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EK/AH/Margate/TM1
6th June 2007.

Dear Mr. Hutchinson,

Agreed repairs to the 'Farm Road' at East Northdown.- TM1

Further to my proposals set out in my letter of 14th May , and discussed at our discussion this morning . I wish to confirm the following.

I set out my case for good title to the private road, as is currently being taken up by my solicitors with the land registry. No evidence to the contrary having been produced.

I further showed you:-

the provision , within the transfer of the 9th Nov. 1982, by which Mr. Miles is obliged to pay towards the upkeep of the road to my father and his successors in title. (this in no way subject to any title or proof of title being shown).

Evidence that all the other road users , Oast Cottage, East Northdown House and Lawn Cottage paid the proscribed charges for the years 1983,1984, 1985.

We agreed the following programme of works to bring the farm road back up to an acceptable standard as a private roadway for vehicular traffic in addition to its safe use as a public bridleway.

Upper section where surface has badly deteriorated.

*Clearing any surface vegetation, leaves and detritus,

*Treat any weeds with suitable weedkillers

*Regulate and compact existing surface with vibrating roller where loose

*Regulate the surface , filling dips and holes with suitable material and excavating those areas which are too high , impeding the effective drainage.

*Supply and lay 30mm of 10mm dense bitumen over trafficked area. (Leaving the previously untarmaced area – approx. 1m either side as a hard passing/pedestrian area.)

*Ensure camber is sloped to the farm side

*Ensure the water can flow freely along the farm-side margin of the road and into the soakaway on the farmside.

also

*attend to the area in front of the farmhouse entrance at the point that the camber reverses as above.

*attend to the area between oast cottage and the 'new manor house' and 'warren barn' entrances as above.

*Clear the soakaway in the corner of the Lawn Cottage garden .

It was agreed that Friend Growers would , as occupiers of the farm instigate the works ‘in house’ , to the same standards as the other tarmaced areas within the farm, as has always been the past with past works to the Farm Road

You will approach the occupiers of Oast Cottage , and East Northdown House/Mockett Cottage for a ‘without prejudice’ contribution for a proportion of the costs of materials in relation to the size and usage of their properties of £1200 for East Northdown House(and cottage) , and £750 for Oast Cottage.

I will approach the other four households directly to contribute a ‘fair’ contribution in proportion to the rateable values and the provisions set out in their respective transfers, some in advance and some on completion when the final costs and likely contributions are known.

I would be grateful if you would organise the appropriate closure notices. We will , of course endeavour to create as little inconvenience as possible for the other users of the lane, however any physical restrictions to being able to carry out the works could lead to a major expense in wasted materials etc. It would be best to leave the exact date open , if possible , over a set period as discussed, to be finalised according to availability of manpower, materials , the weather etc.

Yours sincerely

William Friend.