

It is clear from the responses by the applicant to the Planning Inspectorate that there remain serious issues with the development even at this late stage. Whilst the developers claimed that a deal on the use of highways was imminent, Rutland County Council stated that 'an agreement would not be likely to be completed within a period of two months without significant amendments made by the applicant.'

Moreover the lack of an agreement between Network Rail and the developers resulted in the late inclusion of proposed compulsory acquisitions for residents in Essendine as a contingency plan for the necessary cabling to facilitate the project. That a deal has still not been reached is extremely disappointing and highlights the inadequacy of the application.

As an interested party I have not been told whether an assessment has been carried out into the impact the development would have on the rare Great Crested Newt species and if so, what that impact would be.

Overall then the developers have proceeded in an unsatisfactory manner such that their application deserves to be refused.