

on Wednesday.

445. CHAIR: Okay. Shall we move on to Catherine Murray?

446. MR STRAKER QC: Yes, sir. If you'd wish to do so, sir.

447. CHAIR: It's still daylight.

448. MR STRAKER QC: Catherine Murray, please. And this is 1187(1), please – Heritage. And 1187(2). I think we see, do we, Ms Murray, your qualifications come up on the screen? Or they will come up on the screen in a moment. 1187(2).

449. MS MURRAY: I think with regard to qualifications, I'd just like to say, I've been in my post for 14 years now, so, I know my area quite well. I'm very fond of it obviously, and I think I've come to understand a lot of the quirks that you can see from it.

450. MR STRAKER QC: Good.

451. CHAIR: Do you live in it yourself?

452. MS MURRAY: No, I don't.

453. CHAIR: I wonder whether a local authority officer could afford to live in the Chilterns?

454. MR STRAKER QC: Well, We get to 1187(3) where you ask the request, Please, can we go in a tunnel? And you record at 1187(4), some heritage assets badly harmed by the surface route. And so if you can just pick out some of those, please?

455. MS MURRAY: Yes. My role at Chiltern is to deal with buildings. So, I'm mostly concerned here to look after buildings. But one of the things I want to do is draw out how buildings are just part of the historic pattern of the past of the landscape. So, here I have labelled all the ones that are within absolutely close, next to the route, or perhaps up to within 2 to 300 yards of it. My biggest concerns are the listed buildings up Hyde End. The Little Cottage at 86 King's Lane. Berry Farm is slightly less affected but still only 200 yards away from the portal and green tunnel. The fate of some unlisted, but historic, little cottages along Potter Road, which I'll point out later on.

Right on the road and ready to be jiggled by all the construction lorries. And then to draw on later, Leather Lane. I can't reach your screen to – Leather Lane is just this little lane coming down here. There. Hunts Green Farm at the end, which is subject to have all the sustainable placement. Grim's Ditch we've heard about. Those are the ones that I think are just a few of the ones to concentrate on.

456. MR STRAKER QC: Okay. Well, then, 1187(5), you ask the question, why should harm to heritage assets be avoided, and the answer you come up with is because Parliament actually requires that that should be so.

457. MS MURRAY: Yes, it is. It's this reference to the special desirability of preserving the listed building or its setting in the Act which goes back to 1947 and has been reiterated in various forms. The last one being the 1990 Act. And the aims of the Act are then substantiated in national policy.

458. MR STRAKER QC: 1187(6).

459. MS MURRAY: With the National Planning Policy Framework, the main gist of Chapter 12 being conserving and enhancing the historic environment. This is where it brings in all those other features: not just the listed buildings, but those aspects of the landscape that show how human beings have interacted with the landscape in the past.

460. MR STRAKER QC: And then in the next slide, 1187(7), you ask once again, 'Why preserve?', and you record the importance of heritage to people; the irreparable resource, the rarity of heritage, and the threat which comes about through neglect, decay, alteration, development, erosion, and so forth.

461. MS MURRAY: Yes.

462. MR STRAKER QC: In 1187(8), in order to preserve –

463. MS MURRAY: Yes. This is really to draw the point out that there is a sort of parallel here. I spend my life at work looking after listed buildings in the public interest. I'm part of the checking mechanism that says, 'Is this really a good thing?' when people come up with proposals for alteration. We've got the Act there, we've got the policies, and I'm familiar with them because I'm the one who says, 'Is this really a good idea? Is there a better way of doing it? Can we find another result that's not quite so harmful?'

And really to make the point that all the people who've been living in the listed buildings in this area have been subject to this sort of control. I have recommended refusal of proposals for extensions to buildings at Hyde Farm, for instance. I haven't thought that it was in the public good to put a large back wing, for instance, on the back of this 16th-century farmhouse, because it makes it look out of scale, and people can't appreciate it so easily. I'm asking you to do the same with HS2.

464. SIR PETER BOTTOMLEY: Have you seen Eltham Palace?

465. MS MURRAY: No, I haven't. I would love to.

466. SIR PETER BOTTOMLEY: Medieval banqueting hall with an art deco house tagged onto it.

467. MS MURRAY: Yes. Things do change, but we've been tasked as a nation with looking after the heritage aspects. There's always a balance; there will be alterations that add positively and take a building on into the next stage, but I don't necessarily think that putting a major railway through an agricultural landscape is putting a positive spec on these little historic farmsteads that I'm going to be talking about.

468. MR HENDRICK: You mentioned buildings which are not listed. Could I ask what percentage of the buildings that you're talking about are listed, and if the ones that are not listed are worth preserving, why haven't they been listed as well? Or is there a rush to try and list them for the reasons we're talking about?

469. MS MURRAY: There's a grading of systems. The listing came in in 1947 and provided a mechanism for looking after a certain range. In the early 1980s, a whole load more buildings were added to the list, because it was realised that it wasn't just the country houses, the churches, and the big fab buildings that mattered; it was the little buildings that people lived in, that they related to. Cottages and all sorts of things; phone boxes, even, pigsties and mile posts and all of these things that make up your historic surroundings. They are, in fact, perhaps even more important than the Blenheim Palaces, on occasion.

470. And so a lot of those were added onto the list. There's been a bit of a crisis, because you could go on and on and on adding to the list, and the policy now has shifted

to say, 'Let's evaluate why things are significant'. 'Significant' is the big word in conservation: 'Why do things really matter?' It may be that things that aren't listed also matter, and we should take measures to preserve them where we can. We can't give so much importance to looking after them, because they're not as important as the Blenheim Palaces, so you have a scale of graduation of care, really. But the NPPF allows us to look at non-listed buildings, which it terms 'non-designated heritage assets', and look to preserve them as part of our policies. We haven't got many powers to do so, but we're encouraged to present a positive attitude towards that end.

471. MR HENDRICK: And is there a push to try and list some of those buildings?

472. MS MURRAY: No. It's suggested that we include them on a local list, and that we bear them in mind and ultimately we identify them, but we cannot carry on giving as much protection as we do for a listed building, because it's a high bar of protection for a listed building. It's not always going to be as appropriate for those lesser assets.

473. CHAIR: Essentially, the railway itself won't affect it, but the construction and the lorries going through some of the communities will, I presume. And some of these buildings don't have big foundations.

474. MS MURRAY: The little ones on Potter Row certainly don't. I will come to other points where I'll show you that there will be a permanent impact, I think.

475. MR STRAKER QC: On 1187(9), with the heritage tests, there was a proposal based on a real understanding as to why the heritage assets are significant or valuable; whether HS2 will sustain and enhance the heritage, and whether the harm caused is justified. And you then show scales, and we can go straight to 11, I suspect: a sound understanding of cultural heritage, please.

476. MS MURRAY: I just want to make the point that in the scales, you have got this question as to whether you've done what you can to mitigate the harm. To go onto the sound understanding of the cultural heritage, obviously, HS2 have done a very great deal of work on assessing the historic interest of all sorts of buildings, woods, hedgerows and so on, and it's all encapsulated in the ES. I think that there are some flaws in what they've done. A lot of their research is very good and very well-grounded; some of it, I think, was only desk-based, and suffers a little bit from that, but they do make a link to

the landscape.

477. The problem arises where, as a consequence of their research, they try and make a table, put all of their results into it, and just say, 'We will assess all harms as either minor, moderate, or major'. These are far too limited a range, in my view, and they're misapplied. They say, for instance, that all Grade Two listed buildings are only Grade Two; therefore, they are only of moderate significance; therefore, any harm to them can only be moderate.

478. SIR PETER BOTTOMLEY: Do they literally use the words 'only' and 'moderate'?

479. MS MURRAY: No, I'm using the word 'only', but 'moderate' sounds a little derogatory, frankly, doesn't it?

480. SIR PETER BOTTOMLEY: I think actually seeing the quotation might help us a bit more than just hearing the words.

481. MS MURRAY: It is when you come to ones like 'The construction effect is temporarily moderate'.

482. SIR PETER BOTTOMLEY: If it said 'moderate effect', I could understand that. I'd be interested to see if anyone can produce a quotation saying 'Grade Two buildings are only of moderate importance'. If there aren't those words, don't worry.

483. MS MURRAY: The 'only', as I say, is me; it's not HS2. But if you look in their gazette here, in Volume Five for heritage, you will find that there is a column that lists the significance of each asset as low, moderate, or high. So it's low, medium, or high, and then the impacts are minor, moderate, or major.

484. SIR PETER BOTTOMLEY: It may be, Mr Straker, at some stage that someone can actually produce something illustrating what you're talking about, please.

485. MR STRAKER QC: Where the asset is identified as moderate.

486. MS MURRAY: The asset is actually 'medium'.

487. SIR PETER BOTTOMLEY: Again, seeing the context would possibly helpful to

us.

488. MR STRAKER QC: Very well. 1187(12)?

489. MS MURRAY: Sorry, one of the points I should have made on the previous one is that they take each asset in isolation, in the end. What I want to do is emphasise that each asset should be seen as part of the landscape, part of the grouping with the other assets around it, linked in with the woodlands, the routes, and the landscape contours. You should not really be seeing them in splendid isolation. I'm also saying here that heritage is just so important to the character of the AONB. It's one of the things identified in that list of special qualities of the AONB, that heritage is better preserved because it's been in the AONB. The constraints around it are not just the listed building constraints, but also the special measures applied to the AONB, so you have a specially preserved quality of heritage asset in this area, and this special quality adds to the sum of the value of the AONB and should be given extra weight in terms of that balancing act that I slowed on the previous slide.

490. MR STRAKER QC: Then we get to 13, where we see Chapel Farm, Hyde End, and you ask why the preservation of cultural heritage is particularly important for the AONB.

491. MS MURRAY: There are two main strands to follow on here. The obvious one is the visual beauty and the amenity of the AONB, and that's the view that we saw on the site visit, walking along towards Chapel Farm. It's undoubtedly very, very attractive, and seeing the building in it, it isn't just the landscape; it's the buildings as well.

492. MR STRAKER QC: Then we go to 14, please.

493. MS MURRAY: The second main theme is that the heritage is important because it is showing this human imprint on the landscape. It's showing the relationship between the people and the buildings, and I think that this is one of the mainstream interests that draws people to an area: the sense of intimacy with how the buildings fit into the landscape, the guessing at how people lived in the past. It is all part of a very rich experience, going right back to the appreciation of Grim's Ditch. I do, by the way, take immense issue with the idea that this is a continuous, long ditch that goes right down to Dorset. It survives in very isolated stretches of a few hundred yards each, in the most

part. It's a very fragile remnant, and easily lost. This map from 1883 shows how it extended even further south into the grounds of Woodlands Park. Those south-western stretches of it have now disappeared. Banks have naturally eroded, and it is very precious.

494. MR STRAKER QC: Then in 1187(15), we go back even further, I think, in time. Do we?

495. MS MURRAY: No, we're coming forward. Grim's Ditch takes us back a couple of millennia.

496. MR STRAKER QC: Oh, yes. I beg your pardon. The plan takes us back; that's what I was referring to. Grim's Ditch takes us back a long way, but the map of 1620 is some 260 years prior to the Ordnance Survey of the preceding plan.

497. MS MURRAY: Yes. This links in with the map that Mrs Kirkham showed you. It's upside-down; you really need to stand on your head to look at it, but it's showing back as far as 1620, you've got the same sort of field patterns that she showed you. We've got the same Dunsmore Farm; the same little cottages at Wendover Dean. And can I mark these out? Wendover Dean are these. And these. Durham Farm is getting squished, underneath here, somehow.

498. We've got the London to Aylesbury Road going through and then you've got clear signs of the medieval strips in the, surviving from the medieval field pattern system, that's been, by this stage, gradually parcelled up in to larger fields or closes. Or parcels of land. And you can still see these sort of relatively small parcels. This is not a landscape where people have pulled up all the hedgerows and taken everything out. You can still see these distinctive small fields today. The way in which the fields are used, and they relate with the woodlands, is part of the historic pattern. And the fact that the words leading off to the sort of middle right say 'the heath'. The heath, implying that these fields are not terribly good quality. They're probably rather poor agricultural land. It's a matter of surviving.

499. MR STRAKER QC: 16, please?

500. MS MURRAY: Ancient woodlands. These are not just looking at it in the

landscape way. But, again thinking about how people have used these woods and why they retained them for so long. Obviously, for fuel, for timber for building; most of the early buildings around here are timber framed. Domesday recorded the value of woodland in terms of how many pigs you could raise in it. And the practice of raising pigs and other stock in the woods went on. Wood wares. You've got High Wycombe chair industry, obviously. Not so related to this area, but just over the other side of the plateau, in Chesham, you've got lots of industries making brushes and shovel handles and all sorts of things like that.

501. MR STRAKER QC: And 17 shows us I think, a woodman's cottage.

502. MS MURRAY: Yes. This was before it was done up and recast in its present appearance. It used to be a little rendered cottage and tucked off to the right in between it and Sibley's Wood was shed after shed after shed stuffed with wood in various forms of preparation. It's in fact a seventeenth century cottage, with timber framing in it and a central chimney, lobby entry arrangement. But, HS2 is going to completely surround this. The green tunnel cutting will be made in the back of its garden. The land take goes all around it.

503. MR STRAKER QC: And then we get to 1188(1), please. I know it's a map of 1812.

504. MS MURRAY: This shows how it all hangs

505. SIR PETER BOTTOMLEY You don't think in 3,000 years' time, someone at Euston will come here and say: 'This is a grand ditch you've got, the HS2 route, with its embankment and it's ditch and things, do you?

506. MS MURRAY: In 800 years' time?

507. SIR PETER BOTTOMLEY: No, 3,000 years' time.

508. MS MURRAY: 3,000 years' time.

509. SIR PETER BOTTOMLEY: I mean, it's 2,500 years since people have dug this ditch to put up the embankment.

510. MS MURRAY: Yes.

511. SIR PETER BOTTOMLEY: And we're talking about digging a ditch and building up an embankment.

512. MS MURRAY: The aim of policy is to say, the sustainability element, is saying that we shouldn't be doing things that wreck the chances for the future generations to know and understand what we know.

513. SIR PETER BOTTOMLEY: They've gone and re-faced your woodlands cottage. It didn't look like that 300 years ago.

514. MS MURRAY: But, It's still got the timber framing and the lobby entry in it.

515. SIR PETER BOTTOMLEY: Inside.

516. MS MURRAY: And the entry in it. Yes.

517. SIR PETER BOTTOMLEY: Well, the cottage will still be there.

518. MS MURRAY: Yes.

519. SIR PETER BOTTOMLEY: And they'll build a railway around it. I'm only half serious. Only half joking.

520. MS MURRAY: Thank you.

521. MR STRAKER QC: 1181(1).

522. MS MURRAY: One. Yes.

523. MR HENDRICK: Can I ask as well?

524. MS MURRAY: Yes.

525. MR HENDRICK: You showed some plots of land earlier that were very, very, old and a certain pattern had been maintained. Well, I grew up in a city, Salford, which 300 years ago had lots of plots of land like that and obviously since then mankind has built on it and many of the buildings were temporary been shifted, and there's been generations of different buildings there. I can look at old maps and see something quite similar of the area. But, I mean, people who are living in this area that we're talking

about now, how many of them are aware of all of the details and the history of what you're saying and can actually appreciate that like yourself? And would they miss them if it went?

526. MS MURRAY: I think it good number of them do, because these maps came from a local history project that was run in the area. And they made a study of them. And worked out all the fields and the names and so on. And, yes, I think Mrs Campbell will probably be able to give you more information on that. But, in a funny sense, it doesn't necessarily matter that people understand it fully now. It is the fact that they have the possibility of doing so in the future and that because we've realised that this is special and precious in this way we continue to give them the opportunity to do so and do their own, you know, find their own way of enjoying it and doing what seems appropriate with it in the future. But, we don't just presume to say: To us, it doesn't matter. Because we do have this duty of thinking, preserving for the next round, as it were.

527. MR CLIFTON-BROWN: Wondering whether you would agree with this, in an AONB, which is after all the highest landscape designation, National Parks and AONBs, in a sense, the built environment is more important than non-AONBs because, you, as a planning authority, would take great care in what planning permissions you gave and what extensions you would give. So, what is there is in a way more precious. First question. . Second question. You've only talked about Grade II listed houses. Are any of the buildings in your area Grades II* star or Grade I buildings?

528. MS MURRAY: None of the ones that I'm talking about here. No. Not in this tiny little bit. Because they are the little rural farmsteads that relate to this very, very rural, sort of quite backwards, Chiltern landscape.

529. MR CLIFTON-BROWN: And the first point?

530. CHAIR: Planning permissions.

531. MS MURRAY: The planning permissions. Yes. I think, as I said earlier, you have, the AONB is a category 15 planning constraint, which means that you can't alter, you can't develop in it, except in exceptional circumstances. And we would look at the listed buildings and the way that they survive and because they survive better because of

that, we will give better care and attention in keeping them. You try and keep what is really good. We don't throw away the others, certainly. But, if they do have a special quality here.

532. MR CLIFTON-BROWN: Thank you.

533. MS MURRAY: This one, can I just point out here? What I put this one on, this route, is to show how it all hung together and to stress the route ways that you've got. The main yellow road is the Aylesbury Road, with the main settlements down in the valley bottoms and then you have a very distinct historical pattern of these narrow, sunken lanes going up the slope to a sort of secondary, high, parallel route, which is made up of Potter Row, Kings Lane, and Hyde Lane. And that this kind of gives you an alternative high route to use in the winter period when the valley might be bogged. It's along that sort of route that you get this line of farmsteads. The farmsteads are sort of daughter settlements of the main ones down in the valley. Beyond there, you have the plateau where you have a bit of pasture land. You also have a lot of your building materials up there. It's the chalk. And you have the scatter of clay with flints which you can exploit for brick making and also for the many flint cottages in the area there. And so the lanes, and not just the topography, but the way that the lanes all join together is of interest.

534. MR STRAKER QC: 1188(2). We see some ancient route, I think, don't we?

535. MS MURRAY: Yes. Leather Lane is one of these narrow, sunken lanes that lead up. You can see the depth. It's about two metres down below the fields on either side of it, with an ancient hedgerow surviving on at least one side. Potter Row. Obviously, the name Potter Row comes from the pottery industry. There's evidence of medieval pottery found there, and later on brick making. And this is one of the construction routes to get to the Leather Lane satellite compound.

536. MR STRAKER QC: And we can see on the Jefferys Map of 1760, Potters Row marked up.

537. MS MURRAY: Yes. This has the same names. We've got Hunts Green at the top. Potters Row. Missenden Berry is Berry Farm and then coming down to the bottom left, you've got, it's simply describes it as Hyde. And this is Hyde End. It's an ancient

name. A hyde is a Saxon land measurement.

538. MR STRAKER QC: And then we've got the today map on the right-hand side.

539. MS MURRAY: Yes. The point being here is that it is so much the same. You've got this sort of long continuity of history going on, that's still so clearly recognisable. Unlike, the places you were mentioning. It hasn't changed. It hasn't been developed. And that's perhaps why it's deserving of the special attention.

540. MR STRAKER QC: 1184. In the landscape today, the heritage. This is an aerial photograph.

541. MS MURRAY: Just to stress again that still you've got the narrow lanes. You can see quite clearly the patches of woodland. Small scale field patterns. The farmsteads are still in these terribly rural setting. And still, part of the setting, in planning terms, is your physical environment in which you experience the listed buildings. And that is taken to include noise, vibration, dust, as well as the pure visions.

542. MR STRAKER QC: And 1185, we look at Hyde End, I think, don't we?

543. MS MURRAY: Yes. I want to focus the next few slides on Hyde End because I have got several listed buildings here. There's a little, again, one of these very narrow lanes, snaking down through the middle of it. You've got, clearly, the green fields surviving around. That very attractive location at the head of the dry valley that we walked across and, that as Edina was showing as well. The links with the ancient woodland. And then Grade II listed buildings, up Hyde Farmhouse.

544. MR STRAKER QC: That's 1186, is it?

545. MS MURRAY: Yes. And just to point out, Sheepcotts Cottage at the top will come up as another one. Then, Hyde Farm, itself, a Grade II, sixteenth century hall house, originally with no upper storey. You had the open hearth in the middle of the floor, smoke went right up through the top. Still in use as a farmhouse. Or was in use. Mostly as an equestrian thing. Lots of stables. And the barn in use as stables.

546. MR STRAKER QC: That's 80 metres from the cutting for the railway, 110 metres from the railway line.

547. MS MURRAY: Yes.

548. MR STRAKER QC: And you've got 1187.

549. MS MURRAY: That's just the timber framed, sixteen century credentials. You can see the wind bracing here is part of the sixteenth century evidence for the medieval hall, with a later seventeenth century chimney built in to it.

550. MR STRAKER QC: And then Chapel Farm. Number 8.

551. MS MURRAY: Chapel Farm is another one of the group. This one is the one that you were swept past into on your site visit. I'm afraid you were swept past Hyde Farm. It was a hoof there on your left, because this one looks so glamorous. It has got a seventeenth century core inside it. It isn't actually listed, because I think that the listers would have looked at the gables and said, 'well, those are too modern'. It's part of the phase, and it shows one of these positive developments for a historic building, that somebody comes along in the 1920s and says: 'This is a lovely country cottage. We'll turn it into a really lovely country house for a sort of out of London commuter'. And there's not only this one. There's another one further down the road.

552. CHAIR: Are we nearly there?

553. MR STRAKER QC: Yes. Number 9, Sheepcotts Cottage.

554. MS MURRAY: This is a real one again. Seventeenth century, whopping great big chimney on the end. Timber frame. This one is really close to the railway. And it is actually marked out has been down for sound insulation because it's so close.

555. MR STRAKER QC: And then number 10 shows where HS2 goes, referable to Chapel Farm and Hyde Farm which we've just seen and Sheepcotts Farm Cottage will be just off the –

556. MS MURRAY: To the right.

557. MR STRAKER QC: Yes.

558. MS MURRAY: Yes. Really just to point out, as Bettina was doing, the overbridges, the barriers, the catenaries, mounds of spoil in front of them. The setting of

these buildings is just going to be totally devastated; I would put it not just during the construction period but permanently afterwards if there is no tunnel.

559. MR STRAKER QC: And number 11 shows diagrammatically what is happening.

560. MS MURRAY: Yes. Here we've got it in shallow cutting. It's one of these instances where the topography is changing so much that the line virtually emerges almost on the surface at one point and then goes into the cutting and then into the portal just before Annie Bailey into the green tunnel. But these buildings at Hyde End, Sheepcotes Cottage, Hyde Farm, Chapel Farm, they are going to have these sort of construction mess put there. You've got all the mounding of what is dug out of the cutting being temporarily stored. You have got two overbridges. One of them is going to be 4 metres up above present ground level. Now, that is going to stick out like a sore thumb in that lovely sunken valley. Yes, it will.

561. MR STRAKER QC: 12, the work's completed, shows what has happened has now been transferred in plan form into the railway running.

562. MS MURRAY: Yes. We have possibly had the mound taken away but the only effect of that would be that it will spread the noise closer up towards the main farmhouse so the inhabitants won't be very happy and it may very well become neglected. We've got some tree planting going on but trees don't really stop noise. We've got the delight of one of those 3 metre high sound barriers. The landscape issues and the listed building issues will start being at odds because in order to save something of the listed building we will have to make it liveable in and you'll either have to have sound barriers and bands that won't look right as part of the landscape or you'll have the landscape looking slightly better but the poor people not fancying living in the house any longer.

563. MR STRAKER QC: And when you ask at 13 whether this 'sustains and enhances'; you use that language because that's what one is supposed to do hereabouts.

564. MS MURRAY: That is the policy language.

565. MR STRAKER QC: And then you go, 14, to how great is the harm. And you record HS2 saying 'moderate adverse'. Just before you say anything further, if I can mention the illustration of the labelling of something which is a Grade II listed as being

'moderate' under significance or value. And the reference I can give you is Environmental Statement volume 5, 'Central Chilterns Area Heritage Assets Gazetteer', 'Kennel Farm: three Grade II listed buildings under significance or value. Reference: moderate.'

566. If we go then back to 14 please, the reality of the circumstances please.

567. MS MURRAY: The reality is that you have this awful situation where you either can't live in it or the setting is devastated; probably both together given that it's so close. Just to point out that Hyde Farm and Sheepcotes Cottage are both already vacant. We have got near the commencement of construction but people have already just gone and these buildings are empty. They are having to be looked after by security minders with Alsatians.

568. MR STRAKER QC: Who provides the security?

569. MS MURRAY: I imagine it's HS2 but that's a supposition on my part.

570. MR HENDRICK: Can I ask how long they have been listed?

571. MS MURRAY: This one is. A barn associated with it. And the little cottage with the big chimney is listed. Chapel Farm House was not listed.

572. MR HENDRICK: Could I ask how long they've been listed?

573. MS MURRAY: Oh, sorry, how long? Sorry, I didn't hear. They've been listed since at least 1984.

574. MR HENDRICK: And can I ask you again the question I asked you earlier: what percentage of the buildings that you are highlighting today are listed?

575. MS MURRAY: I am talking about a few sites. Three of the buildings on this site are listed. At Hunts Green Farm two sets of buildings are listed. At Berry Farm there are about four or five listed buildings, although I'm not going to go into detail. The Woodman's Cottage was listed.

576. MR HENDRICK: So just as a rough percentage without being exact.

577. MS MURRAY: Well, I am not going to talk about many of the ones that aren't

listed, frankly. Of the ones that I'm talking about I'd say 70% would be listed.

578. MR STRAKER QC: So there we see the farm empty and unless someone is living there help us as to what happens with the farmhouse.

579. MS MURRAY: Well, my experience is that buildings that aren't lived in deteriorate. They start getting damp; they are not maintained; they will have water problems through the roof; they are not well enough ventilated so you get mould problems inside; they begin to become more and more undesirable. And they descend, if we turn to the following slide.

580. MR STRAKER QC: 15.

581. MS MURRAY: These are some extremes as to what happens when buildings are neglected in the moderate to long term. One of them is a farmhouse very close to the M25 that really hasn't been itself since the M25 went up. It has had sporadic periods of occupation. It was on the market about 10 years ago and didn't sell on the market; again about three years ago. I can't say any more about what's happening to it because it is confidential.

582. The burnt down barn that you see as a load of charred stumps is a site that was used very informally as a farmstead and then the owner died. It took years to sell and was sold to somebody who wasn't actually able to do anything with it and left it abandoned and the vandals got it and there was a police report saying 'well, we don't know who did it' but obviously it's a case of arson.

583. These buildings are very hard to protect. The barn one and some of these, they're not in the immediate public eye. People don't drive past them and say 'oh, somebody's fiddling with this building'. They are a bit too remote for that and if they're left then nasty things do happen to them.

584. MR STRAKER QC: And so you ask then, 16, whether the promoter's solutions avoid this and you say 'no'. You get compensation for the owners but they leave; nothing of the building is left behind; resale; blighted by railway; basement bargain; downward spiral; loss of viability.

585. MS MURRAY: Yes. They then pass on to my books but it is up to the authority

to decide whether it needs to start taking action to secure urgent works, repairs notices. And this is not a desirable way of going about it. Buildings that you require to be preserved need a viable future. This is a core thread of chapter 12 of the NPPF: provide a viable use and they will survive; if you don't then you'll have problems.

586. MR STRAKER QC: 1189(1), we go to Hunts Green Farm which is one of the few historic farms that's still in agricultural use. 17th century origins. Grade II listed farmhouse and barn.

587. MS MURRAY: Yes. This impressed me particularly because it is one of the few working farmsteads that we have in our area. Many of the historic ones have been sold off as houses and barns converted. Where a farm can continue to work on, as this works on as part of the Liberty Estate up at the Lee, then it is really worth encouraging survival in this way because a farmstead without a farm use is diminished.

588. MR STRAKER QC: 1189(2) shows the works nearby; HS2 running 500 metres away. One can see the farmhouse at the top of the plan; that half being taken for stockpiling during construction; construction traffic to use track around the farm and a satellite compound.

589. MS MURRAY: Yes. It's masses of disruption during the construction period. I originally intended to highlight it also because of the permanent sustainable placement. I gather that that's now no longer necessary but we are told that land equating to the equivalent footprint would be needed for at least the temporary stockpiles. While this is in place and while these things are being constructed and the land is covered in that way and the farm isn't useable, my suspicion is that the mounding will take up half of this farmer's holding, and my strong suspicion is that the farm use will cease for that period. Whether it will ever re-establish again is highly doubtful.

590. MR STRAKER QC: Number 3 shows what HS2 says the effect as being: temporarily moderate permanent and minor in heritage terms. You have got a picture here on the left-hand side of some –

591. MS MURRAY: Yes, this was the site visit and I think that the tractor was there to show how high the sustainable placement was going to rise above the natural ground levels. And it would have covered much of this area that you see in the field in front of

us on the right. We will have that temporarily but not necessarily permanently now.

592. MR STRAKER QC: And then 1189(4), the real impact on Hunts Green Farm. You identify the loss of the use, vacancy, dereliction unless converted to residential use. Loss of historic farm.

593. MS MURRAY: Yes.

594. MR STRAKER QC: We then come to 1189(5), Leather Lane, a historic lane leading from the valley floor to the ridge sunken by centuries of use. Tree lines and part of the historic setting for Grade II listed Hammonds Hall Farm, early 17th century. And we can see there in the photographs where the crossing is going to take place.

595. MS MURRAY: Yes. The farmhouse is part of the togetherness. The farmhouse is up there because this is where the lanes converge clearly.

596. MR STRAKER QC: And 1189(6) shows what's going on here, I think, does it?

597. MS MURRAY: Yes, it shows the lane being diverted, the hedgerows chopped down, the route is laid to one side. Instead of being sunken it is raised up on an embankment so that it has to rise to an overbridge 4 metres above the level of the land rather than it being sunken down 2 metres below the level. And the idea of it, as a sunken historic lane, I think is completely destroyed at that point.

598. MR STRAKER QC: And so you've recorded, 'Complete destruction of distinctive historic character,' and you say why won't lesser mitigation work, 1189(7).

599. MS MURRAY: This is much the same points that Mrs Kirkham was raising. Obviously if you don't give us the tunnel we have to come back and look at this and decide which is the least of the evils. But if you have a natural landscape it's obvious that if you're going to put sound barriers and bungs into it you will distort that landscape. And you might be able to turn it green again eventually but it is not that landscape that was there before. And the buildings will not relate to it in exactly the same way.

600. MR STRAKER QC: 1189(9) shows, is it...?

601. MS MURRAY: This is Sheepcotes Cottage again. Sorry, I didn't label that, did

I? This is the one down for double glazing. You could put secondary glazing inside all the windows. I would be reluctant to double glaze all of them because they have a traditional appearance. But in fact a measure like that only answers half the problem. This is a thin skin building; the upper storey is a timber frame with tile hanging on the outside: it'll let the sound through just like that. Certainly the roof. Are you going to provide insulation for the whole of the walls and the roof as well as the windows in order that the occupant can sleep at night? And if you do so you will cause harm to the interest of the building.

602. MR STRAKER QC: Then we come to number 10 where you continue to answer the question as to won't lesser mitigation, lesser than the tunnel, work and you draw attention to some things which have been said, I think, by HS2.

603. MS MURRAY: Yes.

604. MR STRAKER QC: Grim's Ditch totally altered; changes in the ability to understand and appreciate the resource in its historical context and setting; permanent major adverse; mitigation planting will mitigate overall impact but not appreciably; Hyde End rural agriculture context comprehensively changed, permanent moderate adverse; Hammonds Hall Farmhouse, permanent moderate adverse; 86 King's Lane, permanent minor adverse.

605. MS MURRAY: Yes. It is a kind of clinical language that doesn't actually seem to sum up what's really going to happen in future to these buildings.

606. MR STRAKER QC: And then 11 you recall the owners moving away, not securing a future for the historic buildings that remain. We see a guard dog warning.

607. MS MURRAY: Yes, this is the barn at Hyde Farm.

608. MR STRAKER QC: And then 12, the cost of the proposed scheme to HS2; mitigation of barriers; landscaping; compensation, security farms and guard dogs; interim maintenance, refurbishment, resale; and you make the exclamation 'no need for the cover'.

609. MS MURRAY: No.

610. MR STRAKER QC: And the cost to the public, 13: potential loss of viability; loss of visited buildings; irreparable damage to settings; irreparable damage to an especially distinctive historic environment; irreparable damage to understanding the experience of the AONB and its history; diminution of a national asset.

611. And then you suggest that the tunnel should be extended, 14: preserve ancient woodland, Grim's Ditch and local lanes; preserve historic buildings, residential, agricultural and equestrian use; incentive to repair and maintain and preserve the rural setting; preserving heritage is important to enjoyment of the AONB. So that's looking at different things from your heritage perspective.

612. MS MURRAY: Yes.

613. MR STRAKER QC: Thank you very much, sir.

614. CHAIR: Okay, thank you. Mr Mould?

615. MR MOULD QC (DfT): I will ask Mr Miller to respond on Wednesday, including giving you some information about the current occupation of these buildings. The buildings that you have heard about, two of them are owned by HS2 and we can explain arrangements to refurbish them and how they're on the market for letting and so forth.

616. CHAIR: Okay, thank you. Mr Straker, we will leave your last witness until the next time you come to meet us.

617. MR STRAKER QC: Thank you very much, sir.

618. CHAIR: Thank you very much. Thank you for moving through quite a lot of stuff very quickly.

619. MR STRAKER QC: Thank you, sir.

620. CHAIR: And I would ask you to withdraw from the room so we can just have a little chat. Order, order.