

Application for an Order granting Development Consent for the A303 Amesbury to Berwick Down

Written Representation on behalf of Mrs P M Sandell, [REDACTED] West Amesbury, Salisbury, Wilts

to comply with Deadline 2 imposed by the Examination Authority

I own Park Farm, West Amesbury which is situated both to the north and to the south of the A303. Park Farm is farmed by the farming business of West Amesbury Farms which is a Partnership between myself and my son Philip Sawkill. Philip is the tenant of West Amesbury Farm which adjoins Park Farm to the south and west and I also own Stockport Farm, Amesbury and am the tenant of land owned by the National Trust located north east of Stonehenge. The management and operation of West Amesbury Farms is entirely undertaken from Park Farm, West Amesbury. I attach a plan of the freehold ownership of Park Farm, West Amesbury at Annex A and at Annex B a plan upon which the locations of the holding mentioned are identified, the key to which is:

1. Green Dots – Land North East of Stonehenge
2. Red Dots – West Amesbury Farm
3. Purple Dots – Park Farm, West Amesbury
4. Yellow Dots – Stockport Farm, Amesbury

In addition to this land West Amesbury Farms are contract farmers for a 600 acre holding at Amport, Hampshire located 12 miles to the east

My concerns with the applicant's proposals, are that although I currently have two points of access to enter and leave my land north of the A303 directly to the existing A303, there is no provision for any means of access to a metalled highway. Annex C headed Route of Access to Stockport Farm, Amesbury shows with red dots adjacent to the existing A303 the two access points mentioned above.

Discussions with Highways England identified at an early stage that access to the Countess Road, Amesbury is required and the purposes for which the access is required have been clearly explained. Potential routes to achieve this access have also been identified and submitted to Highways England but currently to no avail as the land owner at Countess Farm appears unwilling to cooperate or enter into negotiations so that a solution can be found which will enable Highways England to satisfy their statutory obligation to provide access. The examining authority should examine the reasons as to why there has been no provision for access as this point was raised at the initial meeting with Highways England in 2016.

The indications from Highways England are that the land is held inalienably however, no such proof has been made available as requested despite it being requested on more than one occasion. Countess Farm was purchased freehold by the National Trust and if the land is held inalienably Highways England have sufficient powers available to compulsorily acquire the land needed to

provide the access for Park Farm but appear extremely reluctant to use these powers to be able to secure the access that they are statutory obligated to provide.

This access is vital to my business as without the access my agricultural equipment including my tracked Combine Harvester cannot access my land at Stockport Farm, Amesbury or permit the contract farming arrangements at Amport to be undertaken by West Amesbury Farms and therefore, without being provided access there will be a serious negative impact on my business which does not appear to have been considered by Highways England to date. Annex D includes a plan that illustrates the distance between Park Farm, West Amesbury in the west to Fox Farm, Amport in the east to highlight why it is vital to have an access to the Countess Road.

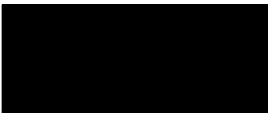
There will obviously need to be a water supply to the tunnel as it is assumed that the design incorporates a sprinkler system in the event of a fire and that Wessex Water will need to provide the mains supply. It has not been advised as yet if such a supply will involve further disruption to my farming business or if as is preferable, the supply will be located in land either currently in the ownership of Highways England or, which will be subject to compulsory acquisition. The Examining Authority should direct that the water supply to the tunnel wherever possible is located in land that will be under the permanent control of Highways England to reduce the impact on my farming business. The Examining Authority should examine Highways England to ask them to provide the details of the supply of water to the tunnel as well as any other services that will affect existing land owners to ensure the disruption to agricultural businesses are minimised.

I also have objections to the proposal for the future of Stonehenge Road and its point of intended closure including the future use and rights of what will be the de-trunked A303.

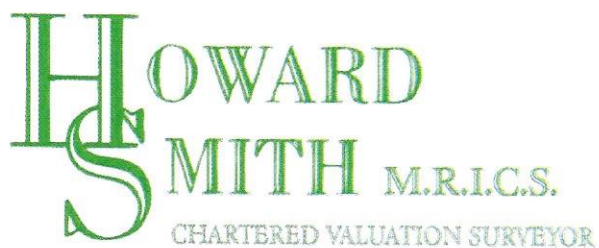
The proposed point of closure of stopping Stonehenge Road to the north of the entrance to West Amesbury Farm would result in the section of Stonehenge Road between its junction with the Woodford Valley Road remaining open and becoming a dead end available to be used by members of the public. This would appear to encourage undesirable activities to take place to the south of numbers 1 and 2 Park Farm Cottages and will potentially interrupt the access to these cottages as well as to West Amesbury Farm. The suggestion has been made to Highways England that if the Stonehenge Road was closed at its junction with the Woodford Valley Road this would overcome my objection. If the point of closure is at the junction at the Woodford Valley Road Stonehenge Road between that point and the intended closure point beyond West Amesbury Farm should become unadopted and I have offered to assume responsibility for its maintenance. That way I and West Amesbury Farms can control the motorised traffic that needs to access 1 and 2 Park Farm Cottages, West Amesbury Farm and also the Custodian Cottages to the north of the A303 which will require private means of access being maintained beyond the closure point of Stonehenge Road. Without this suggested alternative being accepted and as it presently stands there is no doubt that extra costly security precautions at both 1 and 2 Park Farm Cottages and West Amesbury Farm would be needed to be undertaken to prevent regular thefts and other acts of public incursion. This is an issue which should be clearly examined as no satisfactory answer has been provided by Highways England as to why the suggestion of ensuring that part of Stonehenge Road becomes unadopted has not been answered.

The proposals unless altered would also have a serious detrimental effect on the freehold values of both 1 and 2 Park Farm Cottages and the freehold value of Park Farm itself. A plan at Annex E provides a plan outlined in yellow indicating where the Stonehenge Road should be closed at its junction with Woodford Valley and also gives a visual concept of the area of the road involved which is 475 metres from the junction of the Woodford Valley Road to where the intended closure point is at West Amesbury Farm. The Examining Authority should be examined as to why they have not offered any reasons as to why the junction of the Woodford Valley Road should not be the point of closure for Stonehenge Road.

Apart from the issue of access to the Countess Road that is required for the successful continuation of my business and the issue of the exact point of closure of Stonehenge Road which will affect my property, I am in broad acceptance of the scheme as proposed as it will relieve the traffic congestion which my agricultural machinery regularly gets delayed by in the returning to Park Farm, West Amesbury from either Ampport or from Stockport Farm.

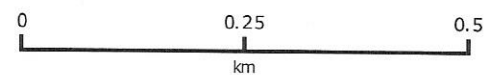
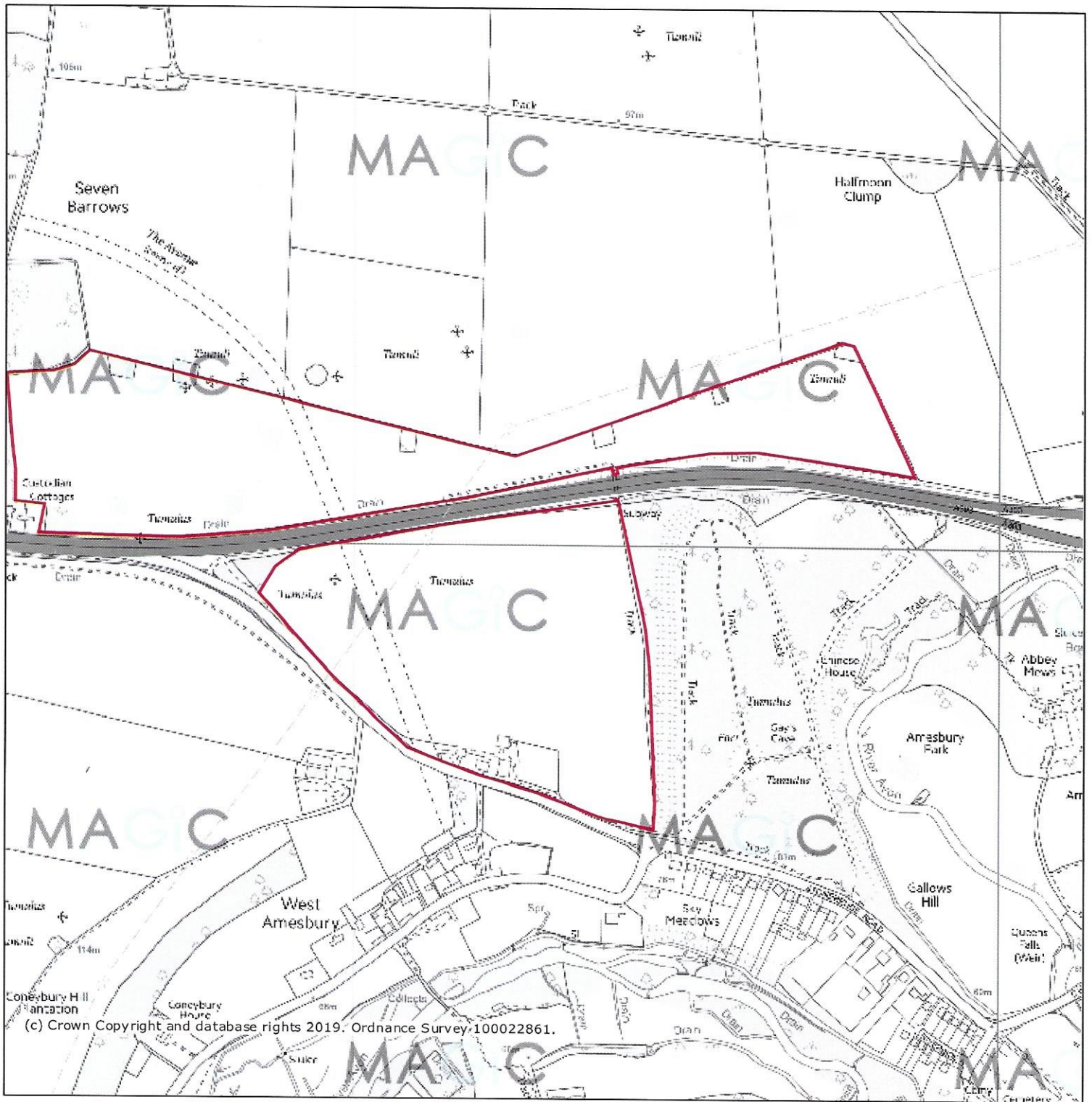
Signed 
Howard Smith MRICS Chartered Surveyor
RICS Valuer

Dated 



ANNEX A
Plan of Park Farm

MAGiC PARK FARM WEST AMESBURY



Projection = OSGB36

xmin = 412600

ymin = 141200

xmax = 416000

ymax = 142800

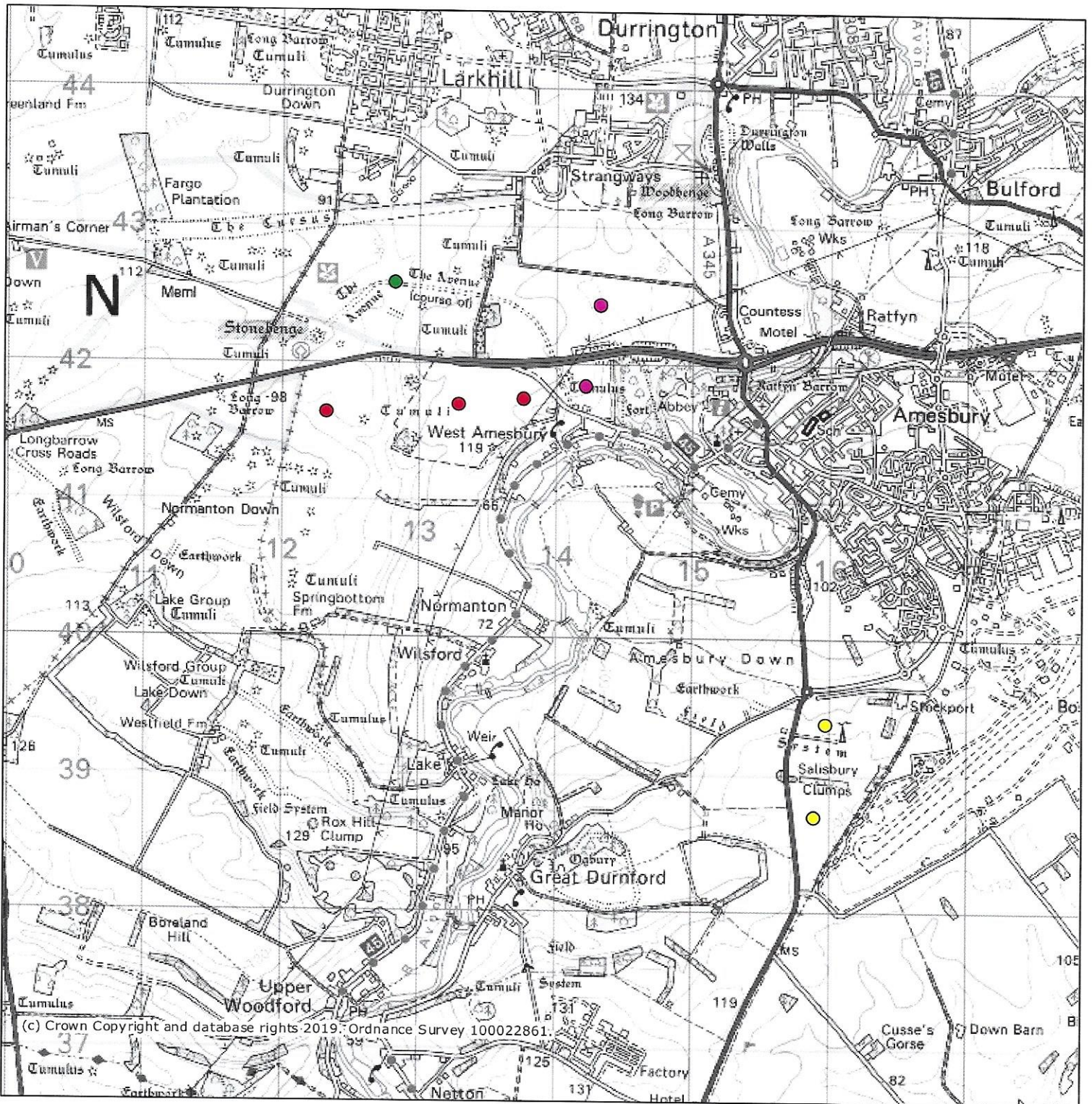
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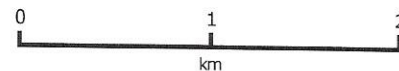
ANNEX B

Plan of Location of Holdings

MAGiC PLAN OF FARM LOCATIONS



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Projection = OSGB36

xmin = 405900

ymin = 136800

xmax = 421900

ymax = 144400

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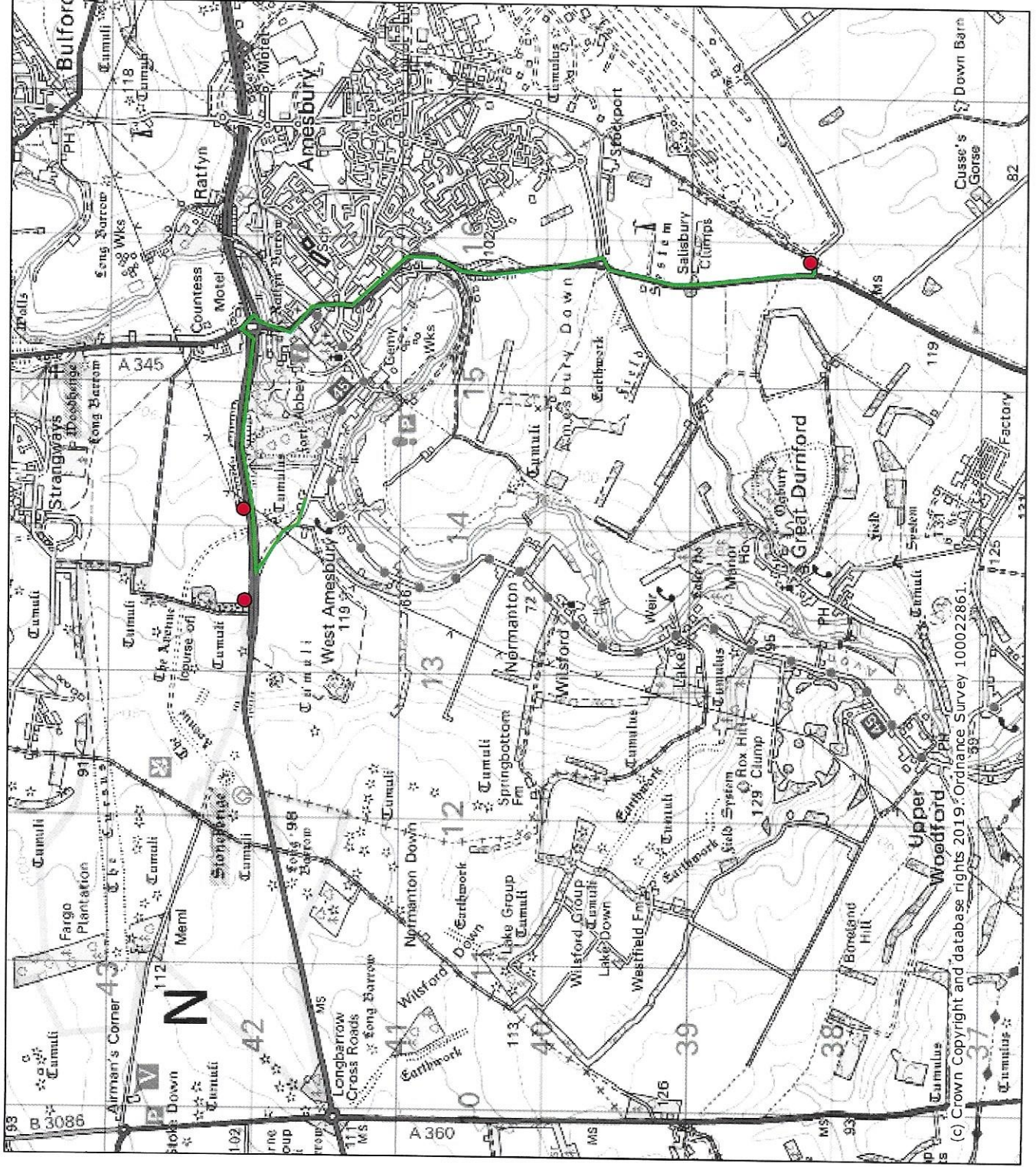
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ANNEX C

Route of Access to Stockport Farm, Amesbury



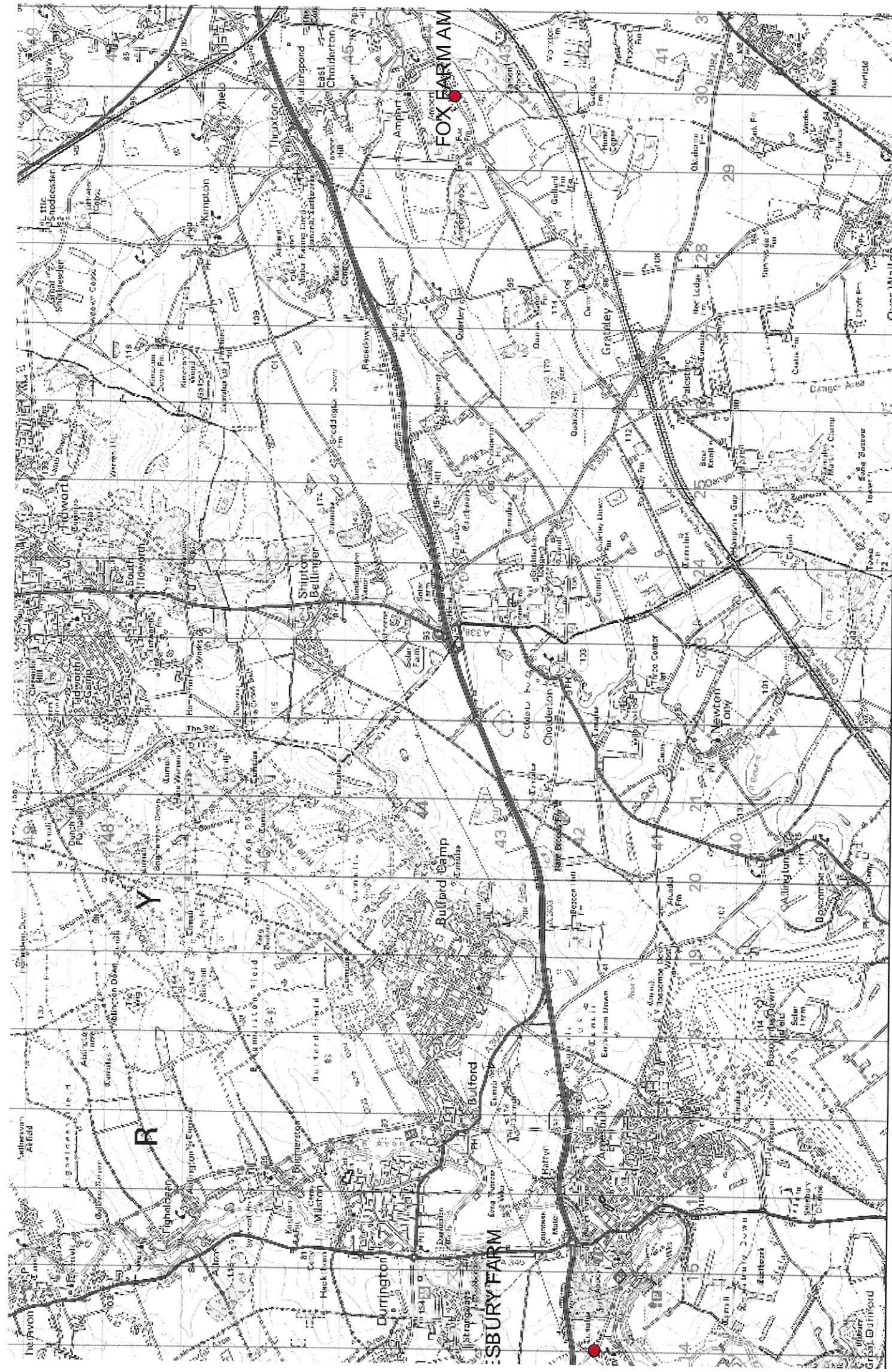
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xmax = 421700
ymax = 144000

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ANNEX D

Plan that illustrates the distance between Park Farm, West Amesbury in the west to Fox Farm, Amport in the east

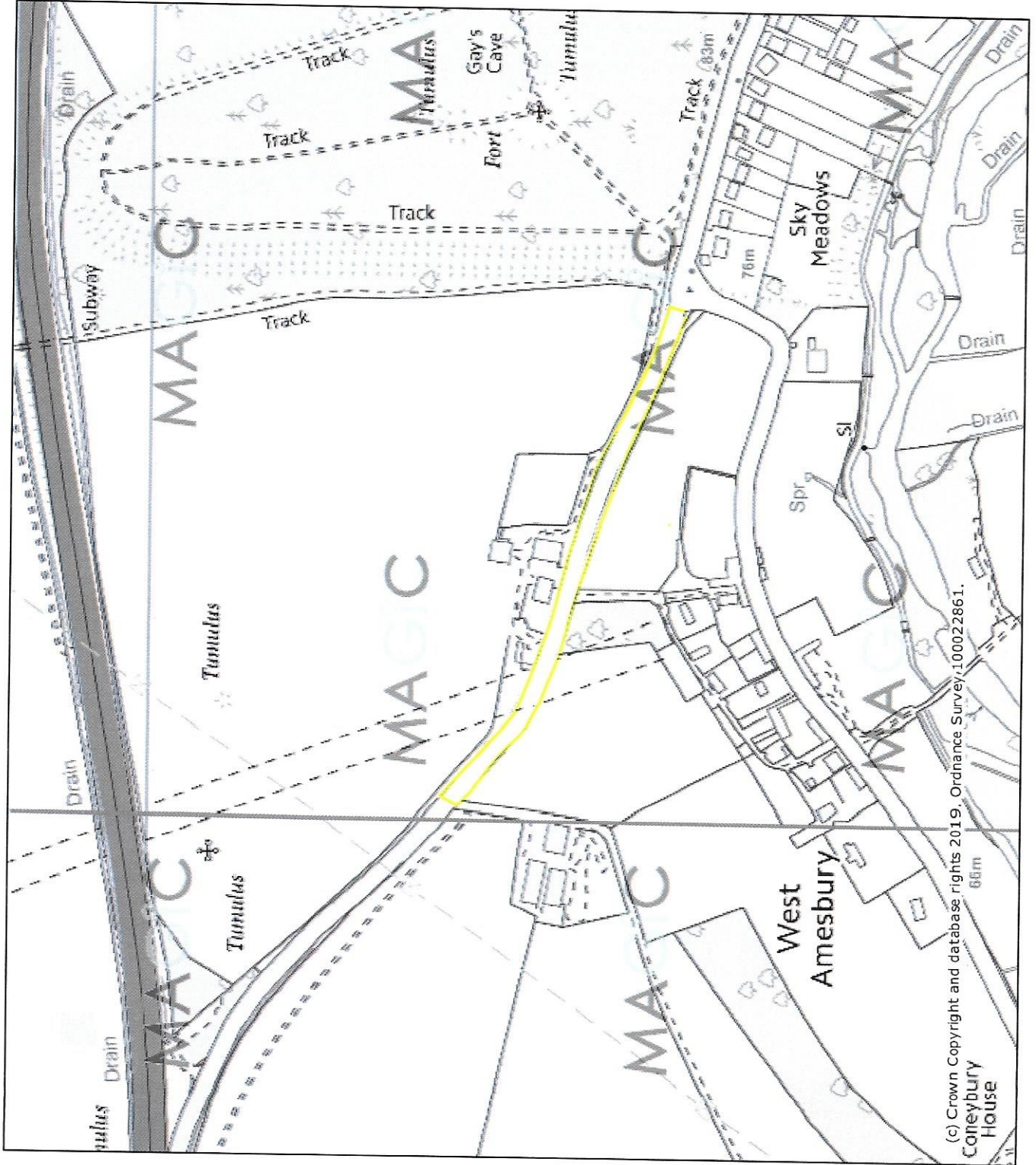


ap produced by MAGIC on 29 April, 2019.

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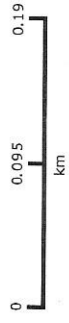
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ANNEX E
Plan showing where Stonehenge Road should be closed at its junction with Woodford Valley Road



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Canebury House

Projection = OSGB36
xmin = 413200
ymin = 141200
xmax = 415200
ymax = 142200



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