

Written Representation: Nancarrow Farm

1. INTRODUCTION:

Nancarrow Farm comprises of a Grade II listed Farmhouse, 100 acre certified organic farm, and award winning Events Venue with annual turnover of £1 million and economic contribution of nearly £3 million. There is also a bungalow on site (occupied by an elderly relative requiring round the clock care) and the same family have lived and farmed at Nancarrow since 1782.

The impacts at Nancarrow Farm are multiple and complex including;

- Removing a small barn with planning permission to create a residential dwelling for one of the land owners. Groundworks already underway when the proposed route was announced in October 2016 putting a halt to the works and in turn forcing the land owner to live off the farm)
- Removing key strategic fields adjacent to the farmyard with no mitigation putting into question the feasibility of the farm business.
- Damaging the setting of the Grade II listed Farmhouse and Garden
- Significantly jeopardizing the events business as a result of significantly adverse disruption during construction works, and risk of increased noise, land loss, and visual impact post scheme.
- Removal of existing access onto A30 and removal of established tree border screening the existing road.
- Further severing farmland north of the A30 at Marazanvose from the main farm south of the A30.
- Severe damage to the setting of Nancarrow Villa.

We have engaged pragmatically with HE throughout the process, attending multiple meetings and providing detailed consultation responses. A summary of our concerns is in our relevant representation. We understand HE are in the process of submitting a detailed response to our representation and expect to respond in detail once we have received this.

2. SOCG

We welcome the opportunity to work on a statement of common ground at the earliest opportunity. It will help to progress current challenges in dialogue between Nancarrow Farm and HE. We have not received the first draft from HE to date.

3. MATERIAL CONSIDERATIONS

Alongside our objections outlined in our relevant representation and detailed in our consultation response we would like to draw your attention to the following;

A. Vertical alignment

- Vertical alignment (VA) of the road as it passes through Marazanvose at PRA was 4.74 metres below existing levels which was presented as mitigation against the visual and noise impacts of the preferred route (which severs Marazanvose). At the statutory consultation the VA of the road as it passes through Marazanvose was raised to 1.5 metres below existing levels, **an increase of 3.24 metres**. This is a fundamental change to the route as assessed during the route selection process. The current level of the VA passing through Marazanvose

is approximately 2.5 metres below existing levels but this must be seen in the context that the preferred route announcement was based on 4.74 metres below existing levels. This **change** has significantly adverse implications for:

- noise, visual impact and living conditions for all Marazanvose residents (see also relevant representations 086 and 101); and
 - business impacts at Nancarrow (see below 'Screening/Visual and Noise Impact Mitigation').
- The DCO correctly states that the VA has lowered since consultation, but it remains *significantly higher* than at PRA when it was used to ***argue the case for the current route through Marazanvose.***
 - The response to statutory consultation in February 2018 used the VA at the green bridge to illustrate the changes in VA, not the more significant location, in central Marazanvose (directly in front of the cottages) which is also in close proximity to Nancarrow Villa, Nancarrow Farm, and Marazanvose Farm.
 - ***Any responses by HE referring to a 'lowering' of vertical alignment as a result of concerns raised should be viewed in this context.***
 - VA in this section has been greatly debated. We remain very concerned about any flexibility that may allow the vertical alignment to be raised during the construction works as this **significantly increase the adverse impacts in this very sensitive area.**

B. Screening/Acoustic Panel Fencing/Landscape Mitigation

A number of meetings between HE and Nancarrow Farm have been held to try to mitigate the noise and visual impacts of the road as it passes through Marazanvose from the green bridge to the land boundary at which point it demolishes the neighbouring residence Marazanvose Farm. This is a particularly sensitive and complex area for the farm as a number of impacts occur in this chainage. Grooms Cottage (barn with planning permission) is demolished, access is removed, access to the farm yard, cattle handling area and lambing shed is impinged due to green bridge construction, land immediately surrounding the farmyard and handling area is lost, nearly 200 metres of mature native copse (providing current visual screening and valuable wildlife habitat) is removed. This section is also closest to the listed farmhouse and events venue barns with significant implications for noise and visual impact on both cultural heritage assets and the business.

The impact of the raised vertical alignment here has resulted in considerable discussions about how best to mitigate the effects of the road.

Current mitigation design is in the form of a 3m acoustic barrier. This has been agreed as a result of a number of meetings with HE's visual and landscape team. This final design is the best solution available and we consider this mitigation to be **essential** in order that both short and long term impacts are to be minimised. A 6ft stone hedge which has been proposed in other areas increases strategic land take even further, and crucially does not provide the same level of visual or acoustic screening to mitigate noise and visual impacts on the Grade II listed farmhouse, farm workers, and an incredibly noise sensitive wedding & events business.

C. Protective Provisions / Mitigation During Construction

Noise impact during construction is a significant concern with regard to business impact. This concern has been raised by all at Nancarrow Farm since the scheme was announced in October 2016. HE were made aware that wedding enquiries for 2020 would begin in September 2018 and planned mitigation for impacts during construction would need to be in place as soon as possible after this date.

In the CEMP, HE state that business impacts can be mitigated, yet have not yet committed to the level of detail required to actually prevent significant business loss, despite being presented with a range of options; including temporary full / part closure to allow for works to take place uninterrupted. To date, HE have only agreed to 9 dates where works will not take place near the venue. We would anticipate hosting 55-60 wedding ceremonies at Nancarrow each year and so are seeking much greater levels of mitigation than the current commitment.

The current level of business disruption will be catastrophic to a thriving, award winning business with job losses inevitable and a wider economic impact which threatens the £3 million contributed to the local economy each year.

It is essential that a site specific construction mitigation plan is legally documented so that wedding bookings can be taken with confidence that there will be no construction related disturbance. Without such guarantees, the risk of disruption on the day means it would be immoral for us to accept a wedding booking. The uniqueness of a wedding ceremony in terms of sensitivity to noise should be properly considered and mitigated for.

To date (despite assurances) none of the agreed limitations have been included in the DCO or the CEMP. We are unable to take bookings after June 1 2020 outside of the 9 pre-agreed dates. This is already having a significantly detrimental impact on the business and its cashflow. Access to the farmyard will also need to be maintained during construction. HE is of the opinion that compensation for business losses during construction is not claimable, but are not prepared to agree reasonable mitigation. Accordingly, urgent action is required to legally secure robust mitigation measures.

As it currently stands the business impacts used to justify the route selection are severely understated, significantly flawed and not credible.

4. Route Selection

We have challenged the route selection process in detail both in our consultation response and in a number of letters to HE. There have been responses to some of the points raised although many of these responses have again been challenged. Other residents of Marazanvose have also questioned the route selection process in Marazanvose (see relevant representations 088 and 101) as have the St Allen Parish Council (February 2019). All residents in Marazanvose are impacted by the construction of the new road including the only existing residence on the scheme to be demolished, a residence which will see the highest increase in air pollution on the route (PIER) and a large percentage of her land being taken for a drainage pond. The impact of route selection at this location on the route has huge impacts on all residents of Marazanvose. **We greatly support the close examination of the information gathering and assessment process by HE which led to this decision.**