

We have been keen to keep our submissions as succinct as possible and I don't want to alter that by adding anything; but there are a couple of points that are worth making you aware of.

Attached is our final Concept Plan. Immediately south of area 3B is a field that isn't part of our scheme. In the north east corner of the field are some houses and the depot of a fairground ride company. These all have separate accesses onto the A1. At the moment Highways England have no ability to improve safety by closing these but if our site is allocated for development it is likely that this situation will change.

You will see that we have added an electric vehicle charging area (hatched in magenta), This follows consulting with HE and discussions with the leading EV TRSA developer. The most important site suitability factor is the distance from a power supply. Our site is ideal because is immediately adjacent to the National Power infrastructure that can provide a supply (just north of 2D).

These factors, in conjunction with the fact that this whole area between the A1 and the old Land Settlement Association houses, being landlocked, is unsuitable for modern agriculture. It is therefore semi-derelict and includes the heavily polluted scrap yard and garage that will be cleaned as part of our plan. Our scheme will enable the construction of a new access onto the A1 slip road (already approved by HE). This will allow the new road from the A421 to The Lane in Wyboston to be extended. This provides significant safety benefits.

I guess that some of these factors are responsible for the support that we have had from the local community, our local County Councillor and the Parish Council.