

Scheme Reference: TR010037
Unique Reference: 2002 8396

Purpose of representation

- 1. Comments on any additional information/submissions received by Deadline 2.**
- 2. Comments on Progressed SoCG.**

1. REP2 -007

The answer from the Applicant, that plot 7/7c is the area required for the scheme at this stage in the design process is understood, but we remain concerned that the Applicant indicates there is no alternative location for the welfare facilities.

We are not convinced the Applicant has tried hard enough to find an alternative solution and simply referring this to a financial settlement is unsatisfactory. The owner does not consider the Applicant's scheme should be able to prevent or delay the construction and sale of much needed housing.

The Applicant has indicated in meetings that there is insufficient land within the scheme Red Line to provide an alternative location for the facilities, whereas we suggest it may well be possible for alternative land to be made available.

If replacement land is outside the Red Line, in the time available the Applicant can apply either to amend the red line or apply for a freestanding planning permission for the use of other land for welfare purposes.

The owner has detailed planning permission for housing on plot 7/7c which will be built out through 2023 and sold during 2024, with the expected withdrawal from site by December 2024. The A47 Thickthorn Junction scheme proposes works in this location from early 2023 to December 2024 if there are no delays, so the two uses will coincide.

As the plot reference 7/7c will occupy land designed for three houses, after the Applicant has left site, the owners will have to ensure reasonable ground conditions remain and that there are no unintended consequences from the occupation, whether compaction, new contamination from fuels or otherwise relating to construction contract penalties and excess preliminary costs.

If the site (plot 7/7c) is to be used for welfare facilities with portaloos and an office or welfare base, it seems unlikely that the site needs to be 1.7 acres.

As an example, this use may well be accommodated:

- along the hard surfacing of Cantley Lane, a closed off road used for public access, which can be maintained with a temporary diversion.
- on a site limited to the south of the overhead UKPN overhead pylon line which is reserved for public open space after completion. It would not prevent construction, and the delays would be reduced.

If the Applicant can persuade their contractors, or they can be pressurised to omit this area or time limit their occupation, we request that a deadline is set for removal of the compound so the landowners can provide guarantees to contractors and house buyers.

2. SoCG

We have worked as closely with the Applicant as possible, and generally we are agreed on many of the areas of concern. However, we remain very concerned about the long-term use of plot 7/7c and would welcome the Ex. A's assistance to reach a conclusion suitable to both parties.

On behalf of the owners we would be pleased to field further questions or to discuss this issue, including at an accompanied site visit if it would be considered helpful.

Brown & Co
23.11.21