

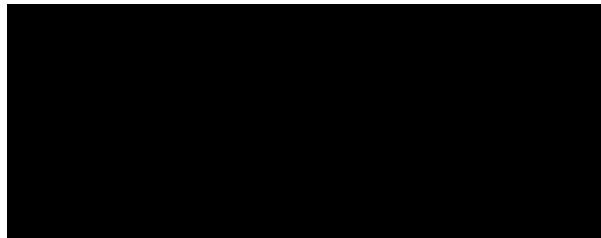
HYNET CARBON DIOXIDE PIPELINE

Development Consent Order

Response to Examining Authority

Prepared on behalf of:

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Ref: JB.SC.CPT3510

2. RESPONSE TO EXAMINING AUTHORITY

Pipeline Route

The route of the pipeline passes through the middle of all fields on the block of land and will affectively remove this area from the farm which totals 44 acres. We have requested that the developer seek to move the pipeline to the northern or southern boundary of the property, and its location to the southern boundary would greatly mitigate the impact on the land.

Impact On Farm Business

The farm currently extends to 330 acres with the affected land totalling 44 acres which is approximately 14 percentage of the holding. The loss of this land in conjunction with the size of the dairy herd of 300 cattle will have the following impacts.

From the 1 January 2023 the Welsh Government have imposed an annual limit of 170 kilograms per hectare limit for nitrogen, which is average over the holding. It is for nitrogen from livestock manure either directly deposited by the animal or by spreading and from 1 August 2024 there will also be closed period for the spreading of nitrogen fertilizer which includes slurry and other organic manures. Due to the loss of land the farm would need to acquire an additional 44 acres where they would be able to spread slurry. Spare land is not easily available in close proximity of the farm and there will be additional costs incurred in carter slurry to such sites. Alternatively, increase storage capacity would have to be installed at the farm byway of a new slurry store to provide additional capacity to mitigate the loss of land.

Due to the loss of land the farm, which is used for grazing and silage production there will be shortfall in fodder available to the dairy herd which will have to be brought in. The farm does not have a silage clamp and relies on bail grass fed via round bails. The import of additional forage from other farms proposes a biosecurity risk of importing diseases from other cattle herds. This is of a particular concern with regards to the impact of TB affecting the dairy herd. The farms TB status is currently clear and if this were to change as a result of imported TB in forage the farm would be unable to sell or move cattle. Furthermore, given the extremes in weather conditions and the recent droughts there may not be the option of purchasing in additional forage from other farms as there will not be the grass available to harvest, which would have a knock-on impact of the profitability on the farming enterprise and would result in cattle being sold. The presence of the pipeline crosses each field entrance and following the works these areas will continue to be trafficked by cattle and farm machinery if the land is to be accessed, this will result in significant soil structure and water logging of the land, which poses several issues. Firstly, mud will be taken onto the road and cause a health and safety issue to passing traffic. Secondly, due to the poor condition of the soil, it will remain muddy and unproductive, reducing the productivity capacity of the farm and also leaving cattle walking through muddy areas, necessitating additional cleaning when being brought back to be housed.

Impact On Soil Structure

The land is affected, not just by the construction of the pipeline but also a large construction compound for the construction of the Northrop Hall AGI. It is an accepted principle that large scale excavations, including the separation and replacement of topsoil from subsoil has a significant impact upon the productive capacity in yield potentials over agricultural land following the reinstatement of the land post works, even in ideal weather conditions. When conditions are less variable, particularly during periods of extremely wet weather, as we are

now prone to suffer, the use of heavy planting and construction equipment across agricultural land during the works and during its reinstatement will cause long lasting or in a worse case scenario, repair damage to the soil structure, particularly if the soil becomes mixed with the topsoil. This damage could be mitigated by ensuring that the developer limits excavation works to summery months and that works are delayed when periods of heavy rain are forecast, and we would request that the examining authority apply such conditions along the length of the route.

Land Drainage Issues

Given the presence of the AGI, major construction compound and a significant length of pipeline affecting this land, we are extremely concerned that the damage to the soil structure and run off from the AGI site will cause flooding and water logging to the land. A culvert underneath the A55 has been identified as an outlet for such water and we have requested that the Developer carry out detailed drainage surveys, however unfortunately we have not received any response from Hynet on this issue. The Bletcher's are extremely concerned that should drainage issues and flooding continue to affect the land post construction, it will effectively reduce the forage producing capability of the holding which will have a knock on effect on cow numbers and in turn, profitability.

3. SUMMARY & CONCLUSION

It is clear to see that the land and property at [REDACTED] is severely affected by both the pipeline and the presence of the construction compounds. Whilst we are not in favour of the scheme, if it were to take place, there are a number of issues that impact upon the farming business which could be mitigated, and we would urge both the examining authority and the developer to put in place measures to mitigate these works in advance of construction.

APPENDIX I – PROPERTY PLANS



Continued on Sheet 21

Work No. 47

Work No. 44

Work No. 45

Work No. 46

Work No. 44C

Work No. 45A

Work No. 57M

Work No. 44B

Work No. 44A

Work No. 57L



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1:350,000

Key:

- Order Limits
- Work No. 44 - Carbon Dioxide Pipeline Works
- Work No. 44A - Construction Compound
- Work No. 44B - Temporary Access
- Work No. 44C - Northop Hall Centralised Construction Compound
- Work No. 45 - Northop Hall Above Ground Installation
- Work No. 45A - Temporary Construction Area
- Work No. 46 - Permanent Access
- Work No. 47 - Carbon Dioxide Pipeline Works
- Work No. 57L - Environmental Mitigation Area
- Work No. 57M - Environmental Mitigation Area

A	RH	PT	VB	19/08/2022
REVISION	DRAWN	CHECKED	APPROVED	DATE

SCALE: 1:2,500

0 50 100 200
Metres

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HyNet North West

PROJECT TITLE
HyNet Carbon Dioxide Pipeline DCO

DRAWING TITLE
**WORKS PLAN REGULATION 5(2)(i)
APPLICATION DOCUMENT
REFERENCE D.2.4
SHEET 20 OF 37**

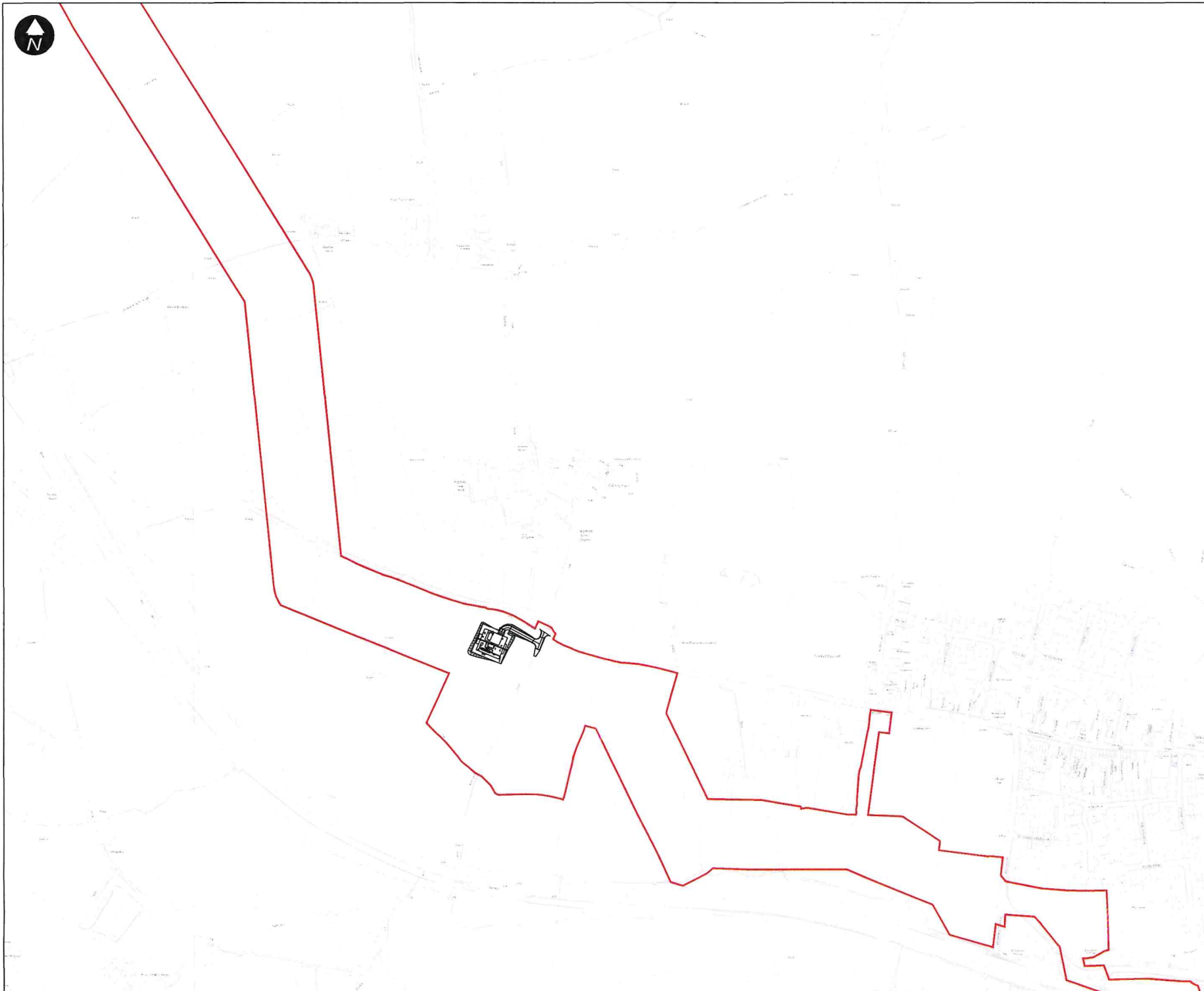
DRAWING STATUS
FOR DCO SUBMISSION



DRAWN	CHECKED	APPROVED	AUTHORISED
RH	PT	VB	AV

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DRAWING NUMBER
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Continued on Sheet 19








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KEY

-  Order Limits
-  Existing Ordnance Survey
-  Proposed Above Ground Installation

SCALE: 1:2500

0 50 100

 Metres

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HyNet North West

PROJECT TITLE

HyNet Carbon Dioxide Pipeline DCO

DRAWING TITLE

NORTHOP HALL AGI
LOCATION PLAN
REGULATION 5(2)(e)
APPLICATION DOCUMENT REFERENCE D.2.10
SHEET 3 OF 4

DRAWING STATUS

FOR DCO SUBMISSION

DRAWN	CHECKED	APPROVED	AUTHORISED
TO	JH	NC	AV

SCALE @ A1 SIZE	DATE	REVISION
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DRAWING NUMBER

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