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The Croxley Link

The purpose of this letter is to follow up the one dated 6th January 2012 and represents my written submission to the enquiry. My opinions as regards the debilitating effects that the Link will have on the general area have not changed; there is no necessity to repeat them here.

My feelings as regards the inadequate financing of the link have strengthened, and the reduction of the costs of construction by something more than 30% has still not been explained. I can think of nothing which has gone down in cost by this magnitude in the last decade. As I stated in my last deposition ; the project has all the classic signs of one which is doomed to go massively over budget.

What has strengthened considerably, following the various meetings with the project team, is my awareness of the effects that the link is going to have on my future. It will ruin not just my way of life but that also that of my tenants. This has been admitted in the applicants statement of case 9.11.3 where it was agreed that project would have a detrimental effect on the amenity value of the Wharf.

The site visit on July 23rd 2012 was particularly informative in that the open air meeting around the table demonstrated to us all what we are going to lose when there is a new rail viaduct running along the line of the sun's rays virtually for all of the daylight hours. ie the wharf will forever onwards be in the shade.

There are many items for which insufficient information has been forthcoming. For instance will the construction contractors be working 7 days a week or a normal 5 days?

What security will be provided for the unattended buildings and the boats, which will become particularly vulnerable because Beggars Bush Lane will continue to be a thoroughfare. Removal of the fence/hedgeline will destroy our security. I consider therefore that 24hr on site security to be essential during the construction stage. In the event of damage to boats or other chattels who is going to be held responsible?

It is essential that access to the wharf, the workshops and buildings be available full time. This is potentially an issue when contactors vehicles may block access from the