

Here is an addition to the issues we have with both Mr Hebblethwaite and Tritax over the land we have an easement for our sewage system.

This would have been submitted before now but we only received the DCO application for use of land which we have use or rights over. This application arrived on Wednesday 27th of September. I would have expected this application to have been submitted before the meetings which have now started and have given us time to look into and understand what they would be doing on that land and what extent they would be using as it could impact on any sewage system we have now or in the near future. Again there has been zero information on what work is planned and no consultation with us as users of that land for a sewage system they know is currently facing potential legal action. No assurances of protection of that system or if they plan to make changes to it for any work they plan if they need to alter land where that system is sited. The other issue is Tritax do not and cannot know the extent or direction of that system currently as we have been told that we will lose the right to part of the system once the farm is sold, legally we know this is not true but to comply with the Environmental Agencies assessment we would need to increase the area of the outflow which has been refused by Mr Hebblethwaite, the option Mr Hebblethwaite has offered is no currently a right we have and would only be permissive and we would lose that right once the land is sold. Both of these issues leave us with 3 properties out of the 4 which would be un-mortgageable and leave us with no way of selling our homes for the value they are worth without major expense. The offer to allow us to use a pipe which Mr Hebblethwaite had installed over 20 years ago looks promising on the surface, but the pipe installed is not and was not compliant and even his own admission to our solicitor is not a sewage system and it is only a land drain. Our neighbours have no understanding of permissive or prescriptive easement rights and to be honest neither did we until we had to look into the laws surrounding them. Most if not all of the information from Mr Hebblethwaite has not been correct and at no point have any of his replies to our solicitor been via his own solicitor.

We are in this position due to there being no option to reach mains sewage due to the low lying nature of where we live and unable to put a system on our own property due to the elevation changes on the property and no viable access to drainage for the rainwater run off or rain water harvesting due to no legal easement which would allow us that option.

We have been trying to talk to Jake Howard at Tritax to see if we can get either a solution or some guarantee in writing of what would be done to ensure we are not left with any issues with our properties. The only response we have had was that they don't currently own the land and that they will have to do "something" when they do own it IF the application is approved. We have informed for our own property that we have wanted to sell our own home for the past 3 years but since all of the land inspections had taken place and the non compliant sewage had been found we have been unable to sell our home.

It seems to be standard practice to avoid giving answers to legitimate questions given to Tritax as they have no real answers to issues. They have lied to us several times and when this was pointed out to them there was silence. Having had to deal with 3 different people doing the same job not one of them has been open or honest when it comes to what answers they have for our issue. They simply say they have no influence over the current land owner, when they only have to point out that not resolving these issues hinders their own plans for the project. They even originally said there were no plans other than to give the whole field to be part of [REDACTED], even though they had purchased a field next to Leicester Road to install a link road at least 9 months before we were told there had been no plans to use the field.

If Tritax cannot submit a plan without proven lies ( I have copies of the emails with Harry Sadler who was the original point of contact) over the land they plan to use and not give full and open answers to anyone in the public meetings then this plan needs to be declined. Tritax need to be made to answer questions from the public and those like us who are directly impacted, have solutions for issues before they submit planning applications and not try to run rough shod over those in the area they plan to build huge projects close to. I know Blaby have allocated more money to contest the application. But even leaving homes like ours without solutions or being told what solution would be in place later is not acceptable or even professional. They could have offered a solution either as a good will gesture when this issue came up or offered a solution in writing dependent on the application being approved. The first option would have allowed us to get on with our lives and not have had to spend several thousand pounds on legal fees trying to fight to simply have a legal sewage system and potentially even more with court cases if the final attempt to get a legal system fails. If this issue ends up in court or court action is the only solution, then the farm will not be able to be sold to Tritax until after the case has been heard. Currently it seems this could take up to two years and any plans Tritax have submitted will not allow for the outcome of that case so the plan will not be accurate and this issue could have been resolved at any point over the past 3-4 years when this planned project had been conceived, if they had done their due diligence.

As such this plan needs to be declined. If a company like Tritax is getting planning approved based on how poorly they have been informing the locals and how badly they have been treating potential neighbours to their own projects, this is not an acceptable way to do business and should be made aware this is not acceptable by refusing this application.

If any more information is needed for a public meeting or paperwork please let me know. I am not used to planning protocols and whether I would need to attend on the date set or if these issues are put forward by the planning inspectorate at the appropriate time and date. I would be able to make myself available if needed.

Richard Vanags

