

I refer to your letter dated 2nd April 2024 & now comment in respect of the responses provided by Mallard Pass(MP), Rutland County Council (RCC) & Lincolnshire County Council (LCC). I write in my capacity as a local resident in Greatford & as a chartered surveyor with over 40 years experience in both commercial & residential property development including a number of significant schemes.

I am astonished that at this very late stage that the developer (MP) has no agreement for either the cabling route or highway arrangements both fundamental to this proposal. I comment as follows;

CABLING ROUTE.

I note that no response to your request has been received from Network Rail (NR). Therefore we only have MP's response & their interpretation. Why has agreement not been reached for the grant of an easement. Is this a technical issue or is it down to financial terms ? Is the developer ransomed ? MP are now looking at the cabling route through Essendine by using CPO powers. I thought this had been previously discounted. What consultation has taken place with residents. The disturbance to residents could be very significant & long time delays could be encountered in getting the orders confirmed

HIGHWAYS

It is a major concern after 2 years MP have not reached agreement either with RCC or LCC. Throughout the planning process we have consistently raised concerns that the huge anticipated volume of HGV traffic will have an adverse impact on the local road network & villages .In Greatford we already suffer from gravel lorries using the village as an unauthorised short cut which LCC are incapable of policing.

COMMUNITY BENEFIT FUND

This has been offered by MP as a last minute sweetener & is not part of the planning process. To date no benefits have been offered to the local communities . The proposal only has massive downsides for all local people. Throughout the inquiry process we have consistently raised the issue of increased flood risk to Greatford that the installation of 560000 solar panels will cause by increased surface water run off into the River West Glen. A problem consistently ignored by MP. The recent unprecedented flooding in Greatford after Storm Henk resulted in virtually 50% of all properties being affected. If the DCO were granted this position will be exacerbated with very serious consequences. I sense the the main community benefit that villagers would want in Greatford is that MP provide sufficient funding to provide adequate flood defence for the village.

CONCLUSION

I remain totally opposed to this application on a range of substantive planning grounds. All as made clear during the planning inquiry. Notwithstanding this I find it totally unacceptable that MP are seeking the grant of the DCO without resolving the cabling route or highway arrangements with RCC or LCC.

I strongly urge the Minister to reject this application.

Yours Faithfully

AJ Barker BSc FRICS