

**From:** [Steve Chamberlain](#)  
**To:** [A30 Chiverton to Carland Cross](#)  
**Subject:** Matters relating to Compulsory Purchase at Nancarrow for deadline 3  
**Date:** 24 April 2019 22:40:09

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Dear Chiverton to Carland Cross team

The matters which we would to submit in relation to land potentially impacted by CPO are as follows;

Does the land take meet the relevant tests

- Route selection. Such strategic organic land loss, both in close proximity to farmyard, and as key staff and guest areas should not be given equal weighting to agricultural land on the edge of a holding. (see comparison table 7.6 when comparing Northern route and preferred route)

Detailed design

- Given the proximity to several key strategic farm components, detailed design should be undertaken asap to
  - ensure minimal land is taken in key areas (access track, areas surrounding the bridge)
  - ensure access is not removed from Jose's meadow (east of the green bridge) and Wild close (east of Jose's meadow) Confirmation that access between wild close and western close (approx. chainage 7 +700) will be retained.
  - address visual impact issues at the South West corner of Wild Close.
  - Ensure corner of Great Close is retained as detailed in environmental design but remains within red line on compulsory purchase maps.

Land required but then returned but with remaining rights of access.

Is all land detailed as such on the map actually required to have access retained by highways? In particular access to bat roost which is within the remaining small field.

Loss of trees

- The scheme removes 2 plantations (community planting schemes post 1992 Zelah Bypass) Furthermore, an established specimen tree boundary (providing visual screen and protection for wildlife) is being removed in its entirety. The loss of these sentimental, visual, and environmental areas should be better addressed at Nancarrow.
- Whilst planting has been planned for Shop Meadow (west of the green bridge) and we acknowledge a significant number of trees are being planted as part of this scheme, further planting should be considered in Wild close and Western close to adequately replace what is being removed.
- To address part of the above, we propose a small copse at the South West corner of Wild close (to replace the existing copse at the Northern corner) with acoustic fencing continuing to the North of the copse (around 20m) and a gate between Wild close and Great Close (to replace the gate between Wild close and Joses meadow)

Area on Works Map/Plan:

1. Field know as 'Three Corners', West of St Freda, through which a new section of

road for local traffic is planned. On Highways England works plan, this area contains Pond 11; work number 30, 31, 28; Work number 1q, 2c, 2e and 8b; work number 66 and 32.

- Pond 11 seems to have been sited on a considerable incline. Would it be better to site this further down into the unused part of the field (to the east) which is lower (more suited to drainage) and which would leave a larger area above as a useful field for Nancarrow agriculture. Alternatively, Nancarrow could retain the whole area around and below the pond wherever it is sited.
- To the North of the new minor road, there are two triangular areas, one not under a Compulsory Acquisition and the other, is proposed for landscape planting. We object to having the second area taken unnecessarily out of our holding. If it was kept by us it would be, when added to the other retained land, usefully productive land for Nancarrow. Gate and hedge/fencing accommodation would be understood as provided by Highways England to all fields.

## 2. South side slip road

- The return of the slip road to Nancarrow with further discussions on how best to prepare the land for future use. Either enlarging existing fields, fenced as separate area.

Kind Regards  
Steve and Lucy