

Date: 16/04/2020
Our ref:
Your ref: TR010056/S42(1)(d) further land interests

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By Email: a417missinglink@highwaysengland.co.uk

Dear Sirs

Your ref: TR010056/S42(1)(d) further land interests
A417 'Missing Link' - Planning Act 2008 Sections 42(1)(d) and 44 - Supplementary Consultation

Thank you for your letter dated 17th March 2020. We write to submit our comments in respect of the supplementary consultation in response to the proposed A417 'Missing Link' works which have the prospect to bring detrimental changes to our property and to record matters that require further consideration and agreement in due course.

Foreword

Firstly, we wish to convey [REDACTED] is not just our house, it's our family home. David's parents lived here before us, David was born here and when we pass, it will be left to our children and then to their children. We are not just talking about a building, bricks and mortar, it is SO much more than that to us and our family. We appreciate that you're all just doing your jobs and money is a big factor for you all, but this is our life and our future. When you have all finished this project and moved on to the next thing, we will be the ones left reeling from the problems that will no doubt be caused by the disruption. From experience dealing with projects such as this, promises are rarely kept, and problems arise both during and after works are complete with no one taking any responsibility to resolve these inevitable issues. An example of which being the trees around the boundary of our property.

Our last meeting was at the Star College on the 6th February 2020, as part of the previous consultation. There were several members of your team in attendance and numerous important points were raised by ourselves and our representatives from Bruton Knowles. We're sure you can therefore appreciate our surprise when we received the most recent plan showing no changes regarding any of the points we raised.

Unfortunately, it is known that big organisations like yourselves have a reputation of over promising and under delivering. Please appreciate that these comments are not aimed at any particular individual but rather the company and project as a whole. We are not willing to take a chance on our family home. If you were in our position and it was your family and future, I'm sure you would feel the same instead of it just being a job, albeit an important one.

Drainage pipe

The main issue currently is the fact you're looking to cut directly across our property and cut it into 2 sections by placing the drainage pipe straight across. This will cause serious damage and disruption to our services including Gas Supply, Septic Tank and Herringbone Drainage. We appreciate your covering letter mentions these factors and that this consultation is primarily to cover only the additional land you're looking to obtain from us, however, we have not had a meaningful response from anyone at the project concerning this. It is therefore difficult for us to comment on the additional proposals when the core of the issue has not been resolved, or even addressed properly. It leaves us feeling that if there has been time given to this part of our home for these recent changes, surely there must have been time to consider the other aspects that we brought to your attention. That you appear to be intent on proceeding with the indicated route gives the impression that our comments have not even been considered.

As we have indicated previously, we are willing to discuss and negotiate a more suitable route so the pipe can run around the boundary of the property. Indeed, different options were discussed at our last meeting on the 6th February 2020 but again, we have received no meaningful response of justification as to why the route cannot be amended. We have to make it clear that we DO NOT agree in any way to the current route coming straight across our home, especially when other more suitable options are available.

Permanent and temporary land take

As explained, the current land take proposals are unacceptable. Both the temporary occupation for construction and the lasting maintenance rights will cause severe damage and disruption to our property. A more suitable route will help mitigate this. Once a solution to the drainage pipe has been agreed, we will be able to comment on the land take further.

Mitigation Planting

Regarding land area plot 845/1, we are happy to look at this in more detail but as this area provides access to our bottom ground, we require urgent clarification as to exactly what purpose the land is required for. There is not much detail regarding this piece of land and the mention of 'essential mitigation planting' fills us with concern and dread, again due to the word planting. There is no indication as to whether the current five-bar gate entrance is to be relocated and whether the existing public right of way is to be re-routed. We already endure problems with the public accessing the land and do not want this exacerbated.

Environmental Impact, Disturbance and Potential for Loss

Due to the close proximity of [REDACTED] to the works, we are concerned about the potential for impact from disturbance, noise, traffic, dust and pollution during construction. We have asked for assurances as to how our property will be screened from disturbance and for measures to ensure that there are no lasting detrimental environmental impacts. Our concerns with the siting of a lay-by opposite our property have

also been raised and we are still waiting on a clear and meaningful response. We do require 24-hour access to our property throughout the works for all sizes of vehicles. If access is blocked or becomes difficult then there is the potential for loss and disruption.

Communication

Despite showing a willingness to engage with the scheme and being very accommodating, correspondence and updates from the project have been very slow and, in many instances, non-existent. Emails to members of the project team have gone unanswered for months and even in regard to this consultation.

The communication from the project has so far been completely inadequate and is becoming increasingly frustrating. We therefore request in the strongest possible terms that communication becomes more frequent, detailed and that our concerns and comments are shown to be taken into consideration.

As we have stated all along, we do support the aim of this project. We want to be, and have been, accommodating and helpful in any way we can but as we keep repeating, NOT at the cost of our home being spoiled or damaged in any way.

We have lived for many years with the failings and broken words of various organisations, councils and 3rd party contractors, in the form of our boundary trees that are not maintained and imprison our home, so please forgive us if we repeat ourselves and make plain our displeasure over and over again.

We wish you all well with the project but hope that this letter leaves you in no doubt of our feelings towards the various issues identified.

We look forward to receiving your responses shortly.

Yours faithfully

David & Lisa Field