

We have been instructed by Robert Alexander Buchanan, Harry Christopher Buchanan, Elizabeth Anne Buchanan and the executors of Eileen Elizabeth Buchanan (â€œour clients') who own parcels of land [REDACTED] affected by the proposed scheme. Further to the initial representations submitted on their behalf when registering them as an Interested Party (Interested Party reference number is: 20033163).

Our client objects to this proposal as there is significant development potential over this land. There is an option agreement over this site, and it is being actively promoted for residential development by Taylor Wimpey. Strutt & Parker and Taylor Wimpey's comments on behalf of the client are as follows: The land identified on the Land Plans in blue as â€œLand to be Used Temporarily and New Rights to be Acquired Permanently' is extensive, if the full extent becomes subject to permanent rights and therefore restrictions, this will have a significant impact on any future development potential. The route of the diverted high pressure gas main needs to be located as close to the western and northern boundaries as possible to limit the extent of any Permanent Rights that need to be acquired. Cadent are still yet to issue the design and location of the diverted high pressure gas main. The land identified on the Land Plans in Pink as â€œPermanent Acquisition of All Interests in Land' is less extensive but will still have an impact on any future development potential. The proposed maintenance access for the new drainage pond to the north of site, although proposed to run along the western and northern boundary of the site if fenced it will prevent a footpath link being made to the existing PROW along the western boundary. This footpath connection is significant as part of the sustainability strategy for the site and the opportunity to make this connection needs to be maintained.

It was agreed in principle with Ardent that if the site is developed access could be provided via the development, however this has not yet been formalised. The existing drainage ditch at the northern end of the site is included within the land for Permanent Acquisition of All Interests. This would prevent any development to the north of the ditch and the use of the ditch as part of any future drainage strategy. We propose control over the ditch needs to be retained. It was also proposed to Ardent that national Highways accept permanent drainage rights only.

Your faithfully, Jessie Holman and Edward Rout on behalf of Robert Alexander Buchanan, Harry Christopher Buchanan, Elizabeth Anne Buchanan and the executors of Eileen Elizabeth Buchanan