

# HS2 at Hyde End: Case issues



# Significance— only moderate?

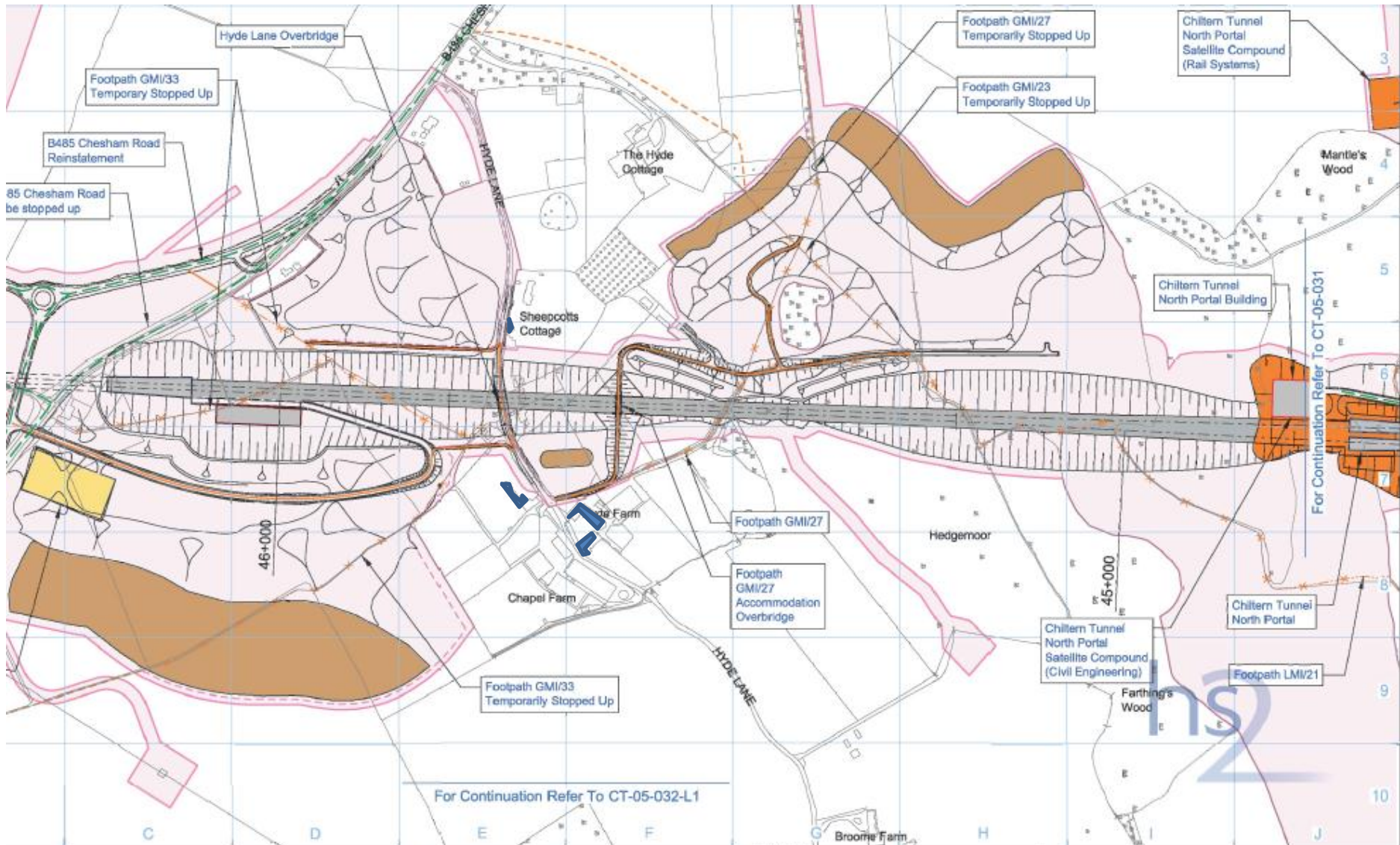




# Setting

- Open fields - agricultural/equestrian
- Rural Chilterns landscape (AONB)
- Remoteness
- Identity
- Tranquillity

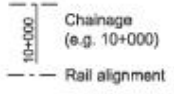




For Continuation Refer To CT-05-031

For Continuation Refer To CT-05-032-L1

- |  |                                     |   |
|--|-------------------------------------|---|
| Rail alignment formation                               | Community forum boundary            | Stopped-up PRoW                           |
| Landscape earthworks                                   | Existing watercourse                | Temporary PRoW diversion / realignment    |
| Engineering earthworks                                 | Tunnels external extent             | Temporary highway diversion / realignment |
| County boundary  | Construction traffic route          | UT - Main utility works                   |
| Borough / District boundary                            | Existing public right of way (PRoW) |   |
| Landscape and potentially required during construction | New, diverted or realigned PRoW     |   |



Map Number: **CT-05-032**

Map Name: **Construction Phase**

Community Forum Area: **CFAD9 Central Chilterns**

**hs2**

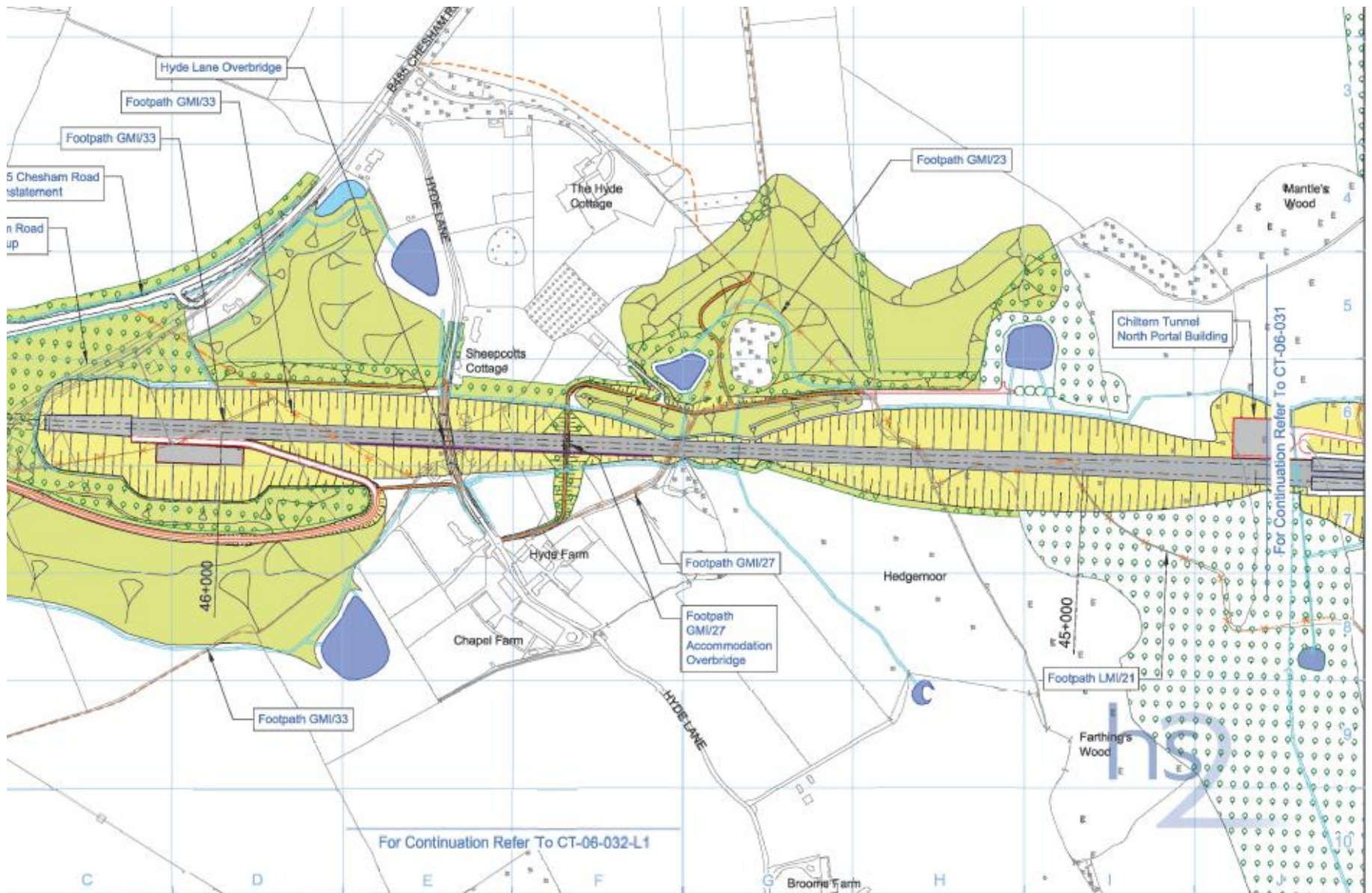
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Doe Number: C222-ATK-EV-DPL-020-050003 P03 Date: 22/10/13



For Continuation Refer To CT-06-032-L1

For Continuation Refer To CT-06-031

|                        |                                      |                                     |                         |
|------------------------|--------------------------------------|-------------------------------------|-------------------------|
| Floodplain storage     | Public realm                         | Community forum boundary            | Stopped-up PRoW         |
| Floodplain creation    | Engineering earthworks               | Watercourse diversion               | Tunnels external extent |
| Floodplain at creation | Landscape earthworks                 | Existing watercourse                | Rail alignment          |
| Floodplain at creation | Rail alignment formation             | Ditches - new                       | HS2 Access road         |
| Floodplain at creation | Hedgerow habitat creation            | Main utility works                  | Noise fence barrier     |
| Floodplain at creation | Returned to suitable development use | Existing public right of way (PRoW) | Chainage (e.g. 10+000)  |
| Floodplain at creation | County boundary                      | New, diverted or realigned PRoW     |                         |
| Floodplain at creation | Borough / District boundary          |                                     |                         |

|                       |                            |
|-----------------------|----------------------------|
| Map Number            | <b>CT-06-032</b>           |
| Map Name              | <b>Proposed Scheme</b>     |
| Continuity Forum Area | CFA09<br>Central Chilterns |

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# No need to worry because.....

- Moderate/medium adverse, or low
- No direct impact – no need for heritage deeds
- Landscape setting – Environmental Memorandum
- Trees and banks – no harm after 60 years
- 3 metre sound barrier
- Sound insulation for Sheepcotts Cottage
- Design will smooth all difficulties
- HS2 will engage

# But:

- Inevitable harm to landscape setting
- Won't the sound barriers, banks and tree screens further damage the setting?
- Can sound insulation be effective without harm to the special character of the buildings?
- What will take priority?
- Will there be enough time to consider?



# More But:

- Fear of the unknown before works start – how bad will it be?
- Construction – noise, cranes, dust, heavy traffic on tiny roads, severance of the access road – stranded? Temporary major adverse.
- Loss of land
- Operation – will the sound mitigation work? Will it look awful? Will the horses be happy? Will people still want to live there? Medium?

# Why does it matter? Blight/Viability

- No inhabitants
- No building maintenance
- Heritage assets at risk
- LPAs accountable
- Ultimate loss of assets valuable to the public interest

Compensation for current private owners will not help

# Wish list to minimise harm

- Significance - site specific assessment – not a standard scale
- Provision for the setting as a major heritage concern
- Consideration of impact regardless of distance
- Special provision for the viability of assets in use – residential, agricultural, business etc

# Tools

- Early identification of problem sites
- Best endeavours
- Timely engagement - timetables and remit – clarity of proposals
- Monitoring of impact – before, during, after
- Allowance for appropriate mitigation in all respects
- Allowance for mothballing and refurbishment in cases of essential need, even where there is no direct impact, and for re-location of unviable assets in extremis