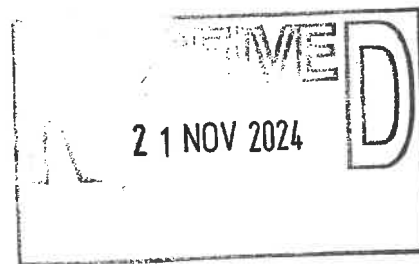


Chartered Surveyors

20th November 2024

The Secretary of State for Transport
National Transport Case Work Team
Times Side House
Skinner Burn Road
Newcastle Business Park
Newcastle upon Tyne
NE4 7AR



SPECIAL DELIVERY

Your Ref:

Our Ref: GB/VMC

Dear Sirs

Re: The Lincolnshire County Council (A1461 North Hykeham Relief Road) Compulsory Purchase Order 2024.

The Lincolnshire County Council (A1461 North Hykeham Relief Road) (Classified Road) (Side Road) Order 2024.

Our Client: Mrs S Burgess, Dairy Farm, 101 Station Road, Waddington, Lincoln, LN5 9QT.

Plots 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226 and 227.

We write on our above named clients behalf to object to the Compulsory Purchase Order (CPO) in respect of the plots referred to above.

There had been detailed discussions between representatives from Lincolnshire County Council, together with my client, her daughter, Sarah Burgess, her son, James Burgess and ourselves.

Our Planning Consultant submitted a letter and objection to the application for planning consent on 10th January 2024. In addition, our client had also written to Lincolnshire Country Council on 20th December 2023 highlighting her concerns.

We remain of the opinion the "bat tunnel" adjoining plot 216 is a missed opportunity in respect of safety and access. The provision of the bat tunnel was a late design development for the road and we highlighted it could act as an access route for farm vehicles in addition, to a tunnel for the bats.

This proposal has been rejected with LCC siting that a use may conflict with the passage of bats through the tunnel. We do not see that this would be the case as the bats would be using the tunnel at times when there will be no farm traffic, i.e. evenings and night time.

Cont/...

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If this tunnel could be enlarged to accommodate tractors and trailers it would be a safer option for all, in that, it would remove the majority of farm traffic from the public highway and thereby making it safer for both the public and the farm employees and vehicles.

A further concern is the current flooding on Brant Road in an area of plot 196. In periods of heavy rain, the road is liable to flooding and attach photographs of the flooding in 2023. This problem will be exacerbated by the run off from the new dual carriageway. The new carriageway falls steeply from east to west, towards the proposed roundabout on Brant Road, and we suggest the flow will be too fast to be collected by the drainage scheme for the new road with the result of an increased risk of flooding at the new roundabout and potential road closures.

These points were made to Adam Lakin (Consulting Engineer for LCC) and Tom Aylmer (Darley Associates) being consulting surveyors at a meeting on 26th October 2023. At the Meeting Mr Lakin advised the road had been designed to current planning criteria however, I suggest that this does not go far enough as a drainage problem is already apparent and will only be exacerbated by the new relief road.

A further point of concern is that the detail for the accommodation works have not been agreed. The points are:

- 1) Providing access to the south of the farm during the course of construction. The provision of an access road has been discussed, but we have no undertaking that this will be provided.
- 2) Fencing – Details have been discussed, but again no undertaking has been supplied with regard to the fencing or who will be responsible for its maintenance post construction.
- 3) There will be a need to remove hedges and tracks in order to make the remaining fields viable and again, this has been discussed but, no undertakings have been supplied.
- 4) LCC have not considered the effect of the scheme on the field drainage from any of the land along the route of the bypass.

We request the CPO is not confirmed until all of the accommodation works have been agreed.

Yours faithfully



G BISHOP MRICS FAAV

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Enc.



