

We are instructed to act on behalf of Lanesons Limited of Tithe Farm, St Neots who as tenant under an Agricultural Holdings Act 1986 tenancy of Tithe Farm are affected by the scheme with plots 9/6a-e. The representations are made without prejudice to making further objections/representations for different reasons, or in order to amplify these representations.

We submitted representations to the supplementary consultation held in July 2020. Following the representations, we held an online meeting with Highways England and their consultants on 14th August 2020, during which Highways England undertook to provide various information and details and to respond back with comments in respect of the representations. We submitted further representations in June 2021. Despite numerous requests for the information to be provided, Highways England finally provided a response following the August 2020 meeting by way of an email dated 16th July 2021. We have since requested a meeting with Highways England and are waiting for the chance to meet with them.

The proposed scheme will have a significant impact upon Tithe Farm, severing Numbers 1 and 2 Winterington Cottages from the rest of the farm. The boundary of the road runs adjacent to the cottages with increased noise and visual intrusion from the proposed road and junction. The cottages need protecting from the noise and visual intrusion from mitigation works such as double glazing, bunding, landscaping, etc. We have sought greater detail to understand the impact of the road of the cottages and proposals for mitigation, including cross-sections at the cottages, the impact of lighting at the junction and the noise. The scheme will have a particularly significant impact on the cottages and we wish to agree mitigation works in advance together with timing of the mitigation work to try and limit any impact.

The access to Numbers 1 and 2 Winterington Cottages will be varied via the realigned A428. The access to the cottages is required to be available constantly throughout construction and subsequent to the road being built, for both private vehicles, delivery vehicles and for service vehicles. We have sought details of the design to ensure that the cottages can be serviced by the tanker emptying the private drainage, the dustcart, oil deliveries etc. Highways England has not provided this information. We are seeking a clear enforceable commitment within the design and the timeframe for the scheduling of the work to ensure the cottages are habitable both during construction and after completion of the works.

Numbers 1 and 2 Winterington Cottages are connected to a private sewage system which includes a soakaway connected to a ditch on land being acquired. Provision needs to be made for the continuation of the sewage system and appropriate arrangements or rights granted for the future. It would seem to make sense to arrange an appropriate discharge of the drains to land to the east being acquired by Highways England under Plot 9/7g. There is insufficient ground within the area left unacquired around the cottages in order to adequately provide for the continuation of the private drainage system. Due account needs to be taken during construction to ensure that the private drainage system continues to operate successfully.

The proposed scheme will sever the existing services to Numbers 1 and 2 Winterington Cottages, including the water supply which runs via Tithe Farm from the north west. It is important that throughout the construction phase and thereafter, the cottages maintain full services and that those are not interrupted. This will require bringing in a new water supply to replace the existing supply running from Tithe Farm which will be severed.

Numbers 1 and 2 Winterington Cottages will be severely impacted during construction for noise, dust and vibration. Appropriate mitigation measures should be put in place. We have requested details of these but Highways England has not provided the information.

The proposed road will also have a significant impact on the balance of Tithe Farm to the north including Grayholme being a residential property at the entrance track to Tithe Farm and Tithe Farm House. Appropriate glazing, landscaping and bunding should be installed to reduce the visual and noise impact on these residential properties.

The land being acquired has underground land drainage schemes and appropriate arrangements should be put in place to provide for and deal with the continuation of the existing land drainage

schemes so as to not impact the drainage to the remainder of Tithe Farm.

There is considerable concern regarding continued access arrangements both in and out of Tithe Farm and also to the wider area and that access is maintained at all times and suitable for agricultural vehicles to allow the business to continue to farm and operate.

We had been promised by Highways England that a draft Schedule of Accommodation Works would be provided, following the online meeting in August 2020. Nothing has been provided. We would seek that accommodation works are discussed and agreed prior to the granting of the DCO to avoid the issues being faced with the A14 where accommodation works were not agreed until after a number of years after commencement of the road scheme.

The proposed scheme will have a very significant impact on this farm and its residential properties. We wish to understand the impact more fully and obtain undertakings from Highways England regarding mitigation measures both during and after construction. We are concerned that unless there is very careful planning and appropriate mitigation measures put in place, the cottages will become uninhabitable and the farm business will be impacted with reduced access.