

Post Hearing Submissions on the A66 Northern Trans-Pennine Project

Submitted on Behalf of Mr Hobson

14th March 2023

1. Introduction

- 1.1 We are instructed to submissions on behalf of Mr A Hobson of [REDACTED]
[REDACTED].
- 1.2 We have previously submitted on behalf of Mr Hobson written submissions for deadlines 1,2 and 3. We do not propose to repeat those representations, but would stress that the issues raised remain unresolved. In particular we have raised concerns in respect of the disproportionate impact on Mr Hobsons Camping and Caravan Site with proposed permanent or temporary works surrounding the site and meaning it will be unable to trade. This not only represents a loss to Mr Hobson, but also the local economy through preventing a successful tourism business from operating.

2. Post Hearing Submissions

- 2.1 Further to the Compulsory Acquisition 2 (CAH2), and Issue Specific Hearing 3 (ISH3) held on the 1st and 2nd March 2023, please find below a post hearing submission on points raised and/or queries arising from the hearings.

2.2 General Commentary

- 2.2.1 We have raised through this process substantial concerns as to the lack of detail provided by the Applicant and/or certainty on their part as to the intended design, acquisition areas, future land management, and also the lack of any meaningful attempt to negotiate terms with Landowners & Occupiers.
- 2.2.2 At present the Applicant and District Valuer are not responding to our queries leaving Mr Hobson in a position whereby he cannot do anything and jeopardising his business.
- 2.2.3 We note that similar concerns have been raised not only by other Agents but also organisations such as the NFU, Statutory Bodies, and Local Authorities.
- 2.2.4 The ExA's frustration at the Applicant's lack of progress in reaching agreement with Statutory Bodies was also noted during the hearings, and this must also in part be explained by the paucity of information provided by the Applicant.
- 2.2.5 We would respectfully ask the ExA to consider at what point these repeated failures on the part of the Applicant (to the continuing detriment of our Clients) compromise the Application to a degree that the timetable should be revisited, or indeed the application withdrawn.

2.3 Drainage

2.3.1 We raised at the hearing concerns as to a lack of detail as to drainage arrangements, and this is of particular concern to Mr Hobson.

2.3.2 It is essential to ensure that the Camping and Caravan Site remains well drained in order to help mitigate the losses which will be suffered by the business.

2.3.3 A reduction in the efficacy of drainage will reduce the available areas for visitors, particularly during wet weather or at the ends of the season generally, and increase the likelihood of unsightly damage to the ground. All of these factors will be to the detriment of the existing business.

2.4 Safety Review

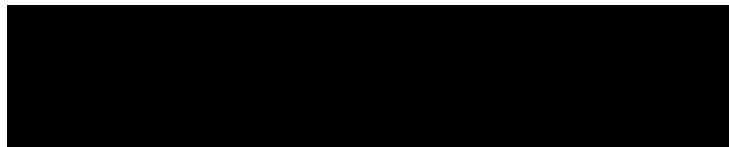
2.4.1 We have previously raised concerns in respect of the junction with the A67 in respect of safety, and understand from the Applicant that they have carried out a safety review.

2.4.2 We have not had sight of this review, and would ask that it is disclosed as part of this process as it is our opinion that the current proposals are unsafe.

3. Conclusion

3.1 In conclusion, following CAH2 and ISH3 the lack of detail provided by the Applicant remains of concern, and is clearly impacting the scheme on a wide basis. There also remains a lack of substantive efforts to negotiate on the part of the Applicant.

3.2 We also raise concerns in respect of how Mr Hobson's land will be drained during and after the works, and in respect of safety for the junction with the A67.



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