

1. Petitioner information

In the box below, give the name and address of each individual, business or organisation submitting the petition. Please note that addresses here will be provided to the Bill's promoter, but will be redacted in the version of the petition published on the Parliamentary Website.

The Tatton Estate, which is the collective name for the following entities that own or have other interests in land affected by the Bill and which are each part of the Tatton Estate:

- Trustees of H R Brooks Millington Settlement and sub-fund – Freehold owner occupiers and Landlord and owner occupied;
- Peover and Tatton Estate Maintenance Fund and its subsidiary Monckton Properties Ltd – Freehold - Landlord and owner occupied;
- Executors of the Will of the late Randle Brooks – Freehold - Landlord and owner occupied;
- Trustees of the Serena Brooks 1999 Settlement;
- The Marsh Partnership – Trading business;
- Trustees of H R Brooks 1998 Settlement and Sub-fund — Freehold - Landlord and owner occupied;
- Trustees of the Arden House Settlement – Freehold - Landlord and owner occupied;
- Monckton Properties Ltd – Freehold – Landlord and owner occupied;
- Henry Brooks trading as Arden Enterprises – Trading business. Freehold rests with the Trusts listed and made available to Arden Enterprises;
- Tatton Estate Management Ltd including its subsidiaries – Trading business providing services such as weddings, events, TV and film and broadband; and
- Simpatico Ltd – a major shareholder in Tatton Services Ltd, lessee in land acquired and Landlord and Owner Occupier,

on behalf of themselves and also on behalf of any other affected entity within The Tatton Estate (collectively referred to in this Petition as the Tatton Estate or the Estate), care of Pinsent Masons LLP, 30 Crown Place, London, EC2A 4ES, the Tatton Estate's Parliamentary Agents.

In the box below, give a description of the petitioners. For example, "We are the owners/tenants of the addresses above"; "My company has offices at the address above"; "Our organisation represents the interests of..."; "We are the parish council of...".

2. Objections to the Second Additional Provision to the Bill

In the box below, write your objections to the Second Additional Provision to the Bill and why your property or other interests are **directly and specially affected**. Please number each paragraph.

Only objections outlined in this petition can be presented when giving evidence to the Committee. You will not be entitled to be heard by the Committee on new matters not included in your written petition.

The Tatton Estate's interests and operations

1. The privately owned Tatton Estate (separate to Tatton Park, which the Estate surrounds) is located immediately south of Manchester and to the south-west of Manchester Airport. It is one of the largest private landowners in Cheshire East Council's administrative area and on the route of HS2 Phase 2B. Current Bill proposals will directly impact through temporary or permanent land take 713.4 acres (approximately 14%) of the Estate.
2. The Tatton Estate includes 5,000 acres, over 300 residential properties including the village of Rostherne, and a significant portfolio in Ashley, Bostock Green and Knutsford. In addition, the Estate owns over 50 retail and commercial premises and 14 farmsteads across the Estate, many of which are tenanted and part of the Estate's diversified business portfolio.
3. In particular, the Tatton Estate is custodian of a range of sensitive water bodies, 500 acres of woodland, and two Sites of Special Scientific Interest (SSSIs) / RAMSAR sites. An even more extensive area of 1,626 acres has been designated by Natural England and Historic England as "of outstanding scenic, scientific and historic interest". As a result of this assessment Natural England and HMRC have agreed with the Estate a Heritage Management Plan (HMP) for this unique area. HS2 Phase 2b, including the amendments in AP2, could threaten the status of this designation due to the significant adverse effects on the Estate and the historic landscape.
4. The Estate is increasingly working with or leading strategic, pan-regional partnerships, with stakeholders such as The National Trust, Natural England and Cheshire East Council, on projects including the Greater Bollin Trail (part of the Great North Way) and Cheshire Landscapes project. The Greater Bollin Trail is a proposed high-quality, flagship, multi-use trail that will transform opportunities for residents and visitors to access the Cheshire countryside and connect with Greater Manchester by walking, wheeling and cycling. The trail is proposed to provide much needed east-west connectivity between the Trans Pennine Trail and Bridgewater Way in the west and Middlewood Way and the Gritstone Trail in the east. It will also connect the key centres of Knutsford, Wilmslow, Handforth, Macclesfield, Poynton and South Manchester/Stockport. It is proposed that this trail will be an attraction in its own right and a key part of the sub-regional sustainable transport network.
5. The Cheshire Landscapes project encompasses the whole Bollin catchment and aims, through collaborative working, to create a regionally significant linear park across the south of Manchester. With all natural capital opportunities mapped and

quantified, Cheshire Landscapes will create a high quality place that offers enhanced natural environment and connects people to nature through active travel, enhanced public access and volunteering opportunities. The project aligns with the Nature North strategic deliverables and 8 large scale investable projects have been developed, for private and public investment. The Estate is one of three key landowners in the catchment, alongside The National Trust and Cheshire East Council.

6. The Estate continues to invest significantly in place-making, cultural venues for wedding and events, short let accommodation, food farming and environment including the development of Tatton Services Ltd and hundreds of associated new jobs.
7. In addition, as part of its road map to net zero, the Estate is moving its farming business model to one based on regenerative agricultural principles. For commercial and environmental resilience its operations are transitioning from producing commodity products, to added value food products, working with and supporting local supply chains. The Estate is also continuing to invest in and deliver natural capital projects across its area.
8. In summary, the Estate's wide-ranging operations and multiple different revenue streams is a complex operating model, and its viability will be significantly impacted by HS2 Phase 2b. However, the Estate also identifies the opportunities for collaboration with the Promoter to ensure the project is delivered in a way that minimises the impact on the environmental and local landscape and creates opportunities for long lasting benefits of the project. The Estate is therefore uniquely positioned to be able to assist the Promoter with:
 - a. delivering better value for money in this area of HS2 Phase 2b;
 - b. identifying opportunities to deliver a less impactful project on the environment and local communities; and
 - c. truly delivering growth and levelling-up opportunities for the Estate's region and not just the areas at either end of the railway.

Impact of AP2 on the Tatton Estate

9. As the largest private landowner in Cheshire East, the Tatton Estate has significant land interests and operations that are directly and specially affected by the scheme proposed to be authorised by the Bill (the **Proposed Scheme**), as well as wider land interests and operations in the vicinity of the project that would be affected by it. The whole estate is impacted by HS2 Phase 2b and it is the single most impacted landowner on Phase 2B.
10. Multiple commercial, agricultural, residential and environmental assets would be directly affected by the Bill, as well as the general functioning of the Tatton Estate and the communities that are part of it and it is part of.
11. The Tatton Estate's interests include land and property in and between the villages of Rostherne, Ashley, Millington, Mere, Mobberley and Knutsford in Cheshire

East, as well as the village of Bostock Green in Cheshire West and Cheshire and Hale in Trafford (Greater Manchester).

12. On 4 August 2022, the Tatton Estate deposited a petition against the High Speed Rail (Crewe-Manchester) Bill (**the Bill**). In that petition, it set out a number of concerns it had with the Bill and the Proposed Scheme. The Estate's concerns were structured around three key themes: facilitating growth; connectivity and protecting the functioning of the area; and Estate impacts and wellbeing of the villages.
13. The Tatton Estate has noted the Second Additional Provision (**AP2**) to the Bill and it has multiple land interests included in the Book of Reference associated with AP2. This highlights the significant size and scale of the Tatton Estate's interests and the interface with the Proposed Scheme, as amended. Accordingly, the Tatton Estate is directly and specially affected by the amendments contained in AP2.
14. The Tatton Estate is in the process of reviewing the detailed information submitted alongside AP2, including the Supplementary Environmental Statement and the AP2 Environmental Statement (**SES2 and AP2 ES** respectively), and intends to submit a response to the consultation on SES2 by the deadline of 31 August 2023.
15. For brevity, the Tatton Estate does not repeat its concerns with (and requests of the Select Committee in relation to) the Bill in this petition – these have already been set out in its petition against the Bill. However, the points raised in its petition against the Bill and earlier Environmental Statement consultation responses remain. The Estate has recently written to HS2 Ltd to express its concern that both parties have not reached agreement on any of the matters raised in the Estate's petition deposited over a year ago, including, where necessary, taking the opportunity to resolve some of the Estate's concerns as part of this AP2.
16. It is inevitable that AP2 will give rise to many, if not all, of the same issues as the Tatton Estate identifies in its petition against the Bill and will certainly not resolve all of them. This is set in the context of the Tatton Estate's role as custodian of a large area of Cheshire and part of Greater Manchester, its numerous commercial operations and residential properties, and the land interests and infrastructure it holds throughout the region associated with this.
17. The Tatton Estate has considered the impacts of AP2 on its interests in the limited time available and has set out below a summary of its objections to specific changes resulting from AP2 and the Estate's overarching concerns relating to key topics.
18. In summary, the changes in AP2 remove 16.2 acres of the Estate's land from the Bill limits and add an additional 96.2 acres, meaning the net additional land take (temporary and permanent) is approximately 80 acres. This is a significant extra impact on top of the existing significant impact of the Bill.
19. In addition, the impacts of the AP2 changes on local roads, the M56 motorway, watercourses, utility diversions and construction works have a far greater direct and specific effect than just the additional land required for the Proposed Scheme, including creating environmental impacts across large areas of the Estate, restricting the Estate's own future development potential and natural capital

operations, and impacts on many of the Estate's tenants, which is a core part of its ongoing commercial operations. This includes:

- a. Tatton Studios (Marsh Partnership) with film clients such as the BBC, ITV, Netflix and many others. This part of the Estate was previously not majorly affected by the Proposed Development; however, due to the changes in AP2 the driveway and access route are now included as part of AP2-006-014, impacting the safe operation of the business and creating additional noise, security, safety and visual impacts from construction works associated with the M56 works, which are likely to prevent filming altogether for prolonged periods of time and potentially leave the business unviable.
- b. Ashley Hall Showgrounds (Marsh Partnership), which is a major venue with over 100 acres of showgrounds on the Estate, with clients such as Britfest, the Cheshire Ploughing Match, Rough Runner and Tough Mudder using the venue throughout the year. This site was previously not majorly affected by the Proposed Scheme; however, now due to AP2-006-014 all access routes will be affected by construction access routes for the Proposed Scheme, making safe operation almost impossible. There are also additional noise impacts from AP2-006-014 and visual impacts from AP2-006-006 that have the potential to result in loss of business for this venue.
- c. Ashley Hall offices, North Range Creative Hub, North and South Lodges (Marsh Partnership and Monckton Properties Ltd) were previously not directly affected by the Proposed Scheme, but now the driveway access is included. The potential noise impacts from AP2-006-014 and utility diversions in AP2-006-006 will likely impact access to these commercial and residential premises and the ability to let them.
- d. Into the Wild Bushcraft's access is now impeded by the Proposed Scheme due to the amendment in AP2-006-006 and the footpath realignment in AP2-006-007, which will require the business to close at least temporarily, but potentially even permanently.
- e. Stock Farm Wedding and Event Barn is already going to be unviable as a wedding and events business under the Bill, but the additional works in AP2 in this area will impact this business earlier in the programme and make sensitive events potentially impossible, even though no replacement site is proposed by the Promoter for this business which is a critical part of the Estate's operations.
- f. Arden House, Park and Estate (including Arden Cottage) is a landscaped park included within the Outstanding Landscape Designation by Natural England in the HMP, but this is not recognised by the Promoter and adequate mitigation has not been proposed for the additional impacts, including on the access route despite more severe impacts from AP2-006-006 and amendments to watercourses in AP2.
- g. Tatton Estate Management Ltd's (trading as Tatton Group) office premises is potentially required to relocate if the impacts on its access route are not properly mitigated. The Tatton Group is a successful rural operating business, but its key farming, filming, events and short let businesses could potentially be unviable at this location, which would put at risk approximately 30 direct jobs and many more indirect jobs in the local area.
- h. TEM Group Ltd (trading as Tatton Tech) is the Estate's broadband business with numerous infrastructure assets across the Estate. Its

internet network needs to be mapped and protected or relocated during works AP2-006-004, AP2-006-005, AP2-006-010, AP2-006-014, which have the potential to impact the network.

- i. Impact on the Estate-wide food, farming and environment impacts for the Estate's in-hand farming operations businesses, including The Marsh Partnership and Henry Brooks trading as Arden Enterprises.
- j. Impact on the Estate's contract farming operations via Anthony Clarkson Contracting family farming business.
- k. Impact on Birkin and Bollin Flyfishers, which is the oldest flyfishing club in the country that is potentially at risk of failing due to the impact of the Proposed Scheme on its activities, in particular impacts associated with AP2-006-006, AP2-006-010 and AP2-006-012.
- l. Tatton Shoot, Ashley Shoot, Millington Shoot and Millington Clay Pigeon Shoot are all at risk of failing due to the impact of the Proposed Scheme, including AP2-006-007, AP2-003-003, AP2-006-006, AP2-006-008, AP2-006-014, AP2-006-012, AP2-006-010, AP2-006-011, as these changes impact across their operational areas. This could result in loss of employment, key social, economic, health and wellbeing and environmental management and security roles.
- m. Cheshire Forest Hunt Ltd will suffer significant impacts during construction and potentially during operation, if impacts are not properly mitigated, as a result of changes in AP2-006-007, AP2-006-006, AP2-006-008, AP2-006-014, AP2-006-012, AP2-006-010 and AP2-006-011.
- n. Mereside Farm-Avec Cookers business refurbishing Agas and the residential property at this location will likely be impacted by AP2-006-002.
- o. Bowden View Farm and the security business located at that property will be blighted by AP2-006-005.
- p. Ryecroft Farm – arable farming, marquee business and family home (Mr Hope) AP2-006-006 & AP2-006-007 (significant impact on access and operations additional land take of circa 70 acres).
- q. Birtles Farm and land at Arden House – mixed farming, livery, kennels and bed and breakfast and (Mr, Mrs and Miss Norbury) AP2-006-006 – woodland planting, construction, access and pylon impact.
- r. Birkin Lodges North and South – listed properties in the Tatton Registered Park and Garden, family home (Ms Rachael Morgan) and short let.
- s. Land north of Yarwood Heath – storage, pasture farming (Mr C Blockley) and proposed motorway service area (Tatton Services Ltd) and future development) AP2-006-006.
- t. Briddon Weir Farm – catchment sensitive livestock farm, contracting business and shop (Fenton Farm Foods, Mr and Mrs D Fenton) (Attenuation Tank CT-06-353) and AP2-006-007 inter alia.
- u. Birkin House stables – equine yard (Ms L Moore) AP2-006-007.
- v. Back Lane Farm - Dairy Farm & commercial on farm milk sales (Mr Davis) – AP2-006-008 & AP2-006-014 - accessibility and traffic impact on business.
- w. Birkin Farm – Short Lets, residential lets, storage and laundry (Marsh Partnerships) – AP2-006-006.
- x. Sugar Brook Farm – mixed farming, education centre and family home (Mr and Mrs John Erlam and children) – AP2-006-008, AP2-006-009, AP2-006-010, AP2-006-011.
- y. Tanyard Farm - Mixed farming and green waste recycling / livery and storage and family home (Messrs Jackson) AP2-006-014.

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| <ul style="list-style-type: none"> z. Ashley School - AP2-006-014 – Special Education Needs school - accessibility and traffic impact of M56 Junction 6 works on business in Ashley. aa. Arden Lodge South - AP2-006-014 Accessibility and traffic impact on business, AP2-006-009 & AP2-006-010 drainage, noise and visual impact on Short Let. bb. North Arden Lodge family home with medical conditions and part of parkland designated by Natural England in the Heritage Management Plan but not assessed or replaced, further negative impacts from pylon and motorway works on noise, access, visual impact inter alia. cc. Lamb Cottage key worker home and part of parkland designated in the HMP and part of parkland designated in the HMP but not assessed or replaced - AP2-006-006 & AP2-006-014 access, noise and visual impact. dd. Boundary Cottage AP2 - 006-011 Noise, vibration, access and visual impact from changes to railhead, associated works and access. ee. Lower House Farmhouse - residential home and commercial storage business (Mr Greaves) AP2-006-010 and AP2-006-012 - watercourse diversion and realignment dissects sole access track to site and tenant plus adjoining in-hand farming land, substantial visual and noise impact. ff. Lower House Vodafone telecoms mast, as above. gg. Mereside Cottage - Domestic residence AP2-006-004 highway modification and AP2-006-003 groundwater realignment have access, visual, drainage, heritage and noise impact. hh. Mere Covert Cottage – Domestic residence - AP2-006-003 groundwater realignment would have substantial access, visual, drainage, heritage and noise impact. ii. Rushford Cottage – family Dog business and home – AP2-003-003 provides visual and noise impacts on property, AP2-006-002 further impacts on the local road accessibility to the property from Millington Lane. jj. Denfield Cottage and Annex – short let / family home AP2-006-002 and AP2-006-001 impact on access from Millington Lane and from the access track off Chapel Lane. kk. Millington Hall Farm – listed farmhouse and range of buildings, partly let to Helsby Tents and Events with remainder being a blighted brownfield development site. AP2-003-003 provides further significant impact on access and the ability to operate events business from the yard and blights valley land to be attractive to customers to hold events or let the remaining holding which has already been derelict for some years due largely to HS2. Substantial access, noise, landscape, heritage and visual impact. ll. New Hall Farm – former farm and now blighted brownfield development site. AP2-006-002 in close proximity to yard, buildings and house that have commercial/diversification opportunities and blights site for attracting new tenants. mm. Spode Green Farm - Mixed farm - AP2-006-006 Significant impact to road network on Lymm Road affecting ability to easily access Spode Green Lane. Impact visually and from noise of utility diversion. nn. Site Compound - Large commercial compound site – AP2-006-006 Significant impact to road network on Lymm Road affecting ability to operate as before from site. Impact visually and from noise of utility diversion. oo. Vodafone – telecom mast - AP2-006-007 any form of access to mast removed. | |
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- pp. The Met Office – weather station AP2-006-003 – amendments further impact on ability to operate the site during construction and no replacement is proposed by the Promoter to maintain the facility or the revenue source for the Estate.
- qq. Cherry Tree Farm – Monckton Properties Ltd - six commercial office units used for various high-end services and goods – AP2-006-004 would cause more substantial visual and noise impacts to the ability from a site that would be blighted by scheme but still no relocation supported by HS2 and blight and other schemes do not as drafted apply to this situation, despite clear hardship.
- rr. Ashley Cricket Club, which is a volunteer-run community asset let at subsidised rate by the Estate. This would likely not be a feasible site due to the amendment in AP2-006-008, as this involves the realignment of the access road, which would stop connectivity to the ground given Ashley Road is to be shut from the south.

Tatton Estate's objections to specific design changes in AP2

Utilities diversion - AP2-003-003

20. AP2-003-003 involves the division of three high pressure gas pipelines near Millington Clough Ancient Woodland Inventory Site. This utility diversion truncates and divides off in a different direction to the south of Millington Hall Farm, taking additional land that is partly Tatton Estate land. This leads to an area that is landlocked that is no longer required as part of the Proposed Development. This includes a net reduction in the land within the Bill limits of 3.2 acres (1.29 ha), however, the proposed route amendments lead to the severance of additional Estate land during construction, with several areas landlocked, including some of the area removed from the original Bill. This results in a greater overall impact on the Estate beyond direct land take, as an additional c. 10 acres is impacted. It also impacts the mining and minerals potential of the Estate in this area and there is a loss of vegetation and degradation in the local landscape character associated with utility diversion AP2-003-003, around Millington Hall and its immediate landscape setting.

21. The Estate requests that both overhead lines are brought closer together to the west of the amended route, and that the associated land for this amendment is reduced. The Estate seeks a legally binding commitment on minimising land take for utilities, similar to the commitment made to the NFU, and requests that the Promoter commits to including the Tatton Estate in its conversations with utility companies, especially Cadent and National Grid, when designing assets on the Tatton Estate's land.

Chapel Lane construction access – AP2-006-001

22. AP2-006-001 includes the redesign of the temporary northbound and southbound slip roads between the A556 Chester Road and Chapel Lane and tie-in to Peacock Lane. This amendment includes additional land from the Estate, which has not been justified and the Estate is concerned that there have not been adequate surveys to justify the removal of the habitat land and any associated protected species interest in this area.

23. The design includes additional controls to stop the public from using this part of the road network and it restricts the access track to Denfield Cottage and blocks Footpath FP1/1 from Chapel Lane.
24. The design is a missed opportunity to provide additional highway capacity, as it restricts use to just construction traffic and incurs additional costs associated with removing the slip roads following construction. The Estate challenges the basis of this temporary design and requests that these slip roads are built to the full design standards, for both health and safety reasons and to allow the severely impacted communities to use this access during the construction and operational period of the Proposed Scheme. This would provide much needed additional road capacity for members of the public and ensure that this use of public money is used to deliver a long-term benefit for the area.
25. The Estate requests that alternative access is provided from Chapel Lane to Denfield Cottage and the agricultural land to the north-east where Footpath 1/1 is shown. This access should be provided as adopted highway so that members of the public can benefit from it. If this access is not provided as a long term adopted public highway, the Estate requests that it is provided as a farm access that is asphalted so that it is suitable to take the weight and width of all vehicles that will need to use it, including large agricultural machinery such as combine harvesters, tractors, trailers and HGVs between Chapel Lane and Millington Hall Farm. The Estate requests that the access is extended to Millington Lane to provide safe access if Chapel Lane and/or Peacock Lane are to be closed. The Estate also requests that Footpath 1/1 remains connected, so that it can be used to access Chapel Lane, and is upgraded to a cycle path linked to a wider cycle network prior to the start of construction.

Maintenance access road for Chester Road satellite compound – AP2-006-002

26. This amendment requires the relocation of the temporary access road to the A556 Chester Road satellite compound to 685m south of the original scheme design with a left in/left-out junction arrangement off the A556. This provides for maintenance access at the entrance to Mereside Farm access track that is only to be used by authorised maintenance vehicles associated with the Proposed Development and not for the general public. A new accommodation bridge is proposed over the Proposed Scheme railway route to provide access to the Chester Road compound adjoining the southern edge of the M56. 'Footpath Millington 7/4 Accommodation Overbridge' does not provide any post construction vehicular access to the landlocked fields north of the proposed route where the A556 Chester Road satellite compound is to be located. The amendment requires net additional land take of 4.1 acres (1.7 ha) of the Estate's land.
27. The Estate requests that adequate access for all purposes is provided for the commercial premises at Mereside Farm, 1 and 2 Newhall Cottages and the agricultural land, to ensure that these parts of the Estate are not left severed without sufficient access at any point during the construction and operation of the Proposed Scheme.
28. The Estate also requests that 'Footpath Millington 7/4 Accommodation Overbridge' is widened with a suitable design and specification for all purposes

and to join up with Coe Lane by Hope Cottage to the north and onwards to Lymm Road. The Estate requests that this is adopted as a public highway in the first instance. However, if this is not possible, the Estate requests that the access is tarmacked and the bridge is suitable to take the weight of all types of agricultural and HGV vehicles that will be required to use it, as well as pedestrians; and upgraded to a bridleway and cycle path linked to a wider active travel network prior to the start of construction. The Estate's land surrounding Hope Cottage is severed and not accessible from Coe Lane by all forms of agricultural vehicles, machinery or HGVs, so it is imperative that the overbridge by Mereside Farm is of suitable design and specification to provide access to this land.

Additional permanent land take to relocate Rostherne Mere groundwater recharge trenches north of Cherry Tree Lane – AP2-006-003

29. AP2-006-003 includes additional land permanently required to relocate Rostherne Mere groundwater recharge trenches north of Cherry Tree Lane and the pipeline connecting the pumping station to the Rostherne Mere recharge trenches will be realigned to reflect the revised earthworks. This requires further land take from the Estate's interests, including two stubs not included in the original design for the Proposed Scheme. The inclusion of these stubs has not been explained or justified, which the Estate objects to. The Estate has not been engaged as part of the assessment for this change, even though it owns this asset. Accordingly, the Estate requests further information on the hydrological impact to the recharge trenches, as it is not clear what the extent of the impacts are.

30. The Estate is concerned that no consideration of the impact of the altered Rostherne Mere groundwater recharge trenches on the setting of listed Mere Covert Cottage or the Heritage Management Plan has been assessed. The impact of this amendment on nearby non designated assets has also not been considered, such as Stock Farm and the parkland setting of Arden House. The Estate requests that all proposed woodland planting should be designed to accord with the character of the local landscape, and the objectives of the Tatton Estate Heritage Management Plan.

31. Air Quality assessments and impact on Rostherne SSSI. The Estate requests further information on the methodology used to assess air quality impacts associated with this amendment and confirmation that it is appropriate and in line with Natural England guidance, given the sensitivity of the SSSI. In particular, please can the Promoter confirm that the assessment considered increased levels of nitrogen oxide, ammonia and acid deposition on the SSSI during construction and that it has modelled and assessed the cumulative impact on air quality from the Proposed Scheme and other development and construction projects affecting this designated site.

Additional permanent land take to modify Yarwood Heath Farm accommodation overbridge – AP2-006-005

32. This amendment includes a reduction in the gradient of the ramps either side of the Yarwood Heath Farm accommodation overbridge crossing the high-speed railway to comply with recent design guidance. The amendment to the realigned

access to Yarwood Heath Farm will extend the approach earthworks south of the HS2 route to Cherry Tree Lane, increasing to 324m in overall length.

33. The Estate request further information on the detail for this proposed amendment and the works to Yarwood Heath Farm accommodation overbridge more generally, as it is not clear if and for what periods the existing access will be impacted. The Estate request a legally binding commitment to keep sufficient access for the Estate, its tenants and active travel users open at all time. If any road closures are necessary, the Estate requests that a commitment from the Promoter to ensure that these are minimised and the timing and details for the closures are agreed in consultation with the Tatton Estate.
34. The Estate welcomes the step in the right direction but notes the amendments to Yarwood Heath Farm accommodation overbridge do not go far enough. This part of the Proposed Scheme fails to “do it once, do it right” and build a single, permanent structure to cross both the motorway and the high-speed railway. A permanent connection here would provide a direct access to the strategic road network for construction traffic and additional road capacity for members of the public, which could significantly reduce construction traffic impacts on local roads. In the operational phase it would provide the essential adopted highway access that is needed for the local community and economy to mitigate the impacts of the Proposed Scheme.
35. The Estate requests that access off Tom Lane to the east and west are future proofed to provide suitable camber and entry points. The Estate requests that Yarwood Heath access should be delivered at the outset of construction as a permanent structure that is adopted public highway that can be used by members of the public. If this is not possible, as a minimum the Yarwood Heath access should be provided throughout the construction and operational period to provide ongoing access for agricultural users and tarmacked, suitable to take the weight and width of all vehicles that will use this access, including large agricultural machinery, for the Estate’s in-hand and agricultural operation and its tenants and neighbours.
36. The amendments fail to adequately accommodate the Bollin Valley Trail proposals for cycling and pedestrian active travel routes, including those with reduced mobility, by still requiring users to go up and down twice, which potentially also creates safety and visibility issues. The Estate requests that a single deck between the two bridges is delivered to provide a level access across the motorway and the high-speed railway.
37. The Estate also requests that the compound and hardstanding remain following completion of the construction works and that access to fields off Cherry Tree Lane are retained at all times during the construction and operation of the Proposed Scheme.

Overhead power lines - AP2-006-006

38. AP2-006-006 includes the realignment of a 400kV overhead power line to reduce impacts on Ryecroft Covert Local Wildlife Site and Ancient Woodland site. This amendment includes a net additional land take of 73 acres across the Estate,

which is the greatest single amount of additional land in the AP2 amendments. This amendment also includes the installation of 11 new pylons and the decommissioning of 8 existing pylons. This is compared to the installation of 6 new pylons and the decommissioning of 4 existing pylons as part of the original design the Bill.

39. The Estate strongly objects to the location of the proposed diversion, for the reasons set out below. It also strongly objects to the location and justification for the proposed new woodland planting that is included as mitigation for the engineering changes in AP2-006-006.
40. **Impact on the Estate's operations:** the proposed change means that double the number of existing pylons are being demolished and nearly double the additional pylons are being added. This significantly increases the impact during construction, as well as leaving a significant additional permanent impact on the Estates. The visual and physical impact of the new route has not been assessed against the outstanding landscape designations recognised by Natural England and Historic England in the HMP. Without this assessment, it is impossible to understand the impact of this significant design change on those designations, and consequently the Estate's ability to maintain its obligations under the HMP (please see paragraph 100 below).
41. The Tatton Estate strongly objects to this increase in the number of additional pylons, as well as the new proposed route for the diverted power lines due to the additional significant impact it will have across the Estate and its sensitive landscape, including impact on heritage assets. It also objects to the consequential impacts this amendment will have on access routes across the Estate's interests in this area. The reason stated for the AP2 design change is to reduce the impact on 0.1 acres of 'ancient' woodland, which results in the net increase of almost 30 acres of additional land take across the Estate, plus multiple access routes in sensitive locations, which is a considerable additional impact for a negligible environmental benefit.
42. In particular, the proposed diversion of the overhead line will result in a large amount of additional land being used by the Promoter all around Ryecroft farmyard. In particular, it will dissect the middle of the fields that are used for mixed farming operations, leading to significant areas of land severance, which will be unfarmable during construction and permanently blighted by the overhead powerlines and associated works. This will result in land being sterilised for farming and for development, as well as temporary impacts on operations Ryecroft Farm that will severely impact the ability to run mixed farming operation and the marquee business that is operated from this yard as well as provide a family home.
43. AP2-006-006 also includes a large amount of additional land take from the land north of Yarwood Heath Farm, leading to significant unfarmable areas as part of this farming operations. Additional Estate land is severed between the M56 and the Rostherne East Box Structure and the Birkin Brook embankment. Suitable access is required for all vehicles, including agricultural machinery and HGV's to the land.
44. The Estate land to the north of the M56 and Yarwood Heath Farm up to the River Bollin is severed and no vehicular access can be taken from A56 Dunham Road

or pedestrian access down footpath FP9/1. The Estate requests that suitable alternative access is provided to ensure connectivity to the land joining up with the additionally severed Ryecroft Farm to the east. The Land south of Sugar Brook Farm between the high-speed railway and Mobberley Brook is further impacted by the changes in AP2. The Estate requests that suitable access is provided for all agricultural vehicles, machinery and HGV's. The woodland habitat creation to the south of Birkin Lodge and the Birtles Farm track, that is proposed as part of AP2-006-006, severs the Estate's access to its adjoining mature woodland to the west. The Estate requests that suitable alternative access is provided to this woodland for all forestry and agricultural vehicles.

45. The Estate is also concerned that the new route moves the pylons closer to populated buildings, which is likely to have adverse noise, health and mental health impacts for the local population in this area.
46. This amendment will also result in a serious disruption to one of the Estate's tenants, Into the Wild Bushcraft, as reported in paragraph 5.7.169 of MA06 Volume 2: Community Area report for MA06 Hulseheath to Manchester Airport of the SES2 and AP2 ES (MA06 Community Area SES2 and AP2). This is reported as a temporary major adverse significant effect on this business as it will have significant impacts to the tenant's operations, given it will be required to close for at least one year and three months, if not permanently, and to the Estate's operations due to the loss of income and amenity value from this tenancy. Into the Wild Bushcraft has high socio-economic value in the area as it provides a nature-based community facility for families in the south Manchester area who regularly visit for a retreat from the nearby densely populated urban areas, meaning its closure for any period of time is an unacceptable impact from the proposed overhead line diversions.
47. **Noise Impacts:** the pylon diversion works will have noise impacts on sensitive receptors including Into the Wild, Ryecroft Farm, Stock Farm Wedding Venue, Tatton Film Studios and Ashley Hall Showground. In addition, recent new pylon diversions have reported significantly more noise during operation than the ones they will replace. The Estate is concerned that these impacts have not been adequately assessed and that adequate mitigation is not proposed (see noise impact section of general petitioning points). The Estate requests that the Promoter adequately assess the noise impact and provides measures to avoid, reduce and mitigate impacts.
48. **Heritage impacts:** there is no assessment of the impact of the diversionary works on the designations in the HMP. The impact of the proposed 'precautionary' new woodland within the Registered Park and Garden (**RPG**) is assessed as a 'permanent moderate adverse significant impact'. On this basis, the Estate is concerned about the inappropriate nature of this replacement woodland planting on sensitive heritage assets and the fact that no reasoning for the location or size of the new woodland is provided, even though its position will interrupt views between the listed lodges and Tatton Park. The Estate's view is that there are undoubtedly less harmful alternative locations for the proposed diversion in the nearby area.
49. The justification for the new woodland is reported as compensation for the loss of Ancient Woodland at Birkin Bridge Lodge (paragraph 5.7.89 MA06 Community

Area SES2 and AP2). However, there is no change in the alignment of the powerlines in this area; the power lines were moved north in the original realignment proposals. Given it is acknowledged that this amendment results in a permanent adverse impact on the RPG, further justification is needed of the location and size of the new woodland.

50. There is also no assessment of the impact on the setting of the listed buildings such as at Ryecroft Farm and Ashley Hall through the greater proximity of the diverted powerline.
51. **Hydrology:** the Estate is concerned about the cumulative hydrology impacts of AP2-006-006 on the Birkin and Bollin Fly Fishing Club, a local community run organisation who are a licensee of the Estate. The scale of the impacts of the Proposed Development on the club's activities are potentially very significant and the Estate requires additional information to properly understand the impacts on access to the rivers and the status of this water body under the Water Framework Directive Regulations. It also requests further information to understand the impact on fish stock impacts. The Estate requests a legally binding commitment from the Promoter to avoid, reduce and mitigate the impact on the club's activities in this area.
52. **Visual impacts:** there will be a significant visual impact as a result of this amendment on the Estate's receptors and the additional adverse visual impacts have not been properly assessed or fully mitigated.
53. The SES2 and AP2 ES identifies a moderate significant residual effect as a result of the IMB-R and AP2-006-006 on the visual receptor (VP 330-02-006). This is an existing view northward from Ashley Road, adjacent to Birkin Farm, overlooking where the proposed IMB-R and re-routed overhead pylons are to be situated, which is on the northern edge of the HMP area.
54. The Estate's environmental consultants have visited the site of this visual receptor to validate this assessment and has concluded that the year 30 residual adverse effect at VP 330-02-006 would be major adverse and significant, given the magnitude of change would remain high in the long term. This is primarily due to the change of view, from existing mid-long-distance views across the open countryside to enclosed wooded views as a result of the woodland mitigation planting. There would be short distance views of the overhead pylons and filtered views of the revised IMB-R infrastructure. The proposed changes in landform, proposed engineering structures such as the balancing ponds and local embankments, would be apparent and significantly change the character of the existing view, character of the local landscape and context of Ashley Road as a local road connecting Ashley to the Tatton Estate. Additional native tree and hedgerow mitigation planting should be provided alongside the western edge of Ashley Road to filter views of the AP2-006-006 proposals which would be visible to the west, given the lack of high-level vegetation alongside Ashley Road.
55. AP2-006-006 incurs significant visual effects for residents at Birkin Farm and users of Footpath Ashley 3/1, partly due to the proposed woodland planting restricting views over the previously open landscape. The overhead power lines and pylons are likely to still be partially visible despite the proposed mitigation planting, leading to significant visual residual effects. The mitigation planting would

largely screen views of Birkin Brook embankment, Ashley IMB-R, Ashley Road diversion and part of Ashley embankment. The proposed planting would lead to the loss of baseline open views and would not properly mitigate views of the realignment of overhead pylons.

56. The proposed woodland mitigation planting north of Birkin Farm is not appropriate and leads to significant visual adverse effect given that it changes the character of views northwards from Birkin Farm; from open to enclosed. The proposed amendment in AP2-006-006 also results in significant visual effects upon Ryecroft Farm, which is a listed building.
57. **Landscape character:** as part of this change to the utility diversion, the proposals introduce a new woodland belt into the agricultural landscape adjacent to Ward's Plantation, which runs along the northwestern boundary of Tatton Park. This proposed woodland planting is located south of Birkin Lodge North and South and is labelled as 'AP2-1' within the AP2 'Volume1: Plans' document.
58. The proposed geometry of this new woodland belt mitigation is inappropriate given that it is arranged in a rectangular shape which is not characteristic of the historic pattern of the Tatton Park landscape. Historically, over the last 300 years, the Tatton parkland has been planted with irregularly shaped tree clusters and copses, with woodland belts among pasture. The mitigation associated within this AP2 amendment will adversely affect some of the defining characteristics of the Tatton and Rosthern Wooded Estates and Meres LCA, in which the Tatton Estate partially sits, as well as some management policies included within the Tatton Estate's HMP.
59. The species, scale and geometry of proposed mitigation planting should be in alignment with the key characteristics of the area of landscape in which it is being planted, whether it is within parkland, the Tatton Estate, or wider landscape character areas.
60. It is not clear if the size of the proposed pylons will differ from those already in existence on the Estate in this area and whether it is proposed to use the new 'T' pylon which would, in the Estate's opinion, introduce a more significant impact on the landscape and be inconsistent with existing utilities connections.
61. The width of land proposed for the diverted pylons in AP2 gives too much flexibility for locating the pylons when considered in the context of the sensitive landscape and the Estate's obligations in the HMP. This could lead to additional significant adverse landscape and visual effects if proposed infrastructure is located too close to dwellings and result in the loss of landscape features.
62. The Tatton Estate requested in its petition against the Bill that the diverted overhead lines are provided as an underground connection, which it repeats in relation to the amendment in AP2-006-006. If the Bill is not amended to relocate the overhead power lines to an alternative location to that presented in AP2 or as an undergrounded route, the Tatton Estate request that:
 - a. There needs to be a proper assessment of the adverse impact of the new power line on the significance of the HMP Area, compared with the

previous re-alignment. This needs to be agreed with the HMP parties (the Tatton Estate, Natural England and Historic England).

- b. Any adverse impacts need properly mitigating, to the extent it is possible given the significance of the impact, by careful siting and high-quality design of the pylons. The detailed design for the diversion should be undertaken now, in consultation with the Tatton Estate and the National Trust, including the horizontal and vertical alignment and location of pylons, so that the impact can be properly assessed and understood. This will enable the Promoter to reduce the area of land required for these works and the risk of greater impacts near to sensitive receptors due to the flexibility being sought in AP2.
- c. Additional planting mitigation is required; such as native hedgerow with hedgerow trees alongside the north of Ashley Road, at Birkin Farm. This approach would be better aligned with the local landscape character and principles and priorities of the HMP.
- d. Additional native tree planting and gapping up of existing hedgerow should be provided alongside the western edge of Ashley Road to filter and soften views of the overhead lines, which would be visible to the west, given the lack of high-level vegetation alongside Ashley Road.
- e. Given its acknowledged permanent adverse impact on the RPG, further justification is needed of the location and size of the new woodland and the Promoter must work with all relevant stakeholders, including the Tatton Estate, the National Trust, Historic England and Natural England to identify an alternative proposal and avoid this permanent impact on Tatton Park in locations that the Estate has already identified as being suitable for woodland planting. As a minimum, the Promoter should remove the current rectilinear form of the proposed woodland extension and reshape and extend proposed mitigation planting southwards, towards Ward's Plantation and, wherever possible in the riparian zones that the Tatton Estate has already identified for planting. The proposed woodland planting should blend into the existing form and character of the adjacent woodland, with no abrupt changes in direction (which is currently proposed).
- f. The land take at Ryecroft Farmyard is reduced and that, wherever possible, only temporary rights are secured rather than permanent rights. The Promoter must ensure that Ryecroft Farm can be accessed for all purposes and Ryecroft drive must be unhindered and preserved with a connection to the A56. This access must be suitable to take the weight and width of all vehicles including large agricultural machinery such as combine harvesters, tractors, trailers and HGV's, as well as vehicles to construct and maintain the new pylons.
- g. A safe access point is provided, as well as suitable slip road and splays, to access the land to the north of Yarwood Heath Farm and the mast and cabin onto the A56 Dunham Road. An access slip road is required onto the A56 with safe entry and visibility splay between the Bowden roundabout and River Bollin and the Estate's land to the east. The overhead line diversionary works blocks vehicular and footpath access

east to west around Footpath 9/1 between the access point to the remainder of the land between the River Bollin and M56, which needs mitigating.

Footpath Ashley 3/1 - AP7-006-007

63. AP-006-007 involves a change in Bill powers for the retention and realignment of Footpath Ashley 3/1. This change will impact several tenants and cause severance, as the diversion includes the permanent closure of FP5/1. This is a significant issue for the Estate as it will permanently reduce foot traffic to Fenton's Farm Foods (local farm shop) where 10% of customers arrive on foot using the footpath network. In addition, this will potentially lead to an increase in car journeys and/or a loss of business. In the first instance, the Estate asks the Promoter to review its proposal to ensure that FP5/1 footpath can remain in operation and not be permanently closed. The Estate requests that a farm accommodation bridge is provided with capacity for foot and cycle access, as well as farm machinery, to provide access over the high-speed railway and reduce severance impacts for the local community.
64. The Estate also requests that any amendment to the local footpath network, such as realigning FP3/1, incorporates a fully integrated active travel network for both pedestrians and cyclists that is delivered to the required safety standards. This is required to help mitigate the considerable impacts of the Proposed Scheme on the local area and economy, by providing an alternative route for active travel whilst the local road network becomes even more congested due to construction traffic. The Estate requests that any amendments to the footpath network are considered as part of a wider active travel network, incorporating the Bolling Valley Trail.
65. AP-006-007 amendments indicate that train movements and overhead line infrastructure within Ashley IMB-R will be mostly screened from the retained length of footpath. However, this is at the detriment to the loss of baseline open views across the Estate, which compounds the visual impacts across this area, and a small section of footpath FP3/1 has no planting alongside it, which means the visual impact of Ashley IMB-R upon this public right of way is not properly mitigated. The Estate is also concerned that the proposed mitigation planting incongruous with existing landscape character, in particular the triangular section of woodland planting north of Ashley IMB-R. This leads to additional adverse effects upon the local landscape character.
66. The Estate requests that the triangular section of proposed woodland planting north of Birkin Brook Embankment, within plot 7a, should be amended to be more naturalistic in shape with curved/softening of edges, to align with the woodland geometries in the local landscape. Connectivity between this parcel of proposed woodland end existing woodland south of the M56 is also preferable to enhance the connectivity of the green infrastructure network west of Ashley. This would also align with the Tatton Estate HMP, specifically regarding 'Policy 25: Habitat Connectivity'. The proposed mitigation should ensure the southern extent of the new public right of way, which is annotated as P17 and runs laterally across plot 7a, is vegetated.

Realignment of a maintenance access road from Ashley Road - AP2-006-008

67. This amendment requires additional land take of 1.8 acres (0.73 ha) from the Estate's interests to realign the maintenance access road from Ashley Road and a maintenance access strip and drainage ditch north of the route of the Proposed Development. It also incorporates a cycle route with the new public right of way, which will be merged with the maintenance access road. The Estate welcomes the provision of a cycle route, but is concerned it takes an access adjacent to the crest of the rail bridge where lateral visibility and forward stopping sight distance criteria are severely substandard, creating an unacceptable safety risk. The detail of the connection to the road needs further consideration.
68. The land take for this amendment, especially the access track that extends south west, impacts the viability of the surrounding farm land, which makes the fields between FP6/5 and the Mid-Cheshire line unviable to be farmed or deliver development such as a new railway station car park with the current layout.
69. The Estate is concerned that the current proposals include a lack of mitigation planting alongside the new public right of way to mitigate the visual prominence of the earthworks for the development, which would be incongruous within the local landscape without planting mitigation. This will result in landscape and visual effects upon users of the proposed public right of way.
70. The Estate requests that additional native hedgerow and tree planting is provided alongside the western edge of the new public right of way adjacent to Ashley Railhead. Any mitigation planting should still allow glimpse views outwards to ensure the new public right of way and access road isn't completely enclosed.

Additional temporary land take for surface water drainage at Mobberley Road South Satellite compound – AP2-006-009

71. This amendment includes the extension of surface water drainage outfall from the Mobberley Road South satellite compound to the outfall at Sugar Brook. The Estate is concerned that the surface water drainage in this location will impact its ability to operate from Sugar Brook farmyard. The amendment requires additional land take of 0.25 acres (0.1 ha).
72. The Estate requests that the Promoter provides new surface water drainage on the southeast of Sugar Brook farmyard so that the route is moved further away from the yard and farmhouse boundary, as this will impact the tenant, access to the adjacent fields, as well as future development in the yard area. Moving the drainage further east would reduce the distance between the site compound/material stockpile and the watercourse to reduce cost and the area of land take required for this part of the Proposed Scheme.
73. Additional design development has identified a temporary requirement for 0.12 ha of additional land to allow for temporary surface water drainage to outfall to Sugar Brook for a period of eight years after which the drainage outfall will be removed and land restored to its previous use once the associated construction compound is no longer required. No further information regarding the proposed outfall (i.e. proposed discharge rates, SUDS, pollution control, etc) has been provided at this stage. The Promoter should be required to provide further detail regarding the

proposed surface water outfall to ensure there is no increase in downstream flood risk or any detriment in water quality. Surface water discharge proposals should be agreed in consultation with the relevant statutory consultees.

74. The Promoter has not provided enough information to properly understand and assess the impact on Sugar Brook Farmhouse. The tenant of Sugar Brook Farmhouse is petitioning against AP2 and has requested that the temporary site compound is relocated further away from the Farmhouse and yard. The Tatton Estate supports this concern and associated ask.

*Additional permanent land take for water course diversions (Birkin Brook 1 realignment)
– AP2-006-010*

75. The proposed watercourse diversion as part of AP2-006-010 is a significant amendment to the Proposed Scheme in this area and requires additional construction activities, which contributes to the significant effects upon landscape character. The Estate understands this amendment is linked to AP2-006-009 and to the Ashley Railhead, which, as noted above and in the original petition, is not justified in this sensitive location. This amendment requires additional land take of 1.8 acres (0.7 ha)
76. The proposed nature, geometry and alignment of the channel and watercourse diversion as part of AP2-006-010 contributes to the significant adverse effects upon the local landscape character. As this forms part of the wider drainage strategy, the wider approach to the design of attenuation and detention basins appears over-engineered and do not form an efficient integrated response with the adjacent engineering proposals. There is also an unnecessary loss of woodland as a result of the current drainage strategy.
77. In particular, the Estate is concerned that the design approach to the new public right of way, Hammerhead turnaround and square detention basin within field parcel 65, to the west of Mobberley Road, is over engineered and incongruous within the local landscape. This solution is not well integrated or efficient in regard to the scale, purpose and nature of the proposals. The Estate requests that:
- h. The proposed diversion and re-route of Birkin Brook 1 should include a greater degree of sinuosity to reflect its natural appearance and footprint within the landscape, to limit further significant residual effects upon landscape character within Tatton Estate land.
 - i. Similarly, the design and shape of the proposed ecological mitigation ponds, to the east of Ashley IMB-R, should be amended to replicate the character of existing ponds in the local landscape.
 - j. A rationalised design and more integrated approach to the new public right of way and square detention basin within field parcel 65, to the west of Mobberley Road.
 - k. The removal of proposed detention basins around Birkin Farm and Mobberley Road Viaduct. A better solution should be sought for the drainage strategy within these areas. Subject to full assessment, the

preferred option is to pump the water into the surrounding valleys to create an aggregated wetland landscape character – field parcel 78 would be the preferred option for joint consideration for this wetland creation. The removal of the detention basins at Lower House Lane will also allow for the retention of existing woodland copses.

- I. Taking into account the above, the Estate requests the detailed design of this amendment is undertaken now, in consultation with the Tatton Estate and any other relevant stakeholders, so that it can be designed in a way that minimises the impact on the environmental and surrounding landscape character and can be properly assessed now.

78. **Hydrology Impact:** Paragraph 5.11.65 of MA06 Community Area SES2 and AP2 identifies a potential moderate, permanent adverse effect on groundwater abstraction at Lower House Farm during construction of the proposed ditch on the eastern side of the Mid-Cheshire Line, which has the potential to permanently alter local shallow groundwater flows in underlying glacial till. Paragraph 5.11.67 identifies that the Promoter will undertake further investigation of the abstraction at Lower House Farm through stakeholder engagement to confirm whether this abstraction remains in use. The report subsequently states that mitigation will be considered in the event that the abstraction is found to be in current use and could be impacted by changes in groundwater flows.

79. It is stated that any mitigation will be designed in consultation with the Environment Agency and other stakeholders. The Estate requests that the Promoter engages with relevant stakeholders, including the Tatton Estate, Natural England, Cheshire East Council and Ashley Parish Council to further investigate the groundwater abstraction, and where necessary, liaise with such stakeholders to develop a suitable mitigation strategy.

80. The SES2 and AP2 ES reports that further hydraulic modelling is required to refine the design of proposed mitigation and to incorporate topographic survey and structure information to improve representation of existing watercourses. The Estate requests that the Promoter should undertake the additional hydraulic modelling now, in consultation with the Tatton Estate and other stakeholders, to confirm that there is no increase in flood risk associated with this amendment.

Amendment to temporary land required for Ashley Railhead – AP2-006-011

81. A reduction in land required for the operation of the temporary railhead by 0.59 acres (0.24ha) to reduce the amount of land required within the boundary of Sugar Brook Ancient Woodland. There will also be the separate introduction of a 5m by 250m strip of land required for the operation of the railhead. This change has a net reduction in land take however, this change has a greater impact on the Tatton Estate.

82. The Estate's petition against the Bill included an objection to the Ashley Railhead at this location. Since petitioning, the Estate has been developing an alternative proposal for the Railhead function to be served at a less sensitive location on the land to be used for the Crewe Rolling Stock Depot. Whilst the Estate supports the reduced impact on ancient woodland, the Estate is concerned by the additional requirement for a further 0.28 acres (0.13 ha).

83. The SES2 and AP2 ES has updated the original ES for the Proposed Scheme to confirm that the land required for the Ashley Railhead has now been designated as a Local Wildlife Site (Sugar Brook Farm Grasslands). This means that the AP2 additional land take associated with AP2-006-011 of 950 square metres includes 560 square metres (59%) of land within the Local Wildlife Designation. This further reiterates the inappropriateness of this additional infrastructure development in this sensitive location.

Birkin Brook 2 Realignment – AP2-006-012

84. AP2-006-012 includes an additional 220m permanent realignment of Tributary of Birkin Brook 2 to the south of Thorns Green embankment and requires additional land take of 0.28 acres (0.11 ha). The Estate is concerned that the proposed realignment is shown as a relatively straight channel, whereas, in keeping with modern methods of watercourse diversion works, it should be designed and constructed to be a more naturalistic sinuous channel form that should include a variety of in stream geomorphological features. This will help maximise the biodiversity value of the realignment works, which is a key objective of the Estate and should also be a key priority of HS2 Ltd as part of its commitment to achieve no net loss in biodiversity value within the Bill limits.

Additional permanent land take for the reconfiguration of M56 Junction 6 – AP2-006-014

85. This amendment includes significant additional works to, amongst other things, the reconfiguration of M56 Junction 6 and the realignment of some 2.5km of the M56 across the Estate's land to accommodate the junction reconfiguration.

86. The Estate welcomes in principle the Promoter's acknowledgement that additional transport capacity is required to accommodate the Northern Powerhouse Rail (NPR) and HS2 Airport station, as it requested in its petition against the Bill, but the Estate is very concerned that the solution identified has major environmental, construction and cost impacts. In particular, that the environmental impacts have not been given full weight or consideration and that the operational need could be better delivered by sustainable transport and an extra, smaller junction at an alternative location to the west near Ashley. The works proposed in AP2-006-014 include a significant amount of construction works close to the densely populated areas, landscape and heritage assets of Hale Barns, which increases the construction and operation impacts related to heritage, landscape, noise and vibration, traffic and transport, and air quality on sensitive receptors in this residential area.

87. **Land take:** The impact on the Estate as a result of AP2-006-014 is additional land take of 3.97 acres at Tanyard Farm and works close to the property, which will negatively impact the tenants' home and businesses due to ongoing visual, noise and vibration impacts. This will also have significant impact for the identified Estate tenants listed earlier in the petition (residential and commercial), as well as on congestion on the local roads during the work further impacting residential amenity and the operation of and access to businesses.

88. **Heritage:** the heritage impacts do not seem to have been adequately assessed, avoided or mitigated with the Farmhouse being Grade II listed and the remaining buildings being curtilage listed and/or of local heritage significance.

89. **Traffic and transport:** it is reported that this change creates an additional minor effect due to journey length for occupants of vehicles on Sunbank Lane increasing by 3.3km. However, Table 22 in significance document s46 shows that the increase should report a moderate rather than minor adverse impact. The Tatton Estate request that the Promoter is required to revisit and confirm if its reporting is in error and update as necessary, in relation to impacts associated with this proposed change.
90. **Noise:** the Estate is concerned by the additional noise impacts that the proposed M56 works will result in for its tenants. There are discrepancies in the construction assessment of sound noise and vibration impacts and the Estate therefore has concerns over the accuracy of reported likely significant effects for this part of the assessment in SES2 and AP2 ES. Please see general points on construction and traffic noise assessment below. The Estate requests that the Promoter updates its noise assessment methodology to ensure it is accurate and consistent and provide additional screening and noise mitigation for properties to reduce the likely significant adverse effects.
91. In addition to the above, no mitigation has been provided to account for change in road traffic noise levels during the construction phase at a number of receptors located at or in vicinity to the Estate (Tatton Stays Holiday Lets, Chester Road, 2 Dairy Cottage, Bucklow Manor Care Home). A significant number of receptors that do not qualify for noise insulation are exposed to increases in sound, noise and vibration effects, however, no additional mitigation is proposed to reduce these impacts, as far as practical. The Tatton Estate requests that Promoter provides appropriate mitigation measures and publishes a construction sound, noise and vibration monitoring strategy in consultation with the relevant authorities and, to the extent relevant, the Tatton Estate. The Estate notes that hotel (holiday let) receptors are reliant on carefully managed internal noise levels to remain operational, and therefore effects impacting upon internal noise levels within these locations are likely to directly affect business operations.
92. The SES2 and AP2 ES identifies that the works associated with M56 Junction amendments at AP2-006-014 are closer to residential dwellings at Castle Mill Lane, resulting in changes to the previously reported effects for the construction phase. With taller screening that is described in the Code of Construction Practice that accompanied the Bill, a significant adverse effect remains during the construction phase and no additional mitigation is provided. The Tatton Estate requests that the Promoter provides specific noise mitigation measures to dwellings that form part of the Estate, for example Tanyard Farm, where significant adverse effects are predicted.
93. The AP2 ES identifies that the works associated with M56 Junction amendments at AP2-006-014 are closer to non-residential properties at Cherry Tree Farm resulting in changes to the previously reported effects for the construction phase, and possibly the operational phase too, but no additional mitigation is provided. The Tatton Estate requests that the Promoter provides specific noise mitigation or remuneration measures at properties where significant adverse effects are predicted.

94. **Hydrology:** a review of the MA06 Community Area SES2 and AP2 Map Book indicates the provision of balancing ponds along the route of the reconfigured M56 Junction 6, however, no further information (i.e. dimensions, storage volume, discharge locations, discharge rates) is provided. The Tatton Estate requests that the Promoter provides further information in relation to proposed surface water drainage to ensure there is no increase in downstream flood risk as a result of the proposed amendment.
95. Paragraph 7.10.28 of the MA06 Volume 2 report identifies a new significant moderate adverse effect on the River Bollin as a result of highway discharges from the reconfigured M56 Junction 6 (AP2-006-014, however, no new mitigation measures further to those reported in the Main ES are proposed. The Tatton Estate requests that the Promoter should be required to provide suitable mitigation to ensure that at the very least there is no deterioration of water quality within the River Bollin as a result of highway discharges from the reconfigured M56 Junction 6. Given the poor water quality issues, this is good opportunity to provide improvements as mitigation for unavoidable impacts elsewhere.
96. The MA06 Community Area Report and associated technical appendices provide limited detail in relation to surface water drainage for the proposed amendments. HS2 Ltd should be required to provide further detail regarding surface water drainage to ensure there is no increase in flood risk due to increased surface water runoff. In addition, surface water drainage should ensure there is no deterioration in water quality where runoff from development discharges into existing watercourses. The Estate support and endorse the water and fish point made by others including the Bollin and Birkin Flyfishers Association.
97. **Alternative options:** The Estate's alternative proposal for a smaller, additional (not just relocated) motorway junction at Ashley has been shared with HS2 Ltd, yet this is not reported on as one of the alternative motorway junction upgrade solutions in the consideration of alternatives for this design change in SES2 and AP2 ES. As a result, the Estate maintains that alternative options have not been properly and adequately considered, as is required as part of the Environmental Impact Assessment process. The Estate is further concerned that the environmental impact of the proposed AP2 junction (AP2-006-014) has not been adequately assessed or reported on for interested parties to enable interested parties, including relevant landowners, to understand those impacts.
98. The Estate's alternative solution of a new junction at Ashley would provide a more straight forward solution than the incredibly complex junction upgrade works proposed in AP2 and could be largely built 'off-line' whilst the M56 operated as normal, without requiring significant realignment of the M56 motorway sterilising yet more of the Estate's land and providing years of increased construction traffic impacts, in addition to the impacts for the rest of the Proposed Scheme, for the local and regional population who rely on this road. The Estate are aware that National Highways are concerned by some limited departures from standards that this might require, but this needs to be assessed in terms of impacts in the context of the huge benefits. This solution would provide the much-needed additional motorway junction capacity for this area by providing a new junction to ease constraints on the local road network and to bring traffic from the west of the Airport off the existing Junction 6 through the new junction that will serve this area.

99. The Estate requests that the Promoter is directed to engage with the Estate, Cheshire East, Ashley Parish Council and National Highways to properly understand and cost the Estate's proposed solution of an additional junction near Ashley to provide junction capacity for the local area in a way that will best serve local and regional residents without adding to the congestion in the Junction 6 area. The Estate requests that the Bill is amended to include delivery of its proposed junction instead of the unnecessarily extensive, expensive and complex works with greater risk for less benefit proposed in AP2-006-014.

General points of objection in relation to AP2

Additional impacts on Outstanding Landscape Designations and Heritage Management Plan

100. Additional impacts from AP2 on the outstanding landscape designations and HMP area demonstrates the failure to consider importance of, and impacts on, the designations in the HMP and the impact on the exemption in the HMP. In particular, the Estate is concerned about the overhead pylon diversions in AP2-006-006, the culvert diversion to Birkin Brook 1 that is partly in the HMP area in AP2-006-010, and the impact on the change to the relief channels to Birkin Brook party in the HMP area in AP2-006-003. There are also further adverse impacts to the Rostherne Mere area, which is an integral part of the outstanding landscape designation of the Estate and the ecological significance of it in the HMP, which are the joint reasons for the conditional exemption being granted.
101. In particular, the Promoter's assessment predicts additional significant adverse effects on Rostherne Mere. This water body of international importance was gifted by the Tatton Estate to the nation and remains under the care and ownership of Natural England. The Estate's land that surrounds the water shares its SSSI and Ramsar status and is the basis for the Outstanding Landscape Designation forming the core of the HMP area.
102. In addition to significant ecology, air quality and landscape impacts associated with introducing the Proposed Scheme so close to Rostherne Mere, the health of the Mere is of critical importance to the significance of the historic landscape character of the HMP and wider area. This is because it forms an integral part of the cultural heritage of the area and is a known feature very familiar to the local community and visitors.
103. In addition, the Grade I listed St Mary's Church is sited to benefit from views out across the Mere, and its tower is a distinctive feature itself for corresponding views looking south across the Mere. The HMP places the Tatton Estate under an obligation to, working with stakeholders, maintain and protect the condition of the SSSI and to maintain the physical characteristics and range of habitats necessary to support the flora and fauna assemblages (HMP Mandatory Policy 18).
104. This impacts the Estate's ability to discharge its obligations under the HMP and continue to manage the land in a way that meets the requirements of the exemption, which is a significant commercial and viability consideration of the

Estate, alongside the purely landscape and heritage impacts. The impact on the status of the designations and the ability to qualify as an outstanding landscape within the HMP needs urgent further consideration with the Promoter and relevant stakeholders, such as Natural England, National Trust and Historic England, to understand the potential impact and liabilities.

Sustainable and Active Travel in the area

105. The Tatton Estate welcomes the Promoters acknowledgement via AP2 that additional transport capacity is required due to the significant impact of the Proposed Scheme and other planned growth in the area. However, the design changes only include additional capacity for road traffic vehicles via the new motorway junctions and doesn't include further provision for sustainable transport, which is urgently required in the north Cheshire and south Manchester area.

106. The Estate is concerned that:

- a. the impact during construction of the Proposed Development means more demand on transport network than road capacity, even with the proposed junction upgrades in AP2; and
- b. the impact during operation of the Proposed Development means additional demand on transport network to access the proposed NPR and HS2 Airport Station without providing a sustainable transport solution for the local area to access the station and benefit for the Proposed Development.

107. The Estate has included in its original Petition (paragraph 41 onwards) that there is a significant lack of sustainable travel for this area being provided to mitigate the impact of the Proposed Development. The Estate welcomes in principle additional motorway capacity, but it reiterates its earlier requests that a long-term sustainable solution is provided to help the Government meet its Net Zero legally binding obligations and reduce the impact on air quality. As a minimum, the Proposed Development should:

- a. Connect into the Mid-Cheshire Line to provide a direct sustainable travel link between the Mid-Cheshire Line and the proposed NPR and HS2 Airport Station.
- b. Connect the Airport and Altrincham Tram lines by a new Tram-Train link.
- c. Facilitate new bus routes for both construction and operation.

108. The Estate also reiterates its request in its petition against the Bill that Bollin Valley Trail is considered as part of the design and delivery prior to the construction of the Proposed Scheme and that any amendments in AP2 are designed to interface with the Bollin Valley Trail to future proof its delivery. This is required to avoid a situation where it becomes prohibitively expensive to deliver due to the Proposed Scheme.

Traffic and Transport impacts

109. The Tatton Estate is concerned about the material increase in adverse traffic and transport effects across the Estate's area reported in the SES2 and AP2 ES,

many of which are directly related to proposed AP2 design changes. This compounds the concerns raised in the Estate's petition against the Bill on this point, which is a key concern given the Estate's role as a strategic landowner and landlord to multiple residential and commercial. It is vital that traffic and transport impacts associated with the Proposed Scheme, including AP2, are avoided, reduced and mitigated properly so that this area does not become an unattractive place to live or have a business, which would detrimentally impact the ongoing viability of the Estate.

110. From the Estate's review of the SES2 and AP2 ES there are sixty individual new or worse transport related effects across the Estate's interest, or interests outside of the Estate's boundary that are directly linked to travelling to and from the Estate. The changes and updates reported in the SES2 and AP2 ES need considering together, given the inherently cumulative nature of traffic and transport impacts, particularly congestion, in a local area.
111. **Congestion impacts during construction:** The changes in AP2 contribute significantly to increased congestion in the vicinity of the Estate and adequate mitigation is not being proposed. The Estate requests that, in view of the duration of the construction phase for this large-scale project, the Promoter should be required to mitigate the impacts on traffic congestion properly by providing, amongst other things, additional road capacity in the area.
112. **Congestion impacts during operation:** the changes in AP2 contribute significantly to increased congestion across the roads and junctions in the vicinity of the Estate during the long-term operational period of the Proposed Development and adequate mitigation is not proposed. New major permanent, adverse traffic congestion effects are reported at Tc06-47-Ma, Tc06-65-Ma-51, Tc06-48-Ma, Tc06-47-Ma, Tc06-50-Ma, Tc06-51-Ma, Tc06-27-Ma-39, and new moderate adverse permanent traffic congestion effects are reported at Tc03-08-Mo-51 and Tc06-49-Mo-39 in the SES2 and AP2 ES.
113. **Traffic related severance impacts on non-motorised users during construction:** the SES2 and AP2 ES reports new major adverse temporary effects on TS06-38-Ma, Ts06-39-Ma and TS06-40-Ma on roads across the Estate. No additional mitigation is proposed to address these worsening impacts. The Promoter is requested to provide physical infrastructure, including road widening and [foot]paths, to mitigate the impacts on non-motorised users.
114. **Traffic related severance impacts on non-motorised users during operation:** the SES2 and AP2 ES report a moderate adverse temporary effect on Millington Lane (TS06-93-MO). No additional mitigation is proposed to be provided for the increase in effect. The Promoter is requested to provide physical infrastructure, including road widening and footpaths, to mitigate the impacts on non-motorised users.
115. **Severance impacts during construction:** the SES2 and AP2 ES reports a change in additional moderate severance impacts for S06-31-Mo, S06-20-Mo and S06-19-M0. The potential acquisition of a farm track and fields removes vehicle access to a farm and leisure business and severs a footpath and bridleway, resulting 3.7km diversions, but no additional mitigation is proposed. The Promoter is requested to provide physical infrastructure, including road

widening and footpaths, to mitigate the impacts on non-motorised users. The Estate also requests that suitable and future proofed conduits are provided within each overbridge that crosses over Estate land so that they can connect service media and services between severed land parcels and that they are designed with regard to animal welfare standards.

116. **Committed developments:** the Estate welcomes the Promoter's update to the baseline conditions in SES2 and AP2 ES so that it now considered committed development and acknowledging that the Places for Everyone Greater Manchester Joint Development Plan should be taken into account. However, it is clear from the Estate's review of the AP2 documentation that committed developments have not been considered to result in a material change to the future traffic baseline. For example, the Timperley Wedge allocation is close to the Route and will deliver 2,400 homes and 60,000sqm of employment uses. The omission of committed development traffic from the traffic and transport assessment for the Proposed Scheme means that findings on traffic congestion, noise, air quality and traffic effects cannot be relied upon to properly understand the likely impacts.

117. The Estate requests that the Promoter incorporates the traffic from committed developments, including the full capacity demands from Manchester Airport and NPR, into its modelling to establish not only the comparative "with development" versus baseline effects, but also to forecast the absolute highway capacity operational conditions and environmental effects with committed developments so that adequate mitigation can be delivered.

Birkin Brook Viaduct Amendment - SES2-006-001

118. The Estate would welcome an explanation from the Promoter on how this design amendment is being delivered within the scope of the powers in the original Bill. The Estate understands that the change to the design reported in SES2-006-001 will shorten the length of the viaduct by lengthening the embankment. The adverse impact of the reduction of visual connectivity between historic landscape areas by reducing the length of the viaduct and increasing the length of the embankment should be properly assessed.

119. The Estate petitioned against the Ashley Embankment and the Mobberley Road Viaduct in its original petition (paragraph 66) due to the severance and visual impacts respectively. The Estate requested that the Bill is amended so that the proposed railway is lowered and constructed in a cutting as it crosses through Ashley. The Estate understands that the Promoter is not considering this. It therefore requests that, in the alternative, the viaduct structures are extended to reduce the severance impact on people, wildlife, ecology and landscape, and to future proof for future development in the area. The Estate is concerned that the change reported in SES2 and AP2 ES will further increase the severance impact by increasing the length of the Ashley Embankment.

120. This is required to limit the adverse significant visual effects of the Proposed Scheme on the surrounding landscape and visual receptors, as well as the impact on heritage assets in response to the Estate's landscape character. This would also address impacts to views from receptors, including at the southern edge of

Ashley and users of the new public right of way and realigned access track outlined within AP2-006-008.

121. A review of the Environment Agency online Surface Water Flood Map indicates potential surface water overland flow path extending to the north west and west of Stock Farm. These flow paths appear to flow in a southerly and easterly direction respectively before converging to the southeast of Stock Farm. At this point, the flow path is shown to flow in a generally south westerly direction, before appearing to discharge into the Tributary of Birkin Brook 4. The proposed embankment appears to potentially disrupt this surface water overland flow path and could result in increased localised surface water flood risk within the vicinity of Stock Farm. The impacts of potential surface water flooding do not appear to have been assessed with the MA06 Community Area Report or associated technical appendices. The Estate requests that the Promoter is required to provide a robust assessment of all sources of flooding to demonstrate that there is no increase in flood risk to offsite receptors.

Ecological impacts

122. The Estate is concerned that there is not enough information on the impact of AP2 (as well as the original scheme) on the protected faunal species to properly understand how the Proposed Development will impact protected species and the associated scope and extent of mitigation land that may be required within the Tatton Estate. This includes great crested newt, reptiles (multiple species), bats (multiple species - roosts and activity patterns), wintering and breeding birds (multiple species), otter; native crayfish and badgers.

123. This has significant consequences for the Tatton Estate, given its role as a major strategic landowner in the area, which needs considering. In particular:

- a. this impacts the Estate's ability to discharge its duties in the Heritage Management Plan regarding nature conservation and species. The Estate is also the owner of the land around Rostherne Mere SSSI, which is regulated by Natural England, so it needs to ensure there is adequate mitigation for the Proposed Development in relation to that sensitive receptor in order to manage the Estate's obligations; and
- b. the Estate needs to fully understand the impact of the Proposed Development on sensitive ecological receptors, such as protected species, as it has its own development proposals that are a core part of its ongoing commercial viability. Accordingly, it will be required to understand the cumulative impact of its proposals and the Proposed Development as part of seeking approvals for development, which won't be possible without a better understanding of the impacts. This risks frustrating current and future planning applications which will have a significant impact on the Estate's functioning.

124. The Estate ask the Promoter to provide a plan for the control of invasive species and weeds, including Ragwort, Himalayan balsam, Japanese Knotweed and docks, as part of earthworks due to concern over their spread in the area, which has been worsened by similar engineering works from other nearby infrastructure projects. This needs to include quick and robust legal recourse, including compensation, where the plan is not followed or works cause detrimental impact

on the Estate's interests, including leading to issues of contamination and weed spread in arable and mixed-use farm land.

125. The Estate is also concerned about the impact on Ancient Woodland and the accuracy of the data that is identifying Ancient Woodland and Veteran Trees on the Estate, given avoidance of such areas are used to justify considerable design changes that have other significant adverse impacts on the Estate. It is not clear whether any proper surveys have been undertaken to identify the location of Ancient Woodland or Veteran Trees across the Estate's land and so the Estate requests that the Promoter carries out detailed surveys to evidence its position that design changes, such as AP2-006-006, to avoid Ancient Woodland are justified.

Noise

126. The Tatton Estate has reviewed the noise assessment in the SES2 and AP2 ES in relation to the AP2 changes on its land and has concerns about the robustness of the assessment and the lack of proposed mitigation in places. The Tatton Estate requests that the Promoter engages with it on the specific concerns it has identified to work together to agree how best to avoid, reduce and mitigate impacts.

Water and hydrology

127. The Tatton Estate has reviewed the water and hydrology assessment in the SES2 and AP2 ES in relation to the AP2 changes on its land and has concerns about the robustness of the assessment and the lack of proposed mitigation in places. The Tatton Estate requests that the Promoter engages with it on the specific concerns it has identified to work together to agree how best to avoid, reduce and mitigate impacts.

128. The Estate is also concerned that AP2 changes to local hydrology do not consider the following policies within the HMP:

- a. Policy 6: 'Field Ponds' within the HMP relates to the conservation of existing field ponds and seasonally wet pits as an important feature of the designated heritage area. HS2 Ltd should be required to provide an assessment of the potential impact on existing field ponds and, where necessary, provide suitable mitigation to ensure such features are not lost due to the proposed works.
- b. Policy 21: SSSI Enhancements seeks to enhance the SSSI surrounding Rostherne Mere and states that the Estate supports Natural England's work to improve the water quality and water levels in Rostherne Mere. HS2 Ltd should be required to engage with key stakeholders including the Estate and Natural England, to ensure there is no impact on aims to improve the SSSI

129. The Estate requests that the Promoter provides a legally binding commitment that there is to be no deterioration in water quality in the water bodies across the Estate as a result of the construction and operation of the Proposed Scheme.

130. The Estate has identified a new attenuation tank on plan CT-06-353 that was not previously included. The Estate requests that the Promoter provides further

details of this proposed attenuation tank, including the proposed outfall location and discharge rates to ensure there is no increase in flood risk to downstream receptors.

Air Quality

131. The Tatton Estate has reviewed the air quality assessment in the SES2 and AP2 ES in relation to the AP2 changes on its land and has concerns about the robustness of the assessment and the lack of proposed mitigation in places. The Tatton Estate requests that the Promoter engages with it on the specific concerns it has identified to work together to agree how best to avoid, reduce and mitigate impacts.

132. In particular, the Estate asks for further assurances that the methodology used to assess air quality impacts is appropriate and in accordance with relevant Natural England guidance, to effectively assess the impact from increased levels of nitrogen oxide, ammonia and acid deposition on the Rostherne Mere SSSI during construction. The Estate requests confirmation that the Promoter has modelled and assessed the combined impact on air quality of the Proposed Scheme in combination with other development and construction projects affecting this designated site.

Recovery of professional costs

133. The Estate has spent a large amount of time, money and effort trying its best both to mitigate the effects on it of compulsory purchase, as both it and the Promoter are required to do, but also trying to find opportunities to reduce cost and impact for the Promoter and improve HS2's value for money and environmental impacts, as well as its business case.

134. Unfortunately, these costs have significantly increased as a result of our work reviewing the changes in AP2. The significant amount of additional land that is now proposed to be included in the powers of the Bill means that, despite already spending time and money to understand the Bill as introduced, the Estate must now expend further resources trying to understand the impact on its land and operations of AP2. These have been worsened by the failure of the Promoter to assess the impacts set out in the Estate's petition against the Bill and to meaningfully engage, resulting in technical work, correspondence and meetings but with little progress made. As such AP2 introduces many new challenges but fails to address many of the Estate's existing objections with the Bill. The Estate requests that the Promoter reimburses its fees in understanding the impacts of AP2, many of which should have been mitigated by the Bill as introduced.

3. What do you want to be done in response?

In the box below, tell us what you think should be done in response to your objections to the Second Additional Provision to the Bill. You do not have to complete this box if you do not want to.

You can include this information in your response to section 3 'Objections to the Second Additional Provision to the Bill' if you prefer. Please number each paragraph.

1. In respect of the impacts of AP2 on the Tatton Estate's interests, the Tatton Estate respectfully requests the Select Committee to consider instructing the Promoter to undertake certain actions as set out above, where appropriate and necessary; to amend the Bill, including by way of requiring the Promoter to bring forward Additional Provisions; and to require the Promoter to provide Undertakings or to enter into Agreements. This is to ensure that the Proposed Scheme can come forward without causing any unnecessary detriment to the Tatton Estate's operations, heritage or natural assets, and to minimise impacts on its land and property and potential to help with levelling-up, given the Estate's unique role as landowner and custodian of a large part of the North West of England.
2. The Estate has invested significantly in trying to identify opportunities to help the UK Government to get better value for money, delivering greater growth and local funding contributions and resulting in less damage and cost. However, few if any of these ideas have been seriously investigated, let alone adopted. The Estate asks the Select Committee to encourage the Promoter to engage with the Estate vigorously and in good faith to see where there may be opportunities to secure better outcomes for the use of what are substantial amounts of public money and very extensive legal powers.