

We represent the interests of John Lammie in his capacity as tenant under an Agricultural Holdings Act 1986 tenancy and partner of the farming partnership, J & J W Lammie. Mr Lammie occupies various parcels of land affected by the Scheme, some of which lie within the Order Limits for permanent and temporary land acquisition. On behalf of our client, 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 aforementioned plans do not provide sufficient detail in order to ascertain the full impact on my client's leasehold interest. We would therefore like to formally record our principal concerns, based upon the information that is available. We do not wish to be put in a position whereby when it comes to the 'detailed design stage' we are told that design issues raised should have been dealt with earlier on in the scheme and it is too late. The Developer cannot say that they will deal with matters in dispute at a later stage. These issues should either be dealt with during the application process or determined by the Planning Inspectorate.

In addition to the representations of 10th June 2021, we submitted earlier representations to the supplementary consultation held in July 2020. To date, we have not received formal responses nor have we reached agreement in respect of any of the issues raised. Our client wishes to put on record his principal concerns:

Provision of Accesses: At present, the affected land benefits from numerous access points along the Barford Road. My client is prepared to stop-up some of those access points in return for the provision of 6 purpose-built accesses (3 on either side of the Barford Road) in order to make the Barford Road safer and generally mitigate the detrimentally effect of the Scheme on my client's leasehold interest. From the information available, it appears that provision for 4 purpose-built accesses will be provided; two either side of the Barford Road. In addition to those already provided, our client requires additional accesses located opposite each other to provide access into field parcels Parcel ID: TL1654 4959 & TL1654 6725. Following our representations of 10th June 2021, at the request of the Developer we provided further details confirming the location of the existing accesses and the preferred locations for the new accesses. We await the Developer's response. In the meantime, we reserve our position within this representation.

Design of Accesses: During previous consultation with the Developer, we requested detailed design information concerning the proposed accesses to assess whether the new accesses are as equally commodious as the existing accesses. We repeated that request within our representations of 10th June 2021. To date, this information has not been forthcoming. Consequently, we still have concerns regarding the design of the accesses, principally relating to widths and gradient. We require confirmation that the accesses will be at a similar level to the finished road surface to avoid steep gradients that are dangerous for slow moving agricultural traffic entering and exiting the field parcels; and require confirmation the accesses will be of a sufficient width to allow safe access for agricultural traffic with restricted manoeuvrability. For the avoidance of doubt, we wish to make clear that the new accesses should be at least 30ft wide and gated to provide secure commodious access.

Safety: During previous consultation with the Developer, we raised concerns regarding the safety of the Barford Road after alterations have been made because of the Scheme. In summary, the principal concern relates to the proposed alterations to straighten the alignment of Barford Rad and flatten its contours, which we believe will allow motorists to travel faster thus increasing the risk of accidents, especially between road users and slow-moving agricultural equipment entering and exiting fields. We requested a reduction in the speed limit from 60mph, perhaps to 40 or 50 mph, and traffic calming measures, such as on-road markings and road signs highlighting the presence of agriculture traffic. Based on the information available, we note that our request for a

reduced speed limit has not been implemented. Furthermore, there is no information available concerning traffic calming measures.

Parking Provision: During previous consultation, we highlighted the potential need for off road parking for a local angling club, who enjoy short term rights to fish the River Great Ouse. Whilst this request has been acknowledged by the Developer, the information available does not make provision for such access. At present, the anglers park on the side of the Barford Road and walk to the river; this has little impact on my client's use of the land. If access and parking is provided for this purpose, we request that any such provision is accommodated on land that is already identified as being permanently required to reduce the impact on client.

Accommodation Works: We have on numerous occasions reiterated the need for accommodation works. 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 effect of this scheme.