

We represent the interest of Richard Bates and Janet Must as landowners of land affected by the A428 scheme. On behalf of our clients, we are instructed to make written representations in addition to the representations made on 10th 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 owned by Richard Bates and Janet Must located to the west of Roxton Road on the north and south side of the A421, and land to the north of School Lane. Based on the information available this land has been identified as permanent acquisition.

This land is located within close proximity to Chawston, where we believe there to be potential for residential development. The landowners are seeking to promote the site for development and are currently in discussions with a major PLC housebuilder. In addition we consider that there are minerals present which will ultimately need paying for and cannot simply be taken and not compensated for. As such, we believe that the land has increased value over and above agricultural value. Based on the information available the majority of this land is only required for the construction phase, therefore there cannot be a compelling case in the public interest for this land to be acquired permanently, especially when you consider the increased land values highlighted above. Instead, the land should be acquired temporarily and reinstated to its former condition and level and returned to the landowners. We have had recent discussions with Highways England regarding the acquisition of this land, and Highways England have made comment that this land may be temporarily acquired through a lease. We hope that constructive discussions will continue to reach a satisfactory outcome.

School Lane has also been identified as permanent acquisition. The Bates & Must family own land to the north of School Lane which is being promoted for development. A development standard access needs to be incorporated in the scheme (a plan of the land and a design of the access has been sent to Ardent). We have had recent discussions with Highways England regarding School Lane, and we have received information from Ardent to confirm that School Lane will remain as an adopted highway, although part of it will be downgraded to a Public Bridleway, this means that our client will still be able to gain uninterrupted agricultural access, at all times, to access land farmed by the Bates & Must family. Highways England have also confirmed that the access points off School Lane will be unaffected and will allow for safe and efficient operation when entering and exiting the agricultural fields with heavy loads and restricted maneuverability such as tractors, sprayers and combines. We also impressed on Highways England the need that any retained land abuts the adopted highway. In respect of the 'Land Plans Regulation 5(2)(i) Sheet 1' we have requested further details on the size of reference point '1/16e' and '1/16f' as my client requires access through these points into the field to the north. Highways England confirmed that this access could be used to form a development access in the future. We are awaiting information/plans from Highways England to review the design and dimensions of this access. We hope that constructive discussions will continue with Highways England to reach a satisfactory outcome.

Accommodation works will also be necessary due to the closure of School Lane. An irrigation pipe which currently goes under the road at the south side of School Lane will need to be maintained so that the land on the north side can be irrigated. The irrigation abstraction point will also need to be maintained.

We require further details on the proposed accommodation works to ascertain the full impact on my client's interest. As a minimum, our client requires, post scheme land drainage, and fencing and hedge of boundaries to mitigate the detrimental affect of this scheme. Any Basic Payment Scheme Entitlements in respect of the land must also be kept by our client if relevant at the time of acquisition.