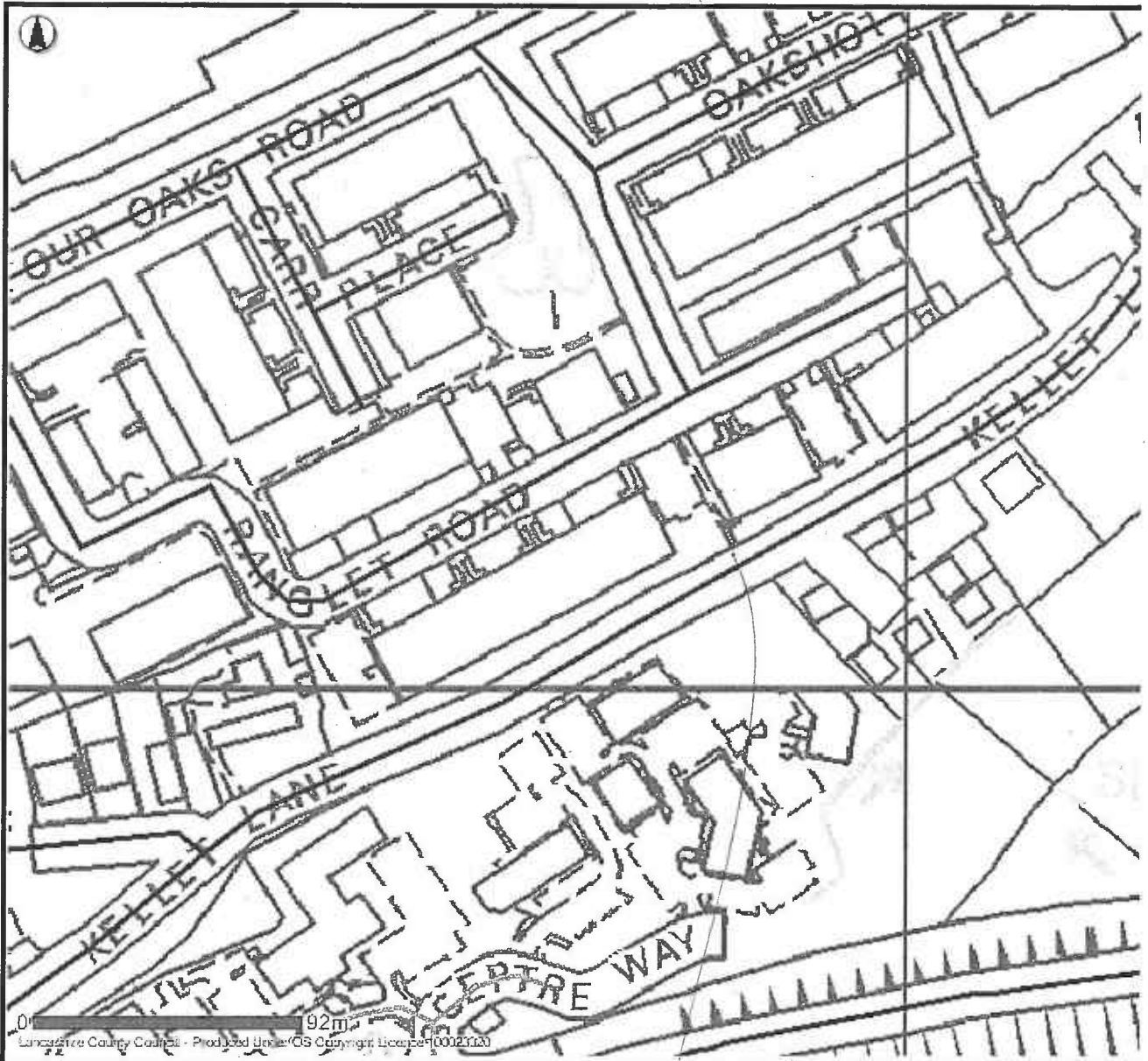
Yours faithfully



**Freda Neacy**  
**Legal Manager**  
**for Judith Roberts**  
**Head of Legal Services**

Direct Dial 01925 644625  
Shared Fax 01925 644745  
e-mail : [fredaneacy@englishpartnerships.co.uk](mailto:fredaneacy@englishpartnerships.co.uk)





Lancashire  
County Council

Date:  
6/6/2007

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Crown Copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Lancashire County Council - OS Licence 100023320 © 2007

*Part of streets  
not adopted*

(01772) 533427  
(01772) 533614  
Jean.blackledge@css.lancscc.gov.uk

English Partnerships  
DX701658  
BIRCHWOOD

Your ref  
Our ref LSG4/prow/JB/804/454  
Date 4<sup>th</sup> June 2007

FAO Freda Neacy  
Legal Manager

DX Number 710928 Preston County Hall

Dear Ms Neacy

**WILDLIFE AND COUNTRYSIDE ACT 1981 – PART III  
CLAIM FOR DEFINITIVE MAP MODIFICATION ORDER  
CLAIMED PUBLIC FOOTPATH FROM KELLET LANE TO RANGLLET ROAD,  
BAMBER BRIDGE, BOROUGH OF SOUTH RIBBLE  
APPLICATION NO 804/454**

I thank you for your letter of 16<sup>th</sup> October 2006, sent in reply to my letter to you of 3<sup>rd</sup> October 2006. I enclose copies of this correspondence for your ease of reference.

I note that your letter states that your organisation "would have no objection to the route being deemed dedicated as a public footpath". I would however be grateful if you would confirm the dates during which the Commission for the New Towns owned the land over which the claimed route passes and whether the Commission, as owners, constructed the claimed route and intended it to be a public footpath.

It would also be of assistance to the County Council in considering this claim if you were able to supply any plans of the development of the site, showing how the route of the claim was depicted at that time.

I look forward to hearing from you

Yours faithfully

On behalf of the County Secretary & Solicitor

---

**Jean Blackledge – Legal Officer**  
County Secretary & Solicitors Group (Environment Section), PO Box 78,  
County Hall, Preston, PR1 8XJ  
DX No 710928 PRESTON COUNTY HALL

Lancashire County Council does not accept service by email

9H



Arpley House, 110 Birchwood Boulevard  
Birchwood, Warrington WA3 7QH  
DX 701658 Birchwood  
Tel: 01925 651144  
Fax: 01925 411493  
www.englishpartnerships.co.uk



16 October 2006

County Secretary & Solicitors Group  
Lancashire County Council  
DX 710928  
Preston County Hall

Your Ref: LSG4/prow/JB/5.229760  
(804/454)  
Our Ref: FAN/MA/CL6145

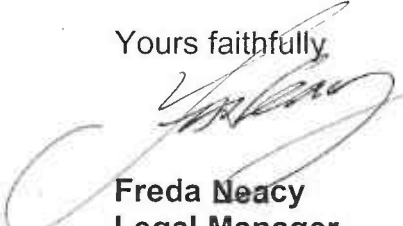
Dear Sirs

**WILDLIFE AND COUNTRYSIDE ACT 1981 (PART III)  
CLAIM FOR DEFINITIVE MAP MODIFICATION ORDER  
CLAIMED PUBLIC FOOTPATH FROM KELLET LANE TO RANGLLET ROAD,  
BAMBER BRIDGE PRESTON : BOROUGH OF SOUTH RIBBLE  
APPLICATION No 804/454**

I refer to your letter dated 3 October 2006 and would confirm that Commission for the New Towns (now known for business purposes as English Partnerships) no longer has any ownership in relation to the land in question.

However, from anecdotal information supplied to me from one of my Planning colleagues I can advise that it has always been believed that the land in question formed a route of footpath during the period (at least) of the commercial development. We would have no objection to the route being deemed dedicated as a public footpath.

Yours faithfully,



**Freda Neacy**  
**Legal Manager**  
**For Judith Roberts**  
**Head of Legal Services**

Direct Dial 01925 644625  
Shared Fax 01925 644745  
e-mail : [fredaneacy@englishpartnerships.co.uk](mailto:fredaneacy@englishpartnerships.co.uk)

(01772) 533427  
(01772) 533614  
Jean.blackledge@css.lancscc.gov.uk

Total Cellar Systems Ltd  
Unit 468 Ranglet Road  
Walton summit  
Bamber bridge  
Preston  
PR5 8AR

Your ref  
Our ref LSG4/prow/JB/804/454  
Date 30<sup>th</sup> November 2006  
  
DX 710928 Preston County Hall  
Number

FAO David Asbridge  
HR & Utilities Manager

Dear Sir

**WILDLIFE & COUNTRYSIDE ACT 1981 – PART III  
CLAIM FOR DEFINITIVE MAP MODIFICATION ORDER  
CLAIMED FOOTPATH FROM KELLETT LANE TO RANGLLET ROAD, BAMBER  
BRIDGE  
CLAIM NO 804/454**

Thank you for your letter and email of 28<sup>th</sup> November.

As I must ensure that all interested parties are notified of the claim and of the subsequent decision, I would be grateful if you would confirm whether Mr Ellis is the *sole* Trustee of the Directors Retirement and Death Benefit Scheme. If there are other Trustees please supply me with their names and correspondence address.

The claim is being investigated by the County Council and all representations received will be borne in mind by the County Council when the matter is referred to the Regulatory Committee for determination. Once the Committee has considered the claim I will write to you again to notify you of the decision which has been reached.

Yours faithfully]

On behalf of the County Secretary & Solicitor

---

**Jean Blackledge – Legal Officer**  
County Secretary & Solicitors Group (Environment Section), PO Box 78,  
County Hall, Preston, PR1 8XJ  
DX No 710928 PRESTON COUNTY HALL

804/454

LANCASHIRE COUNTY COUNCIL  
29 NOV 2006  
MAIL DIRECT



Jean Blackledge  
County Secretary & Solicitors Group  
Environment Section  
PO Box 78  
County Hall  
Preston  
PR1 8XJ

Unit 468, Ranglet Road  
Walton Summit  
Bamber Bridge  
Preston PR5 8AR  
  
Tel: +44 (0)1772 310310  
Fax: +44 (0)1772 310311  
www.totalcellar.co.uk  
e-mail: preston@totalcellar.co.uk  
Reg. in England No. 2505542

28<sup>th</sup> November 2006

Dear Ms Blackledge,

Thank you for your letter reference LSG4/prow/JB/804/454 dated 6<sup>th</sup> November 2006, in reply to my letter of 1<sup>st</sup> November 2006.

Please accept my sincere apologies for not responding sooner than this but the Chairman of the Company was on holiday earlier in the month and I have been indisposed for the past two weeks. I will now address the query raised in your letter in respect of ownership of the site; the Chairman of the Company Peter Brian Ellis is also the Trustee of the Total Cellar Systems Ltd Directors Retirement and Death Benefit Scheme.

I trust that this statement will clarify the situation to your satisfaction, if however you require additional information then please do not hesitate to contact me again.

Yours sincerely

David Asbridge  
HR & Utilities Manager  
(via Royal Mail and e-mail)

## Regional Centres

<b>North West</b>	429 Ranglet Road, Walton Summit, Preston, Lancashire PR8 8AR Telephone: 01772 313999 Fax: 01772 310331
<b>West Midlands</b>	Unit 2-3 Oak Tree Court, Brookfield Drive, Cannock WS11 0JN Telephone: 01543 456942 Fax: 01543 456 946
<b>Yorkshire/Humberside</b>	Unit 4 Lister Park, Off Green Lane Ind Park, Featherstone, Pontefract, West Yorkshire WF7 6EH Telephone: 01977 692670 Fax: 01977 692678
<b>East Midlands</b>	Unit 2 Block 9, Hallam Way, Old Mill Lane Ind Estate, Mansfield Woodhouse NG19 9BG Telephone: 01623 666963 Fax: 01623 666966
<b>North East</b>	26-27 Phoenix Road, Crowther Ind Estate, Washington, Tyne & Wear NE38 0AD Telephone: 01914 197350 Fax: 01914 197355

(01772) 533427  
(01772) 533614  
Jean.blackledge@css.lancscc.gov.uk

Total Cellar Systems Ltd  
Unit 468 Ranglet Road  
Walton Summit  
Bamber Bridge  
Preston  
PR5 8AR

Your ref  
Our ref LSG4/prow/JB/804/454  
Date 6<sup>th</sup> November 2006  
  
DX 710928 Preston County Hall  
Number

FAO Mr David Ashbridge  
Utilities Manager

Dear Sir

**WILDLIFE AND COUNTRYSIDE ACT 1981 – PART III  
CLAIM FOR DEFINITIVE MAP MODIFICATION ORDER  
CLAIMED FOOTPATH FROM KELLETT LANE TO RANGLLET ROAD, BAMBER  
BRIDGE  
CLAIM NO 804/454**

Thank you for your letter of 1<sup>st</sup> November, with enclosures.

Firstly, please accept my apologies for the fact that my letter to you was undated, and rest assured that your comments will be borne in mind when the claim is considered by the County Council's Regulatory Committee. We make every effort to obtain the views of all interested parties, and although we request a reply within 28 days, this is not a strict deadline and any representations received before the claim is considered will be included in the Committee's deliberations.

Your letter states that the Chairman of your company owns the site. However the land certificate for 429 Ranglet Road (LA 853031) shows that ownership of the land crossed by the claimed route rests with Trustees of Total Cellar Systems Ltd Directors Retirement and Death Benefit Scheme. I sent notification of the claim to the trustees at their home addresses in September but it appears that the trustees may have changed/moved and I have received no reply. I would be grateful if you could confirm whether ownership has since changed or whether new Trustees have been appointed, so that I may be sure of contacting the correct registered owner.

Continued.....

---

**Jean Blackledge – Legal Officer**  
County Secretary & Solicitors Group (Environment Section), PO Box 78,  
County Hall, Preston, PR1 8XJ  
DX No 710928 PRESTON COUNTY HALL

Lancashire County Council does not accept service by email

9L

I am not in a position to say when the claim will be determined by the Regulatory Committee as the County Council's investigations may take some time. Once the Committee has considered the claim I will write to you again to notify you of the decision which has been reached.

In the meantime I look forward to hearing from you concerning ownership.

Yours sincerely

On behalf of the County Secretary & Solicitor



dispense engineers to the brewing industry

Jean Blackledge  
County Secretary & Solicitors Group  
(Environment Section)  
PO Box 78, County Hall  
PRESTON  
PR1 8JX

Unit 468, Ranglet Road  
Walton Summit  
Bamber Bridge  
Preston PR5 8AR

Tel: +44 (0)1772 310310  
Fax: +44 (0)1772 310311  
www.totalcellar.co.uk  
e-mail: preston@totalcellar.co.uk  
Reg. in England No. 2505542

1 November 2006

Dear Madam,

Re: Wildlife and Countryside Act 1981 – Part III, Claim for a Definitive Map Modification Order  
Application No. 804/454

We acknowledge the receipt of your undated letter Reference LSG4/prow/JB/5.28760(804/454). Notwithstanding that your letter is undated, it imposes a 28 day deadline (from the date of that letter) for us to lodge any observations, comments or objections to the application submitted to the council.

Your letter was addressed to this Company's Registered Office at HCWA Limited (Chartered Accountants), 120-124 Towngate, Leyland for onward despatch to this address. As we do not know the date that the letter was posted by you we feel that we are being compelled to work to an unclear or unknown deadline. Nonetheless we submit the following points for the Council's consideration.

- 1 First and foremost the Chairman of this Company owns the land. Land Registry records clearly indicate the private ownership of the land on which Units 468 and 429 Ranglet Road are situated from the kerbside in Kellet Lane to the inner pavement edge in Ranglet Road.
- 2 The 'Claimed' Public Footpath is not designated on any Ordnance Survey or similarly authorised maps as far as we are able to establish and the South Ribble Borough Council (SRBC) actually confirmed this fact, in writing, in their letter dated 9<sup>th</sup> June 2006. (Please see Appendix A to this letter.)
- 3 When the property and land at 429 Ranglet Road was purchased in 1998 the required searches with the Land Registry or other authorities failed to provide any evidence of a 'public footpath' or 'public right of way' on or through the land being purchased.
- 4 When we questioned the proposed removal by the SRBC and the English Partnership (EP) of a street lamp providing illumination for the 'pathway' the SRBC was quite emphatic that the 'pathway' was on privately owned land and was not a recognised public right of way. As a direct consequence of this we have given the SRBC and EP permission to come onto our property to remove the street lamp concerned. (Please see Appendices A, B, B1 and C)
- 5 We contend that as far as formal records are concerned both the Land Registry and the SRBC have confirmed that the land and property at 468 and 429 Ranglet Road, is privately owned.
- 6 On one occasion in 1999 British Telecommunications plc (BT) requested permission to excavate the 'pathway' in order to lay or replace communication cables across our property, whilst we no longer have written evidence of the request the fundamental signs of BT activity is clear for all to see. We might add BT's work was not for our sole benefit rather it was for the benefit of all their customers in the immediate vicinity. On another occasion also in 1999

## Regional Centres

<b>North West</b>	429 Ranglet Road, Walton Summit, Preston, Lancashire PR8 8AR Telephone: 01772 313999 Fax: 01772 310331
<b>West Midlands</b>	Unit 2-3 Oak Tree Court, Brookfield Drive, Cannock WS11 0JN Telephone: 01543 456942 Fax: 01543 456 946
<b>Yorkshire/Humberside</b>	Unit 4 Lister Park, Off Green Lane Ind Park, Featherstone, Pontefract, West Yorkshire WF7 6EH Telephone: 01977 692670 Fax: 01977 692678
<b>East Midlands</b>	Unit 2 Block 9, Hallam Way, Old Mill Lane Ind Estate, Mansfield Woodhouse NG19 9BG Telephone: 01623 666963 Fax: 01623 666966
<b>North East</b>	26-27 Phoenix Road, Crowther Ind Estate, Washington, Tyne & Wear NE38 0AD Telephone: 01914 197350 Fax: 01914 197355



the North Western Electricity Board (NORWEB) requested permission to excavate the pathway to lay their cables, once again this was not for the sole benefit of this Company. On both occasions, to the best of our knowledge and belief they used barriers supported by warning signs with flashing lamps during the hours of darkness.

Other aspects for consideration:

- 7 Since the purchase of Unit 429 in 1998 we have controlled the growth of the hedges and other vegetation adjacent to the pathway by continually cutting it back, otherwise the pathway would have been closed, quite naturally, by Mother Nature herself. The hedgerows along the northern side of Kellet Lane are quite impenetrable in many places.
- 8 We have also removed, at our own expense, the vast quantities of rubbish, some of it not at all pleasant including large quantities of dog excrement, that has been and continues to be fly-tipped or deposited in the area. This is simply because the opening to the pathway provides the only break in the trees and hedgerows, albeit a rather small break, along the length of Kellet Lane.
- 9 Kellet Lane is an extremely busy road used by extremely large vehicles heading to and from the confluence of the three Motorways. We are aware that some of the residents of Kellet Lane have protested long and hard about this to the police and to the Council for the introduction of traffic calming measures – sadly all to no avail. For the greater part of its length there are no residential buildings along the northern side of Kellet Lane. There are one or two residences, a farmhouse and farmyard at the western end near to the junction with Tramway Lane. Whilst at the eastern end of the lane there is a row of three terraced cottages, a group of some five or so quite large detached houses and finally another cottage straddling the corner at the junction of Kellet Lane with Brindle Road.  
The only pavements on the north side of Kellet Lane are at the extreme ends of the lane directly in front of the aforementioned residences. For some three quarters of its length high trees border the northern side of Kellet Lane with very thick undergrowth right up to the kerbside, it is only the sheer volume and size of the traffic using Kellet Lane that prevents the vegetation from encroaching onto the road itself. The point at where the pathway under discussion joins Kellet Lane is possibly the most dangerous place along the whole of the northern edge of the lane. It is sited almost at the apex of a bend in the road from where it is almost impossible to see traffic coming from the right; it is necessary to lean into or even to step into the roadway to ascertain if it is safe to cross to the pavement on the other side. The view of traffic coming from the left is only marginally safer. Even in the wintertime when the trees have dropped their leaves and the undergrowth has died back somewhat, it still remains a very dangerous place. Indeed, if one wished to introduce a 'public footpath' from Kellet Lane to the Walton Summit Estate, the point between 468 and 429 Ranglet Road is the very last position any sensible person would choose. We invite you to view it, even now when the foliage is dying back.
- 10 We have, on about five or six occasions since September 2001 posted notices advising the public that the area around and between 429 and 468 is private land, mainly in a vain attempt to stop fly tipping, any notice we posted had a life expectancy of less than twenty-four hours. The notices were laminated against the weather and tied to the trees adjacent to the pathway. The notices advising the public that we were closing off the land with effect from 31<sup>st</sup> August

2006 were replaced almost on a daily basis over a sixty-day period from 30<sup>th</sup> June 2006 until 31<sup>st</sup> August 2006. In the main the notices were simply torn down, screwed up and thrown into the hedgerows although a small number of them may just have been removed and passed to a certain local councillor to enable him to lodge an appeal with you, against our legitimate efforts to utilise our own land for our own benefit.

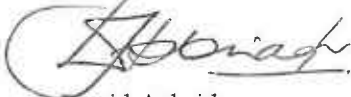
- 11 We currently employ 59 individuals between the two premises and not a single employee of this Company uses the pathway from Kellet Lane to reach their place of work. The nearest public transport bus stops are situated in Tramway Lane, both bus stops afford safe and easy access to Four Oaks Road and therefore to the Walton Summit industrial complex. Similarly individuals from the Clayton Brook housing areas working on Walton Summit and travelling either on foot or by bicycle can enjoy a safe and easy access to the Walton Summit site via the same route and without using the potentially dangerous Kellet Lane route. Finally pedestrians or cyclist requiring access to the Walton Summit from the housing complexes at the eastern end of Kellet Lane have a means of entry via a pathway leading from Brindle Road to Four Oaks Road. This too is a potential danger spot but the field of vision is a little better and in our opinion it is much safer than the Kellet Lane pathway.
- 12 429 Ranglet Road was purchased with the specific long term intention of combining the two units (429/468) into one large unit with centralised office accommodation, this would happen when finances and circumstances permitted. Clearly we could not undertake the joining of the two units until our plans and intentions to expand the Company as a whole had been confirmed and the necessary funding secured. We have now reached this vital stage in our development and consequently our Architects have already submitted an application for planning permission to the Council.
- 13 If our application proves to be successful and we expand as we hope to do, we genuinely expect that we will be able to create a minimum of some forty new jobs here in Walton Summit; the final figure could be as high as sixty new jobs. 468 Ranglet Road is the operational headquarters of Total Cellar Systems and together with Microflow Europe Limited we provide full time employment for well over two hundred employees. We operate out of seven different locations throughout England and we cover an area from north of the Home Counties through to the border with Scotland. The knock on effects of expansion within our Walton Summit Head Office operations will, almost certainly, bode well for increased employment opportunities in other areas of England and Wales too.

We would point out that the Walton Summit complex is a light industrial estate. It is an entirely working environment that does not provide for places of entertainment or leisure therefore the greater majority of individuals who visit Walton Summit are there because of their employment. More than adequate safe and legitimate pedestrian and vehicular access to the site is readily available to all without the need for anyone to use the unsafe, unauthorised and quite clearly un-adopted footpath that currently runs through our property.

Finally, we would wish to point out, that as far as we are reasonably able to establish, at no time during the period the land and property has been owned by the Chairman of this Company has anyone claimed or attempted to claim that the pathway is or ever was a public right of way. We have never formally given anyone permission to use the pathway neither, again as far as we can reasonably ascertain, did the

previous owners of the property. Whilst the land remained unused pending our intended expansion, we had no great objections to individuals taking a shortcut provided they did not cause any damage.

Yours faithfully  
For Total Cellar Systems Limited

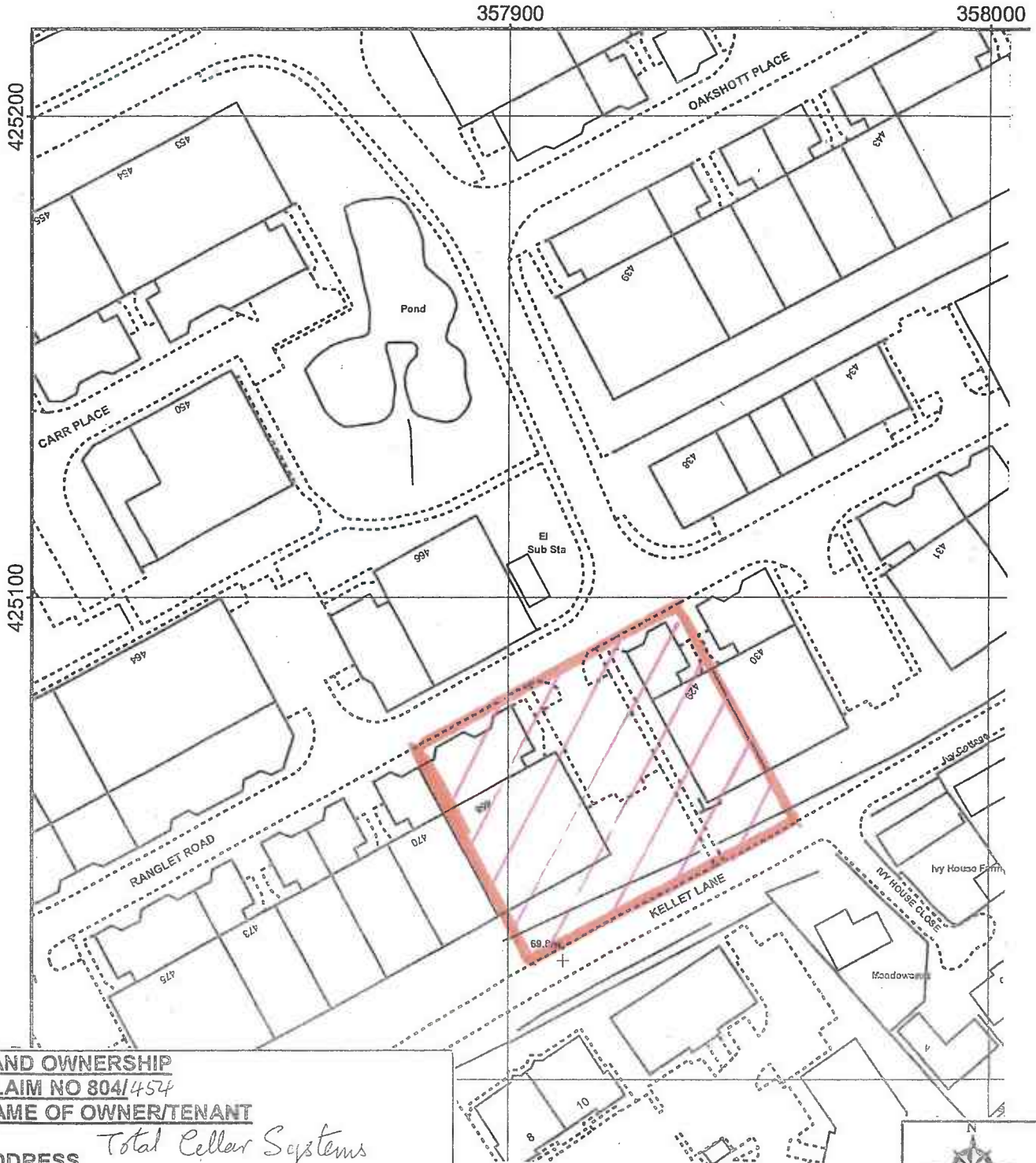
A handwritten signature in black ink, appearing to read 'D Asbridge', written over a faint circular stamp or watermark.

David Asbridge  
Utilities Manager



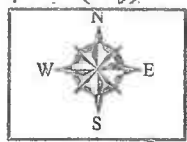
**Wildlife and Countryside Act 1981**  
**Claimed public footpath from**  
**Kellet Lane to Ranglet Road, Walton-le-Dale,**  
**South Ribble Borough**  
**Claim no. 804/454**

G. Harding B Eng, C Eng, FICE, FIHT, MIMgt. Director, Environment Directorate.  
 P.O. Box 9, Guild House, Cross Street, Preston. PR1 8RD.



**LAND OWNERSHIP**  
**CLAIM NO 804/454**  
**NAME OF OWNER/TENANT**  
**ADDRESS** *Total Celler Systems*

**REF: LSG4/PROW/JB/804/454**



GR

Date: 9<sup>th</sup> June 2006

Your ref:

Our ref: SW/H3090

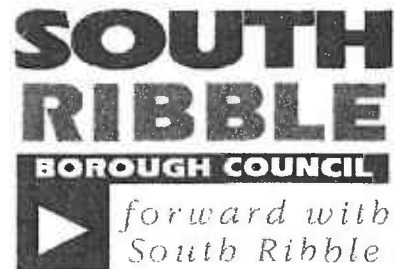
Please ask for: S.Warren

Extension: 5478

Direct Dial Tel: 01772 625478

Fax: 01772 455766

email:



Civic Centre, West Paddock,  
Leyland, Lancashire PR25 1DH  
Tel: 01772 421491  
Fax: 01772 622287  
email: [info@southribble.gov.uk](mailto:info@southribble.gov.uk)  
website: [www.southribble.gov.uk](http://www.southribble.gov.uk)

Total Cellar Systems Limited,  
Unit 468 Ranglet Road,  
Walton Summit,  
Bamber Bridge  
Preston  
PR5 8AR

F.A.O David Ashbridge

Dear Sir,

**STREET LIGHTING COLUMN NO.13 AT SIDE OF UNIT NO.468 RANGLLET ROAD,  
WALTON SUMMIT**

I refer to your letters dated 3<sup>rd</sup> April 2006 and 30<sup>th</sup> May 2006 sent to D.Gluyas (English Partnership) and copied to me and apologise for not acknowledging receipt of these letters.

I also refer to the site meeting held on 6<sup>th</sup> June 2006 between D.Gluyas and B.Chadwick (English Partnerships) and S.Warren (South Ribble Borough Council) and yourself about the above street lighting.

Arrangements will be made to disconnect and remove this column upon receipt of the works order from English Partnerships. The contractors will be instructed to contact you to arrange a suitable date and time to carry out these works.

**FOOTPATH INBETWEEN UNIT NOS.429 AND 468 FROM RANGLLET ROAD TO  
KELLET LANE, WALTON SUMMIT**

At the present time this footpath has no legal status. It is not part of the adopted highway and it is not a definitive footpath. South Ribble Borough Council would certainly consider installing street lighting on the footpath and have it adopted as part of the highway network if requested.

In order for the Council to proceed it would be necessary for the landowner to dedicate the land under the footpath as highway. I would be grateful if you could consider this matter and contact me if you want to proceed with the land dedication.

Yours faithfully

S.Warren  
Senior Technician (Projects)

South Ribble Borough Council  
Civic Centre  
West Paddock  
Leyland  
Lancashire  
PR25 1DH

11<sup>th</sup> July 2006

For the attention of Mr S Warren - Senior Technician (Projects)

Dear Sir,

**Re: Street Lighting Column Number 13 – Car Park 468 Ranglet Road, Walton Summit**

I acknowledge receipt of your letter Reference SW/H3090 dated 9<sup>th</sup> June 2006 and on this occasion it is my turn to apologise for my tardiness in replying.

We are still waiting for English Partnership or contractors appointed by them to advise us when they intend to remove the lighting column. It will be to everyone's benefit not least the contractor, if we agree a date and time for them to recover the column, this will enable us to ensure that the car park is kept clear whilst the work undertaken.

Concerning the footpath, we have decided to close it with effect from the 1<sup>st</sup> September 2006 and to this end we have printed and displayed 'Notices' advising pedestrians using the footpath of our intentions. This is proving to be a little frustrating as the notices are being continually destroyed. We assume but we cannot be certain, that the perpetrators are youngsters who tend to congregate on the Summit during the evening and at weekends when it is quiet however, we will persevere and continue to replace the notices.

Yours faithfully

David Asbridge  
HR and Utilities Manager

**PUBLIC NOTICE**

**CLOSURE OF FOOTPATH**

**WITH EFFECT FROM**  
**31<sup>st</sup> AUGUST 2006**

**USERS OF THIS FOOTPATH ARE ADVISED THAT THE FOOTPATH RUNS THROUGH PRIVATELY OWNED PROPERTY, THE FOOTPATH HAS NO LEGAL STATUS, IT IS NOT PART OF THE ADOPTED HIGHWAY AND IS NOT A DEFINITIVE FOOTPATH.**

**THE LEGAL OWNERS OF THE LAND INTEND TO EXERCISE THEIR RIGHT TO FENCE OFF THEIR PROPERTY WHICH WILL RESULT IN THE PERMANENT CLOSURE OF THIS PATHWAY AFTER 31<sup>ST</sup> AUGUST 2006.**

**30<sup>TH</sup> JUNE 2006**

Mr S Warren  
(Senior Technician – Projects)  
South Ribble Borough Council  
West Paddock  
Leyland  
Lancashire  
PR25 1DH

9<sup>th</sup> August 2006

Dear Sir,

Re: Street Lighting Column No 13 and Other Matters.

We refer to recent correspondence between English Partnerships, South Ribble Borough Council and this Company; in particular we refer to your letter Reference SW/H3090 dated 9<sup>th</sup> June 2006 and to our reply dated 11<sup>th</sup> July 2006.

As stated in our letter of 11<sup>th</sup> July 2006 we have displayed notices advising users of the un-adopted footpath of our intention to close access through our property with effect from 31<sup>st</sup> August 2006; the notices have been continually displayed since 30<sup>th</sup> June 2006. Contractors have now been given instructions to fence off our property on 31<sup>st</sup> August 2006. We have also instructed a firm of architects to draw up designs and plans for the building of additional office accommodation and warehouse space between buildings 429 and 468 thus effectively joining the two buildings together, subject of course to the appropriate approval by the council.

You may wish to advise Mr Gluyas and English Partnerships of our intentions to enable them to remove Lighting Column No 13. I will be absent from 22<sup>nd</sup> August until 7<sup>th</sup> September 2006; during my absence Mr Brian Ellis will be available if you need to contact anyone within this Company.

Yours faithfully

David Asbridge  
Human Resources and Utilities Manager

9v