

We represent the interests of Michael Croft, Neil Croft and Joyce Croft T/A C Croft & Sons as occupiers of land affected by the A428 scheme. On behalf of our client, we are instructed to make written representations in addition to the representations made on 9th June 2021 via the Planning Inspectorate's website. Representations are made without prejudice to making further objections/representations at a later stage for different reasons, or to amplify these representations.

We have reviewed the plans included within the Developer's application insofar as they relate to our client and these representations are based upon the information contained therein.

The proposed scheme affects land occupied by C Croft & Sons located to the west of Black Cat Roundabout on the north and south side of the A421. Based on the information available part of the land to the north of the A421 has been identified as permanent acquisition and the land to the south of the A421 has been identified as temporary acquisition.

The proposed scheme affects the main entrance to the land located to the north of the A421. The existing access to this land is via a gate adjacent to the Travel Lodge which is included within the permanent acquisition. Once the new scheme has been developed, it appears that the remaining area of this land will be accessed off the new link road between 'Roxton Road' and 'The Lane'. It is important that this access is as equally commodious as the existing access, and is at a similar level to the finished road level to allow for a safe and efficient operation when exiting the access point with heavy loads and restricted maneuverability such as tractors, sprayers and combines. The land identified also benefits from an existing land drainage scheme and appropriate arrangements should be put in place to provide for, and deal with the continuation of the existing land drainage scheme, so as not to impact the drainage of the remainder of the field to the north.

The land located to the south of the A421 has been identified a temporary acquisition, this land should be reinstated to it's former condition and level before being returned back to the landowners.

We require further details on the proposed accommodation works to ascertain the full impact on my client's leasehold interest. As a minimum, our client requires commodious access, post scheme land drainage, and fencing and hedge of boundaries to mitigate the detrimental affect of this scheme.