

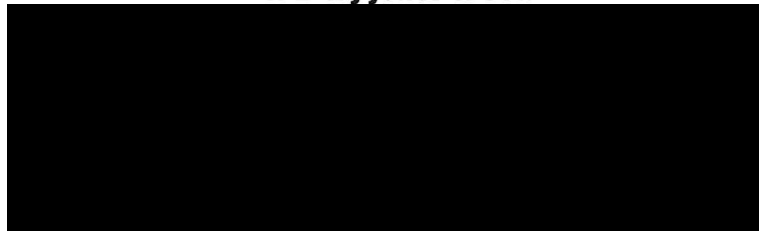
HYNET CARBON DIOXIDE PIPELINE

Development Consent Order

Response to Examining Authority

Prepared on behalf of:

**Richard Benjamin Jones
R B & J Jones & Son**



Prepared by: Jonathan Bell MRICS FAAV



**West View House
Whitchurch Road
Hatton Heath
Chester
CH3 9AU**

Telephone: 01829 773000

Facsimile: 01829 773001

Email:



Ref: JB.SC.CPI3511

CONTENTS

- 1. INTRODUCTION**
- 2. RESPONSE TO EXAMINING AUTHORITY**
- 3. SUMMARY & CONCLUSION**

APPENDIX 1 – SITE PLANS

APPENDIX 2 - PIPELINE ROUTE

I. INTRODUCTION

This report has been prepared by Rostons following instructions from Richard Benjamin Jones of R B & J Jones & Son who own and occupy the land referred to as the land at Lea Farm, Station Road, Lea Backford, Chester, Cheshire, CH1 6NT, within the Development Consent Order.

The business operates a dairy enterprise with approximately 250 head of cattle including 100 milkers and 150 young stock, supply milk on contract to ARLA milk.

We would like to extend an invite to the members of the Examining Authority to attend a site visit to see the site first hand and understand the impact that the property faces.

This report is in response to the HyNet Carbon Dioxide Pipeline Development Consent Order Application.

2. RESPONSE TO EXAMINING AUTHORITY

Pipeline Route

The route of the pipeline passes through the middle of a number of fields surrounding the farmyard and will effectively remove a significant area from the grazing platform, which is crucial to the dairy enterprise.

Due to the loss of land the farm would need to acquire an additional 16 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 transporting 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 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 due to the closed system have never suffered a TB breakdown, if this were to change as a result of imported TB in forage the farm would be unable to sell or move cattle. Due to loss of productive grassland, the current summer grazing system would need to be changed to accommodate cattle indoor yearly during the construction period, this would further intensify the need for additional forage and bedding, as cows will not be able to graze outdoors in the summer months. 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 where it 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 presents 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 Residential Property

The main access route to the works is to be located in close proximity to the residential property which further compounds to the stress and anxiety that will be suffered by the Jones's, whose farm and business are already surrounded and severely impacted. Essentially, they will be unable to escape the impact of the pipeline and being a farming business, they cannot simply pack their bags and go on holiday or leave the property for an extended period of time. This main construction route will be used to haul construction equipment and to lay the pipeline as well as for the crossing underneath the Liverpool to Chester railway line. We have requested from the developer, but have not received any formal confirmation the following:

- A structural survey to be taken of the residential property, the cost to be covered by the developer as to ensure any damage to the property that incurs during construction can be accurately recorded.

- We propose that a construction access route alongside the railway be used which will divert traffic away from the residential properties.

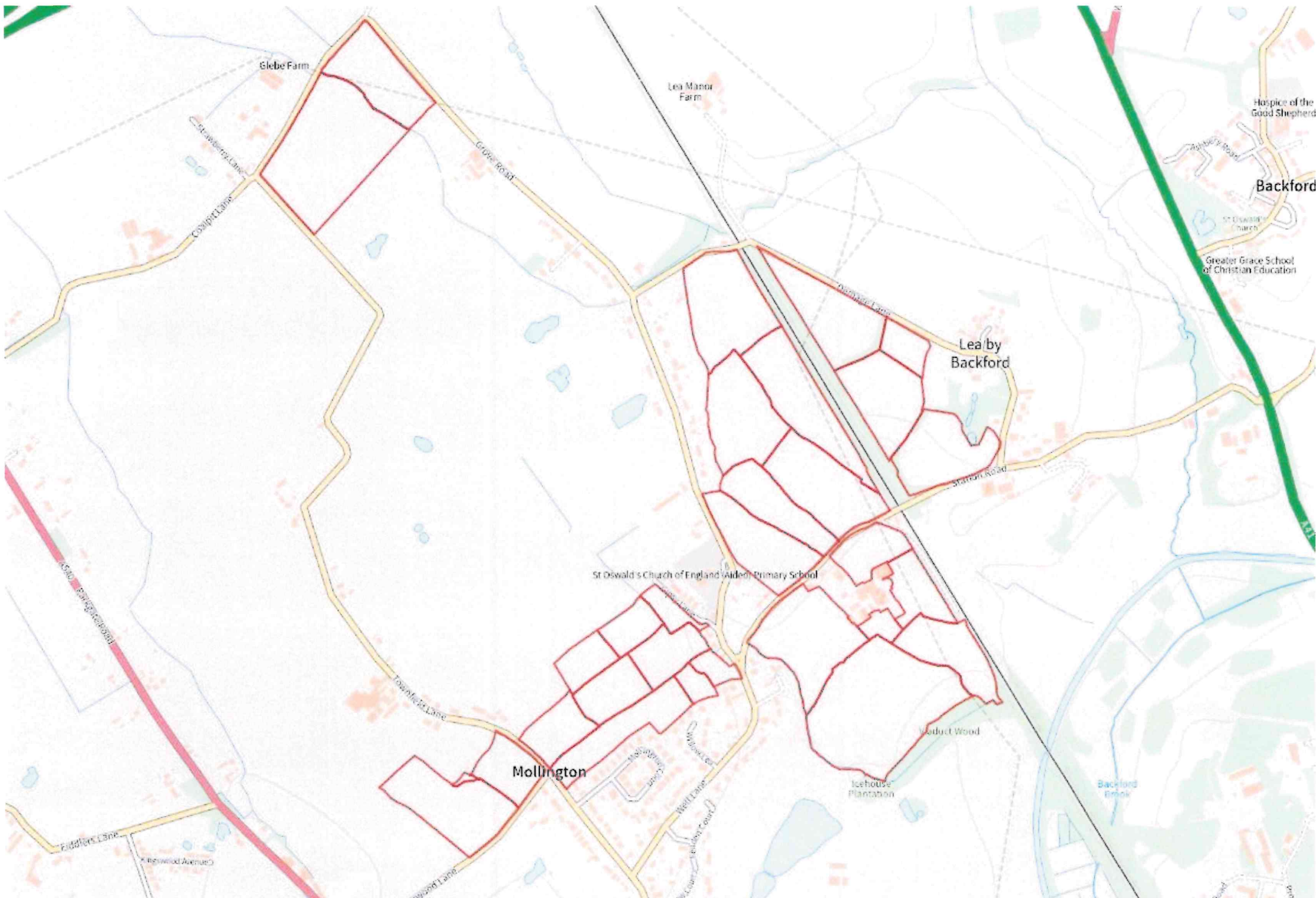
These issues are in particular concerns to the health and well being of the Jones's during construction and as such, cannot be compensated by way of financial means and so we are requesting that the examining authority place conditions upon the developer to mitigate these impacts.

3. SUMMARY & CONCLUSION

It is clear to see that the land and property at [REDACTED] will be severely affected by the scheme should it be permitted in its current form and we request that both the developer and the examining authority put motions in place to be able to reduce the impact to the business and the health and wellbeing of the Jones's.

APPENDIX I – PROPERTY PLANS

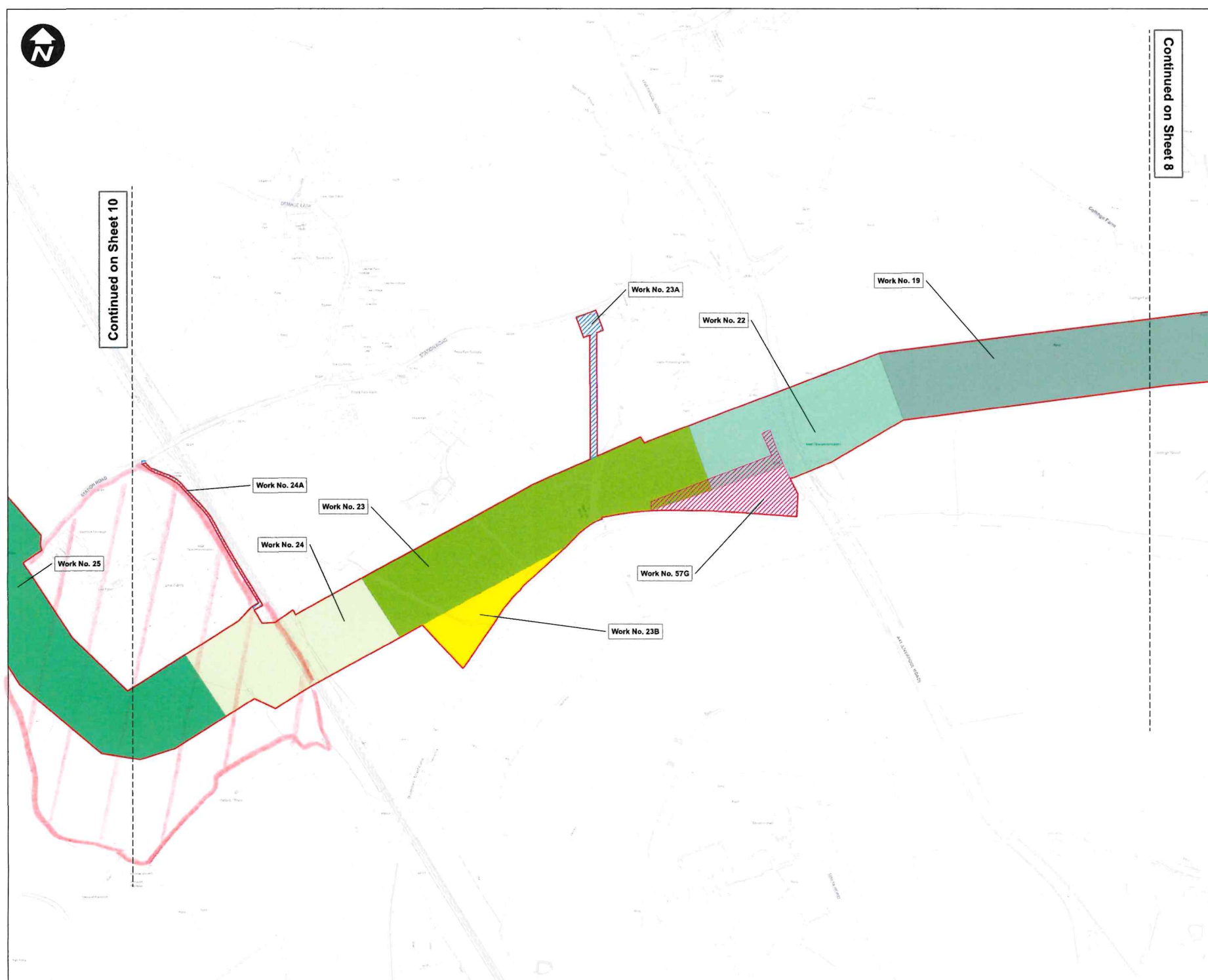




APPENDIX 2 – PIPELINE ROUTE



Continued on Sheet 10



Continued on Sheet 8



Service Layer Credits: Carbon Dioxide
Crown Copyright and database right 2022

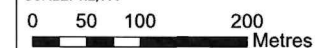
1:350,000

Key:

- Order Limits
- Work No. 19 - Carbon Dioxide Pipeline Works
- Work No. 22 - Carbon Dioxide Pipeline Works
- Work No. 23 - Carbon Dioxide Pipeline Works
- Work No. 23A - Temporary Access
- Work No. 23B - Temporary Construction Area
- Work No. 24 - Carbon Dioxide Pipeline Works
- Work No. 24A - Temporary Access
- Work No. 25 - Carbon Dioxide Pipeline Works
- Work No. 57G - Environmental Mitigation Area

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

SCALE: 1:2,500



Mapping reproduced by permission of Ordnance Survey on behalf of HMSO

Contains OS data © Crown Copyright and database right 2022

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 9 OF 37**

DRAWING STATUS
FOR DCO SUBMISSION

DRAWN	CHECKED	APPROVED	AUTHORISED
RH	PT	VB	AV
SCALE @ A1 SIZE	DATE	REVISION	
1:2,500	26/09/2022	A	

DRAWING NUMBER
EN070007-D.2.4-WP-Sheet 9



Source Layer Credits: Contains OS data ©
Crown Copyright and database right 2020

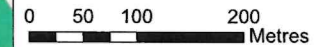
1:350,000

Key:

- Order Limits
- Work No. 24 - Carbon Dioxide Pipeline Works
- Work No. 24A - Temporary Access
- Work No. 25 - Carbon Dioxide Pipeline Works
- Work No. 25A - Temporary Access
- Work No. 26 - Mollington Block Valve Station
- Work No. 26A - Construction Compound
- Work No. 27 - Permanent Access
- Work No. 28 - Carbon Dioxide Pipeline Works
- Work No. 28A - Temporary Access

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

SCALE: 1:2,500



Mapping reproduced by permission of Ordnance Survey on behalf of HMSO

Contains OS data © Crown Copyright and database right 2022

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 10 OF 37

DRAWING STATUS
FOR DCO SUBMISSION

DRAWN RH	CHECKED PT	APPROVED VB	AUTHORISED AV
-------------	---------------	----------------	------------------

SCALE @ A1 SIZE 1:2,500	DATE 26/09/2022	REVISION A
----------------------------	--------------------	---------------

DRAWING NUMBER
EN070007-D.2.4-WP-Sheet 10

Continued on Sheet 9

Work No. 25

Work No. 24A

Work No. 24

Work No. 25A

Work No. 26A

Mollington

Continued on Sheet 11

Work No. 27

Work No. 28A

Work No. 28

Work No. 26