

From: [Howard Smith](#)
To: [A303 Stonehenge](#)
Subject: THE EXAMINERS SECOND WRITTEN QUESTIONS ANSWER ON BEHALF OF MR.STEPHEN MOORE TO QUESTION Ag .2.5
Date: 26 July 2019 09:34:10

Dear Sirs ,

Potential implications of the deposition of tunnel arisings on land east of Parsonage Down NNR including the financial and practical implications are as follows

- 1 The loss of 137 acres of owned freehold land from a total owned area of 650 results in our asset base being reduced by 21%. This is the only asset my client has available to him to secure any lending against and if the Compulsory Acquisition proceeds this will result in less finance being available to my client as the remaining land will have a lower overall vale and the ability to service any loan is generated from the reduced area being farmed.
- 2 The loss of 17% of land farmed in total including land farmed on contract and that rented under a Farm Business Tenancy will increase operating costs of production as the costs will be spread on a smaller area reducing profits or increasing losses .
- 3 The farming operation is geared up with the correct size and level of equipment to farm the area as efficiently as possible but a reduction of 17 % will render some equipment surplus to requirements which will need to be sold potentially at a substantial loss for which there has been no account of taken by the applicant in their narrative.
- 4 The business will have surplus employees as the work load can be undertaken by a reduced number of full time employees as they are skilled arable operators so my client will be faced with employment decisions if the scheme is approved as proposed. Mitigation could be achieved by ensuring that the land potentially required for the scheme is only taken after harvest in a specified year to enable continuity of employment . Additional mitigation could be achieved if the land is retuned to my client in a productive capacity consistent with chalk grassland which may require a livestock enterprise being established which could require a member of staff or some other activity requiring staff involvement. The applicant does not appear to have factored in the human cost in terms of the effects on long term employment particularly in Winterbourne Stoke in its application.
- 5 The reduction in area being farmed will produce a reduction in Gross Farm Income of about £85,000 per annum. Due to the inherent fertility of this block of land the resultant profitability is higher than elsewhere on the land farmed as the inputs of P & K are very much lower . The examiners are reminded that my client grows arable crops for seed purposes on this land which generate higher returns per acre than any recognised Farm Management Pocketbook such as John Nix will show. This is a specialised method of farming requiring exacting attention to detail and losing this land will therefore have a severe impact on the overall business.
- 6 Mitigation can be achieved by only permanently acquiring the minimum amount of land for building the new road which is the purpose of the scheme leaving the remaining land

available to be farmed which would allow the business to continue to operate as it does now subject to some minor changes. Mitigation can also be achieved by taking the tunnel arisings apart from those needed for construction of the scheme to off scheme sites thereby not destroying the landscape developed over a millennium in this area. Finally limited mitigation can be provided by ensuring that if the land is returned as productive chalk grassland that there is an acceptable up front negotiated financial package agreed and not relegated to being confirmed at a later date.

Yours faithfully,

Howard Smith

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