

Background

We have lived at Lock Cottage for 24 years. When we bought the cottage we also bought canalside workshops, dry dock and 9 acres of land.

The property has no near neighbours is idyllic and very quiet, the loudest noises are the dawn chorus of a morning.

We enhanced the few moorings that were here already and have made a viable business that we have grown and are now looking forward to reaping the benefits for our older age

As we got older we have diversified and utilised the land and its location to the best advantage to give us greater scope for income and to use our skills and passions to enable us to have an income for our retirement years to not only cover our costs but also to be able to employ contractors to help maintain the site, at this point in our lives we had hoped to have been much further along with our plans, Camping & Caravan Site, Alpaca experiences, Bakery and to have had the Steam engines etc at a point where we could installed in our multi purpose building, which again we have been able to build, for other interested people to view, learn from, bring back some of our industrial history, etc

A large amount of our moorers are live aboard and like us have chosen to moor here for the same reasons that we purchased the property. Some of our moorers work shifts, have retail property locally, are elderly and have very young family.

As a point, the paper published 5 June 2019 refers to Para 9 moorers that are live aboard as per, I believe, our AP1 submission. This paper appears to direct HS2 to identify all houseboat owners affected by HS2a and engage with them to publicise any request for hearings ability for them to be heard, where directly affected and suffer disturbance during construction. To date I do not believe that any of our moorers have been contact by HS2 ???

We engaged with HS2 with our original request for information and explanation of where we are and what we do in Nov 2016 and we still do not have a definitive answers as to timescales, what kind of works will be carried out on our property, where the land take will specifically be, how it will affect the few moorers we have left how to plan our land configuration during construction. These issues have and still do make it very difficult to plan where to spend our reduced income, how to assure our moorers (especially the ones that live aboard) of their future. As at AP2 we were told of the Haul Route that would be running across the bottom of our land, I was concerned that this route does not show on any of the 'public' maps and was told that this is because it is not part of/within the Bill this raises questions as to what else might not be visible to the public as it is not in the Bill? In addition due to the reduced income suffered as a direct impact of HS2a our assets have deteriorated. Not only have we lost regular income we have had to adapt what we do and devote more time to attempting to gain income away from our site this the has a knock on effect of not having time to devote to the site.

Where we had moorers the canal bank and basin were kept clear now we have rushes, hedgerows and trees starting to grow through.

We went down the path of Atypical sale of the property to SoS but the valuations (STC) were such that we could not afford another property that would enable us to have even half of the lifestyle we used to enjoy here. We suspect that although assured that the value was based on Open Market value that in fact properties purchased along the route

are reconfigured for rental market something that our nearly 250year old property would not lend itself to, save spending a substantial amount on getting it to a legal rentable asset. We were not even allowed to direct 'our' valuer and neither were they allowed to tell us the directions they had been given.

We are engaged with HS2 to come to a compensation agreement which we were hoping would allow us to start to reconfigure the site ready for when the land is taken for construction use. This compensation would be to ensure enough safe mooring space for our moorers, erect animal fencing shelters and a barn, car parking & roadways/foot paths, remove old poly tunnel and as much of the plants as possible, prepare the ground, build raised beds, irrigation etc at new poly tunnel site. We would also have to keep the empty canal bank moorings in a useable condition, this will probably not be able to happen now as some of them have been empty for a while and have started to silt up and become overgrown.

We also need assurance that at the end of the construction period, Jan 2027?? that all of our assets would be ready for use as we had intended them to be years ago i.e. moorings fully dredged, secure and occupied, Caravan and camping site up and running, Alpacas and Poly tunnel back to where they are now

We find it very difficult to swallow that ourselves and the moorers that live at the property will only suffer minor adverse affects during construction and operation considering loss of income, moorers having to find other locations to moor, views being destroyed, continuous noise, traffic, health issues etc where at present there is none.

Over the years we have tried to do everything possible to mitigate the losses that we are suffering due to HS2a and feel that we have been thwarted at each turn.

All of these compensation subjects relate to our business non of them take into account the disturbance and disruption that is and has been affecting us personally and will continue to be subject to during the construction period, such as noise, light pollution, restricted views and traffic both personnel and vehicular.

Even recently we had construction traffic down our lane looking for the Gas Pipeline survey site, HS2 were informed and they responded quickly. The Construction manager visited us and gave contact details, however it did not stop contractors coming down the lane to deliver P&M, where we had to open gates etc for them to turn around in our drive, for surveying team or other 'contractors' accessing the property even after the survey team had finished

Distances from the Compound, Cottage 125 mtrs, Cafe/Shop 75 mtrs, Workshops approx 150mtrs. Basin, moorings, Alpacas and Polytunnel 75 mtrs from the Main compound, batching plants, Conventional railway modifications

Map of area CT-05-212

I was hoping to show a video but unfortunately could not reduce the size enough for submission.

Here are a few photos to show where we live

The cottage approx 125 mtrs from the Compound Workers Temporary Accommodation
The Cafe/Shop approx 75 mtrs from the above

There will be possibly 240 workers accommodated at the compound and the noise alone

will be significant with people coming and going to work , out socialising etc. Up to 350 at peak times will be working from the site. The vehicle movements will be huge considering we have none at present.

Batching plant operation

There will also be huge continuous disturbance for us, our moorers and other customers

The Alpaca side of the business will not be able to be grown any further as I am guessing the 'Pete will not be able to bring his granny for a picnic with the Alpacas' on a building site. We potentially will not be able to walk the Alpacas down our drive.

I am still not assured that our business will survive and that we will be able to continue to enjoy our home and property.

Photographs of Occupied moorings, unoccupied moorings, views, where we live, WIP, video to highlight lack of noise at our property present.

Top field – Poly Tunnel and Alpaca new home



Top Moorings All Occupied



Bottom Field Moorings





Views from the Cottage





No light pollution



Awaiting attention - WIP