

Agenda Item: Compulsory purchase

From James Duberly, [REDACTED]

Relevant Representation: RR519, Reg ID number: [REDACTED]

I am a neighbour of the proposed Eastpark Scheme in a few places

For this hearing (compulsory purchase hearing 4) I have an interest in several verges that are being proposed for temporary possession or acquisition of rights -shaded green and blue respectively on the Land and Crown Land Plan (EN010141):

- At SA16 the main site entrance of the B645 between Gt Staughton and Hail Weston; interest in land to N and W of the site entrance, which are affected by areas 10-16 (blue) and 10-18 (green)
- At SA12, which is the entrance by Garden Farm just west of the Town in Gt Staughton, I own the land to the North of the road – area 7-7
- I am also a trustee of Gt Staughton parish charities which own the field to the north of 7-1

Starting with the green areas, I am concerned about preservation of an important farm access at 10-18 (leading north to Gaynes Lodge Farm), as well as maintenance of drainage and verge biodiversity including preservation of recently planted hedges. There are also field entrances at 7-7 and 7-1.

The developer has made no attempt to negotiate or pay to acquire temporary possession of the green shaded verges, but has assured me by email (on 26 May and 8 June) that this requirement is just for visibility purposes at the access points.

Request 1 – on the basis that the only stated requirement is visibility, which is not impaired at all by the northern verge of the B645, I would put it to the Examining Inspector that temporary possession at 10-18 (and at 7-7 or 7-1) is not ‘reasonably necessary’ and should be withdrawn. Alternatively, I would be grateful if you could require the developer to provide a binding legal undertaking that it will not use the verge in any way that obstructs or compromises our access

Turning to the blue shaded land 10-16, at the main access SA16, the developer has approached me about acquiring a right through the subsoil. I have been sent a draft easement letter for a cable to the nearby Anglian water pumping station (about 200m NW along the B645 from the SA16 entrance). This seemed to be consistent with the draft DCO. I have engaged with this process and asked a land agent to review the easement but via these discussions I have just heard a couple of days ago that Brockwell would like to have a water pipe here rather than a cable, so we may be back to the drawing board.

My Request 2 – is to ask the Examining Inspector to require the developer to provide more detail/specification on what they are actually seeking to put in the verge, then rule on whether this is a material change to the project and view as to whether the applicant can still maintain a case for compulsory purchase.