

**From:** [REDACTED]  
**To:** [M42 Junction 6](#)  
**Subject:** M42 Junction 6 Improvement - Response to Rule 8 and Written Representation (WR)  
**Date:** 02 June 2019 23:53:37  
**Attachments:** [Written Representation.pdf](#)

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To The Planning Inspectorate,

I would like to register my interest as an Affected Party.

As we are under compulsory acquisition (Plot 3/72), we feel it important to discuss the justifications for acquiring the land as the small area required will have a minimal advantage to the proposed scheme, but will have a significant impact on my personal situation and also impact the businesses I run from the property.

For this reason, I request to attend and speak at the following meetings:

- Issue Specific Hearing – Draft DCO – 10.00 – Tuesday 2<sup>nd</sup> July
- Issue Specific Hearing – Need for improvements on Junction 6 - 14.00 – Tuesday 2<sup>nd</sup> July
- Issue Specific Hearing – Compulsory Acquisition – 10.00 – Tuesday 20<sup>th</sup> August
- Issue Specific Hearing – Draft DCO – 10.00 – Wednesday 21<sup>st</sup> August
- Issue Specific Hearing – Draft DCO – Tuesday 22<sup>nd</sup> October
- Issue Specific Hearing – Compulsory Acquisition - Wednesday 23<sup>rd</sup> October

I also reserve the right to attend and speak at any other issue specific or other hearing on the dates 22<sup>nd</sup> August, 1<sup>st</sup>-3<sup>rd</sup> October and 24<sup>th</sup> October if I feel these meetings are relevant to me.

#### Site Visit – 3<sup>rd</sup> & 4<sup>th</sup> July 2019

During the Open Floor Meeting of the 21/05/19, David Cullingford agreed that a site visit to my property would be essential to understand the current situation and the impact the scheme will have on the businesses we run from the property. **I request that we are visited on Wednesday 3<sup>rd</sup> July as I am out of the country on the 4<sup>th</sup> July and will not be available – Please confirm that this request has been received.**

During the visit I request that the following areas are assessed/understood:

- The unique setting and selling points of the business
- The additional USP that the horses bring to the business
- Understanding of customer reviews, their importance to the business and the impact the development will have on these (samples to be viewed)
- Proximity of the proposed road to the property
- Proximity of the development to the fields used to graze the horses
- Impact on current pollution (noise, dust, etc) levels
- Impact on current views
- Proximity of the proposed works compound
- Impact of the proposed works compound exit
- Impact of compulsory purchase proposal – 2 plot purchases will impact us - plots 3/72 and 3/73e
- Explanation of works 35 and the impact of this on the business
- The fact that this property is a home to a single mother with 3 children and an elderly, disabled father
- The fact that the business supports the family unit and there is no other source of income
- The possible impact on the whole family should the business fail

Also attached is my Written Representation showing my views, concerns and points that need

addressing. This document includes our current ratings on the channels we sell through which we are very concerned will be impacted by the project and could severely affect the business.

Finally, I wish for any future correspondence to be sent to me electronically on the following email address – [camilla@churchfarmacc.com](mailto:camilla@churchfarmacc.com)

Regards,

Camilla and David Burton  
Church Farm Accommodation

Sent from [Mail](#) for Windows 10

Church Farm Accommodation  
Church Lane  
Bickenhill  
Solihull  
B92 0DN

To Whom It May Concern,

**Re: M42 Junction 6 Improvement**

**Written Representation for Camilla and David Burton residing at the above address**

Firstly, please be advised that we are totally opposed to the project in its entirety. The decimation of local green belt land, impact on local conservation areas and effect on the communities will be significant and detrimental.

We would also like to highlight the fact that, although we have had numerous meetings prior to the open floor hearing of the 21/05/19, we only recently became aware of the works compound which is planned to be sited within Bickenhill for the 4-year duration of the project. We are very disappointed that this was not highlighted either during meetings prior to the 21/05 or in any of the documentation supplied in correspondence from Highways England.

Should this project go ahead, we have serious concerns about the impact it will have on our home and the two businesses we run from it. The main business is a bed and breakfast and the secondary business is a livery yard which is an integral part of the bed and breakfast. The livery results in a lot of guest bookings for the bed and breakfast which in turn creates excellent reviews which are critical to the success of the business.

We currently have extremely high ratings on all of our booking agents (See Annex A for website links and current ratings) and we are seriously concerned with the possible impact of negative reviews caused by the project which could result in our ratings reducing and a significant loss of business which could take years to rectify. It has taken many years of hard work and a large investment of money to get our business to be the success that it is today and we want to ensure that this remains the case.

Below is a list of our current concerns which will need addressing, this list is not exhaustive:

- The works compound (works 69) has a suggested location directly to the rear of our property for a minimum of 4 years. A proposed exit to the compound is also directly behind the field on the new access road (works 35) where our horses are grazed, and both aspects are a very serious concerns for both business and personal reasons.
- Compulsory purchase of land will move an established field boundary (established trees and hedgerow), this will need to be replaced with something identical to ensure our views are not deteriorated and a secure field boundary is created for our horses.
- We will need to be notified well in advance (6 months minimum) of works which may affect the business and the access into the village. As we have directions on our website these will need to be updated as soon as possible once diversions are put in place
- Due to compulsory land purchase, the loss of grazing could result in reducing the number of livery horses we can take, and the current liveries are also considering relocating due to the expected disruption. Is there a route to negate this loss of business if it happens?

- We request inclusion of safe bridle paths to allow access from Bickenhill to the surrounding villages/area. There are a huge number of horses in Bickenhill and we have been virtually cut off because of the increase in traffic along the Catherine-de-Barnes Road.
- Access to Bickenhill during the construction phase – clear signage required to ensure our guests have no problems finding or leaving us – Signs from the main roundabouts of M42 and A45 to Bickenhill will be required.
- Currently there are 2 school busses which collect and drop-off within the village of Bickenhill. Safe access for these services will need to be maintained at all times throughout the construction as there are a number of children that use this service.
- Our house and rooms will be overlooking the compound/construction site/final road and will experience higher noise levels during and post construction – is there compensation available to implement noise reduction initiatives (such as replacement windows, etc.) prior to the work commencing?
- If the noise levels start to impact our guest reviews and we are forced to act at short notice (such as closing off rooms or reducing rates), how will we be compensated for this?
- My 6-year-old daughter has a pony which we ride in the arena close to the boundary where the road is being built. I am concerned that the proximity of the compound will unsettle the horse and make riding unsafe.
- Tenancy over an adjoining field is in place and compulsory purchase will impact the boundary on this field (land owned by Jacqui Melbourn). This field is used for grazing the horses stabled within the livery yard and any alteration to the boundary will need to be a secure boundary for the horses grazing there (see previous point relating to our field).
- We also need confirmation that any costs incurred by nominating a land agent to handle the compulsory purchase will be covered by Highways England.

It is essential that we are contacted once a schedule of work is created and the construction company has been appointed so that we can be consulted in relation to the access and noise. This will allow us to minimise the impact as much as possible on our businesses. The work scheduled may also result in periods when we are forced to close to remove the chances of receiving bad reviews (e.g. when the bridge pilings are put in place), and we are expecting to be compensated for these periods.

Yours sincerely,

Camilla and David Burton

## **Annex A**

### **Booking.com**

9.1/10 – Superb (Rating as of 02/06/19)

Web link:

<http://www.booking.com/Share-J9N9uE5>

### **Hotels.com**

9.4/10 - Superb (Rating as of 02/06/19)

Web Link:

<https://uk.hotels.com/ho373751/church-farm-solihull-united-kingdom/>

### **TripAdvisor**

4.5/5 – Excellent (Rating as of 02/06/19)

Web Link:

[https://www.tripadvisor.co.uk/Hotel\\_Review-g1077137-d1656124-Reviews-Church\\_Farm\\_Accommodation-Bickenhill\\_Solihull\\_West\\_Midlands\\_England.html?m=19905](https://www.tripadvisor.co.uk/Hotel_Review-g1077137-d1656124-Reviews-Church_Farm_Accommodation-Bickenhill_Solihull_West_Midlands_England.html?m=19905)

### **Expedia**

4.6/5 – Superb (Rating as of 02/06/19)

Web Link:

<https://www.expedia.co.uk/Birmingham-Hotels-Church-Farm.h4252977.Hotel-Information>

## **Example reviews (all available to be viewed on the websites above):**

### **TripAdvisor – Review 1**

review Mar 2019

#### **Fantastic night's stay**

Stayed at Church Farm last night with my husband as we were attending the Blue Planet live show at the Resorts World arena with my family. We both had a wonderful, comfortable stay - it's such a pleasant surprise to arrive at the farm and receive such a warm welcome from Milly and also the **gorgeous family ponies in the courtyard stables**. Our beds were very comfortable for a relaxing night's sleep, and there was a flatscreen TV and wet-room type shower. In the morning Milly cooked us all a fantastic full English breakfast which was very gratefully received. **The idyllic location makes you feel as though you are in the countryside**, but the farm is also really handy placed within a couple of miles of Birmingham international, Resorts World and some lovely local pubs. We had dinner in the Boat Inn which was great, but Milly can recommend any restaurant or takeaway also. We'd highly recommend and would love to come back sometime. Thanks for everything!

**Date of stay:** March 2019

## TripAdvisor – Review 2

review Feb 2019

### **Beautiful B&B!**

We have just returned home after a stay at Church Farm overnight with our 3year old. What a beautiful place! The accommodation is so lovely, **especially wonderful to be able to see and meet the resident horses residing in their stables right opposite the rooms**. The farm is located ideally close to venues such as NEC, Resorts World, and despite being so close to Birmingham airport we weren't disturbed by any aircraft noise at all! Breakfast was delicious and individually catered which was great for our toddler. Truly lovely and welcoming hosts make a stay that little bit more exceptional and you won't be disappointed here! Thank you for our lovely stay, and we will be back to stay again without a doubt!

**Date of stay:** February 2019

## Bookings.com review

9.6

Reviewed: 29 May 2019

Beautiful little B&B with a working stable. Great location, friendly staff. Perfect.

· The staff were very friendly, and **it was nice to talk to them about their horses** as well as get the opportunity to stroke them. The room was spacious and the view out the window was very nice. The location couldnt have been more ideal. Church Farm was easy to find, and **seemed like it was in a village in the middle of nowhere** - so a nice retreat - but was only a mile away from the Arena. A taxi cost less than £5 which was completely unexpected. I would definitely recommend staying here.

Stayed in May 2019

## Hotels.com review

Date of review 16<sup>th</sup> April 2019

Our room was warm, clean and comfortable. It had an old world charm---lovely for a couple of nights. **The stables were in use and it was pleasant to wake up to the horses** and the bells from the delightful old church next door.