

From: [Jeremy B. Bell FAAV, FARLA, FLAA](#)
To: [A303 Sparkford to Ilchester](#)
Subject: A303 Sparkford to Ilchester Dualling Scheme Development Consent Order - Claimants A W Hewlett & Son and D W Hewlett
Date: 11 January 2019 09:36:51
Attachments: [Facebook40x40pixels_de448f6d-1702-43f3-abe1-21241b7d9ff6.png](#)
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[Email_22nd_Dec_17_-_16.13.pdf](#)
[Email_22nd_Dec_17_-_18.02.pdf](#)
[Plans.pdf](#)
[Email_6th_Nov_17_-_14.20.pdf](#)
[Email_9th_Nov_17_-_10.27.pdf](#)
[Email_25th_May_18_-_10.41.pdf](#)
Importance: High

Dear Sir/Madam

As part of the written representations procedure, we repeat representations that was submitted on 18th October 2018 to which we have had no response other than an email receipt of 19th October 2018 at 9:06am.

REQUESTS TO APPEAR BEFORE HEARINGS – we write to request either for the clients to speak themselves or us as the appointed agents on their behalf at both an open floor hearing and compulsory acquisition hearing. Please note that there are ongoing discussions with the Valuation Office Agency, Highways and Mott MacDonald however to date nothing is resolved or has been changed therefore our clients feel they have no choice other than to request to speak at aforementioned hearings. If our clients concerns are properly taken into account then it may transpire that it is not necessary to give further verbal representations. Our clients do not want to be in a position of wasting the Planning Inspectorate's time or indeed face costs for behaving unreasonably, but the clients feel that this is very much a chicken and egg situation, which we hope you will understand.

Yours faithfully

From: Jeremy B. Bell FAAV, FARLA, FLAA <jeremy.bell@gth.net>
Sent: 17 October 2018 13:14
To: 'a303sparkfordtoilchester@pins.gsi.gov.uk' <a303sparkfordtoilchester@pins.gsi.gov.uk>
Subject: A303 Sparkford to Ilchester Dualling Scheme Development Consent Order

Dear Sir/Madam

Claimants: **A W Hewlett & Son, Wales Dairy, Queen Camel, Yeovil, Somerset, BA22 7PB**
D W Hewlett, Blackwell Farm, Queen Camel, Yeovil, Somerset, BA22 7PB

On behalf of our above mentioned clients we wish to lodge an objection to the design scheme layout of the section either side of Eyewel Lane aka Traits Lane on the south side.

Please see attached the following email exchange with Highways England 16/11/17 @ 14:20 and their reply 09/11/17 @ 10:27 (in red type), email to Alex Murphy of Mott MacDonald on 22/12/17 @ 16:13 with plans and his reply the same day @ 18:02, email to Highways England 25/05/18 @ 10:41 to which as at today's date we have had no reply at all.

We further attach two plans dated 20/06/18 covering the relevant two farms. According to the key there is to be a footpath diversion across the north of a field (plots 7/7a 7/7c) when in fact our clients were led to believe the footpath was going through the Ministry of Defence property/wooded area immediately north. Our clients have therefore not been properly consulted about the impact of having a public footpath across a dairy farm.

Furthermore, the area coloured yellow (plot 7/7b) was going to be a permanent new access way not just temporary as indicated on the plan.

The area coloured purple plots 5/13b and 7/1b for a compound affects a huge swathe of land, which as has already been explained will have a huge impact on what is one of only two active livestock farms affected by the scheme. It simply cuts off their ability to administer the application of slurry on the land due to the nature and topography of the land and available hard road access.

Despite all representations made to date our clients have had no specific correspondence and/or meetings about their concerns other than a comment that perhaps they should move their business elsewhere for a period when the build phase is in process!

Our clients feel as though their concerns have been blanked and for that lack of consultation they wish to object to the current proposal as drawn.

Yours faithfully

Jeremy B. Bell FAAV, FARLA, FLAA
Partner



T: +44 (0)1278 765588

jeremy.bell@gth.net

[Burnham-On-Sea Office](#)

Greenslade Taylor Hunt
75-77 High Street, Burnham on Sea, Somerset, TA8 1PE



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From: Jeremy B. Bell, FRICS FIRR V FARLA FLAA on behalf of Jeremy B. Bell, FRICS FAAV FIRR V FARLA FLAA
Sent: 22 December 2017 16:13
To: Murphy, Alexander N
Subject: A303 Sparkford to Ilchester dualling claimants: A W Hewlett & Son & Mr D W Hewlett
Attachments: SKM_C554e17122216180.pdf

Dear Alex

Please accept this email as representations for and on behalf of A W Hewlett & Son and D W Hewlett as two separate business interests.

I attach colour coded OS plans for both clients for ease of reference.

A W Hewlett & Son – need an access road to gain access to the top of the field with slurry tankers and/or manure spreaders so they can discharge 'down hill' having come off of Traits Lane. This needs to be in place prior to construction to facilitate a restricted farm access or else they won't be able to get their slurry/farmyard manure out.

D W Hewlett – very concerned about the milk tanker getting in and suggests a new farm entrance (just before the narrow point) highlighted yellow to illustrate a possible route. Also if there was a link from where Gason's Lane meets the old A303 so tractors can gain access that will keep the lane open and stop gypsies etc. This access will allow Mr Hewlett to enter his fields at the top of the hill in order for him to empty his slurry tankers/dung spreaders 'down hill'. Obviously gaining access up hill across fields 'full' is a no no.

I hope you will take these representations fully into account when designing your scheme.

Please acknowledge safe receipt.

Yours sincerely

From: Murphy, Alexander N [alexander.murphy@mottmac.com]
Sent: 22 December 2017 18:02
To: Jeremy B. Bell, FRICS FIRR V FARLA FLAA
Subject: RE: A303 Sparkford to Ilchester dualling claimants: A W Hewlett & Son & Mr D W Hewlett

Thanks Jeremy. I will pass this on to our designers.

Merry Christmas.

Alex.

From: Jeremy B. Bell, FRICS FIRR V FARLA FLAA [<mailto:jeremy.bell@gth.net>]
Sent: 22 December 2017 16:13
To: Murphy, Alexander N <alexander.murphy@mottmac.com>
Subject: A303 Sparkford to Ilchester dualling claimants: A W Hewlett & Son & Mr D W Hewlett

Dear Alex

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Please acknowledge safe receipt.

Yours sincerely

Jeremy B. Bell, FRICS FIRR V FARLA FLAA
Partner



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[Redacted]
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[Burnham-On-Sea Office](#)

Greenslade Taylor Hunt
75-77 High Street, Burnham on Sea, Somerset, TA8 1PE



From: Jeremy B. Bell, FRICS FIRR V FARLA FLAA
Sent: 06 November 2017 14:20
To: Tahir, Arslaan
Subject: RE: A303 Sparkford to Ilchester Dualling

Dear Arslaan

Further to your email of 30th October I write to request a slot on Friday 10th November at 6pm with a senior member of your team, so I can meet to discuss two business claimants which your proposals will seriously affect: -

D W Hewlett, Blackwell Farm, Queen Camel, Yeovil, Somerset, BA22 7PB

A W Hewlett & Son, Wales Dairy, Queen Camel, Yeovil, Somerset, BA22 7PB

Both run dairy farms and have concerns over Eyewell Lane (Traits Lane) intended closure and the accessibility of articulated vehicles to their respective farms or lack of, without the proposed underpass having the required headroom.

In addition both farms rely heavily on being able to access the A303 with tractor and dung spreader/slurry tanker and enter the land immediately adjacent to offload travelling downhill towards both farmsteads. Access service lanes on the south side of the A303 would overcome this issue.

Without these fundamental issues being dealt with to help mitigate disturbance, both dairy farms would be negatively impacted. We would imagine that this could be catered for in the overall detailed design scheme of the development consent order so as to eliminate the client's objections at the consultation stage.

Thank you for forwarding a sample licence agreement and I would be grateful if you would answer a few queries.

1. What is the proposed period of the licence agreement?
2. What period of time does the payment of £500 cover?
3. Where does the contract make reference to the payment of disturbance compensation in the event of damage caused to land?
4. I see works is defined in schedule 1 as being non intrusive yet 6.1 reads to me much broader to include intrusive surveys such as bore holes and trial pits in which case £500 might not be enough in certain situations. Am I right or wrong here?
5. When do we receive the information to complete schedule 1?

You have confirmed agent fees fixed at £250, does this include or exclude VAT? What about agent representation generally regarding the scheme and the reimbursement of professional charges?

As soon as we can bottom out these queries, I shall then know how to advise the clients going forward including allowing third party access. I am trying to deal with this matter as quickly as possible so as not to hold up proceedings hence arranging to see the clients 4 days after your email reply.

I await hearing further from you.

Yours sincerely

Jeremy B. Bell, FRICS FIRR V FARLA FLAA
Partner

From: Tahir, Arslaan <Arslaan.Tahir@highwaysengland.co.uk>
Sent: 09 November 2017 10:27
To: Jeremy B. Bell, FRICS FIRR FARRA FLAA
Cc: A303 Sparkford to Ilchester Dualling
Subject: RE: A303 Sparkford to Ilchester Dualling

Dear Jeremy,

I have confirmed a 6pm slot for you tomorrow. Please see below my additional comments to your queries in red.

We really need to try and get onto the property to carry out the surveys next week. Can you please try and confirm this with your clients prior to our meeting, or at least get the ball rolling on those discussions?

I look forward to hearing from you.

Kind regards,
Arslaan

Arslaan Tahir
Highways England | Temple Quay House | 2 The Square, Temple Quay | Bristol | BS1 6HA
Web: <http://www.highways.gov.uk>
Tel: 0300 470 8355

From: Jeremy B. Bell, FRICS FIRR FARRA FLAA [mailto:jeremy.bell@gth.net]
Sent: 06 November 2017 14:20
To: Tahir, Arslaan
Subject: RE: A303 Sparkford to Ilchester Dualling

Dear Arslaan

Further to your email of 30th October I write to request a slot on Friday 10th November at 6pm with a senior member of your team, so I can meet to discuss two business claimants which your proposals will seriously affect: -

D W Hewlett, Blackwell Farm, Queen Camel, Yeovil, Somerset, BA22 7PB

A W Hewlett & Son, Wales Dairy, Queen Camel, Yeovil, Somerset, BA22 7PB

Both run dairy farms and have concerns over Eyewell Lane (Traits Lane) intended closure and the accessibility of articulated vehicles to their respective farms or lack of, without the proposed underpass having the required headroom.

In addition both farms rely heavily on being able to access the A303 with tractor and dung spreader/slurry tanker and enter the land immediately adjacent to offload travelling downhill towards both farmsteads. Access service lanes on the south side of the A303 would overcome this issue.

Without these fundamental issues being dealt with to help mitigate disturbance, both dairy farms would be negatively impacted. We would imagine that this could be catered for in the overall detailed design scheme of the development consent order so as to eliminate the client's objections at the consultation stage.

Thank you for forwarding a sample licence agreement and I would be grateful if you would answer a few queries.

1. What is the proposed period of the licence agreement? **The proposed period would be the date of signing to the date of the last survey. This will be drafted into the license agreement.**
2. What period of time does the payment of £500 cover? **As above.**
3. Where does the contract make reference to the payment of disturbance compensation in the event of damage caused to land? **6.1.11 puts an onus on the licensee to make good any damage to the reasonable satisfaction of the licensor.**
4. I see works is defined in schedule 1 as being non intrusive yet 6.1 reads to me much broader to include intrusive surveys such as bore holes and trial pits in which case £500 might not be enough in certain situations. Am I right or wrong here? **We use the same base license for intrusive surveys, where the works definitions are changed to specify that these works are intrusive. As it currently reads, 6.1 simply puts an onus on the Licensee to carry out the works (as defined) in a good and workmanlike manner. As no intrusive surveys are defined in schedule 1, there would be no intention to use this license to carry out any intrusive surveys.**
5. When do we receive the information to complete schedule 1? **I will confirm this and come back to you – we may have this ready for our meeting tomorrow.**

You have confirmed agent fees fixed at £250, does this include or exclude VAT? What about agent representation generally regarding the scheme and the reimbursement of professional charges?

I will send you a separate email which details what agent costs we would cover regarding the scheme.

As soon as we can bottom out these queries, I shall then know how to advise the clients going forward including allowing third party access. I am trying to deal with this matter as quickly as possible so as not to hold up proceedings hence arranging to see the clients 4 days after your email reply.

I await hearing further from you.

Yours sincerely

Jeremy B. Bell, FRICS FIRR FARRA FLAA
Partner



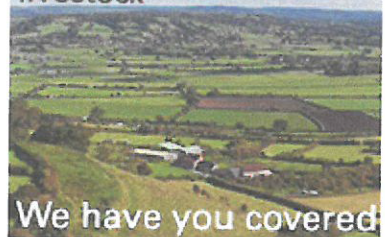
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professional, auctions and
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From: Tahir, Arslaan [<mailto:Arslaan.Tahir@highwaysengland.co.uk>]

Sent: 03 November 2017 15:43

To: Jeremy B. Bell, FRICS FIRR FARRA FLAA

Subject: RE: A303 Sparkford to Ilchester Dualling

Hi Jeremy,

I trust you're well. I was wondering whether you had a chance to review my below email?

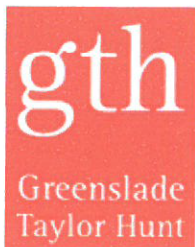
From: Jeremy B. Bell, FRICS FIRR V FARLA FLAA
Sent: 25 May 2018 10:41
To: A303 Sparkford to Ilchester Dualling
Subject: Mr B W & Mrs B M Hewlett
Attachments: SKM_C554e18052510460.pdf

Dear Sirs

Please find attached letter and attachments. We await hearing further from you.

Yours faithfully

Jeremy B. Bell, FRICS FIRR V FARLA FLAA
Partner

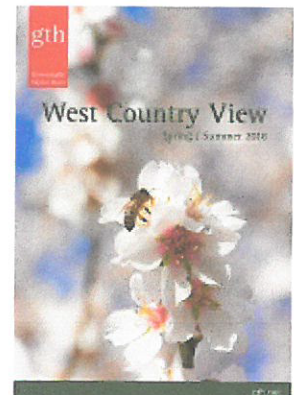


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2 The Square
Temple Quay
BRISTOL
BS1 6HA

Your Ref: HE551507-MMSJV-VSS-000-
CO-ZH-0048
Our Ref: JBB/slg/2030D
Date 25th May 2018

75-77 High Street
Bumham-on-Sea
Somerset, TA8 1PE
Tel: 01278 765588 Fax: 01278 782098
DD: 01278 765592 Mob: 07860 319379
Email: jeremy.bell@gth.net

For the attention of Elliot Hayes

By Email only: A303Sparkfordtollchesterdualling@highwaysengland.co.uk

Dear Sir/Madam

Mr B W & Mrs B M Hewlett
Title No's O1ST162771, WS75059 and WS2983

We write this letter as agents acting for our above named clients, following your letter of 15th May asking for comments a mere 10 days later which is a very tight timescale in terms of public consultation timescales. We have not had appropriate time to visit the client as there was not enough time, however having looked at the plans provided with your letter we can see it will have a massive impact on the retained land.

It is not clear whether the red hatched areas are land for permanent acquisition or temporary licence areas for construction purposes.

It also does not indicate the purpose of the land to be acquired with any details of protective sound bunding or landscaping to minimise sound and visual impact of the new road.

You appear not to have included plans identifying title numbers WS75059 and ST162771.

We further attach copy of our email dated 22nd December 2017 together with OS plans which brings to the fore our clients' concerns regarding the operations of two intensively run dairy units.

The big issue for these two businesses is vehicular access and the movement of slurry tankers and farmyard manure spreaders outside of the summer months. With the amount of land being proposed to be taken will have an impact on their ability to meet statutory regulations on preventing nitrates pollution and related matters due to a reduction on available land to be able to spread at permissible rates per acre.

Highways England

25th May 2018

It might well be that as a consequence of having so much land taken in percentage terms of that surrounding the farm buildings (or not have suitable vehicular access available) an alternative method of disposal may have to be developed for both dairy farms (A W Hewlett & Son AND D W Hewlett) to meet the 'Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 which came into force on 2nd April 2018, as well as other relevant legislation already in force. This might be a tin tank or weeping wall system of similar capable of 6 months' winter storage.

For the assessment of compensation under the CPC code reference will be made to this communication in proof that the necessary authorities were notified of the likely impact.

We respectfully request further details so that we can make further representations.

Yours faithfully


P.B. Jeremy B. Bell
Partner
Greenslade Taylor Hunt

Enc.

From: Jeremy B. Bell, FRICS FIRR V FARLA FLAA on behalf of Jeremy B. Bell, FRICS FAAV FIRR V FARLA FLAA
Sent: 22 December 2017 16:13
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Yours sincerely

MR DW HENLETT

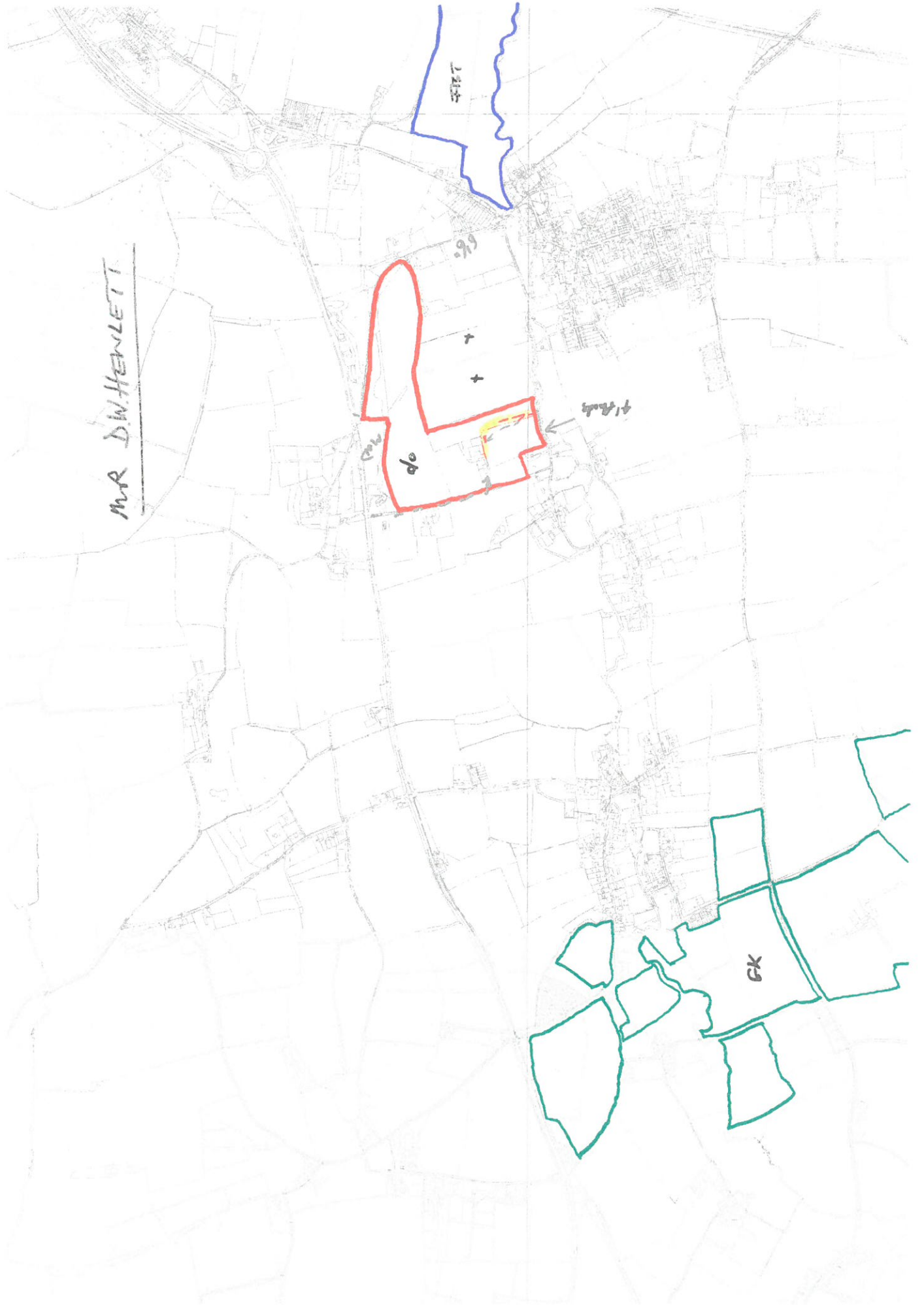
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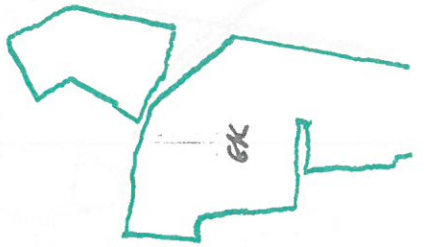
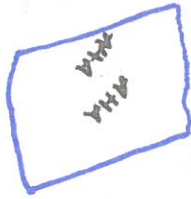
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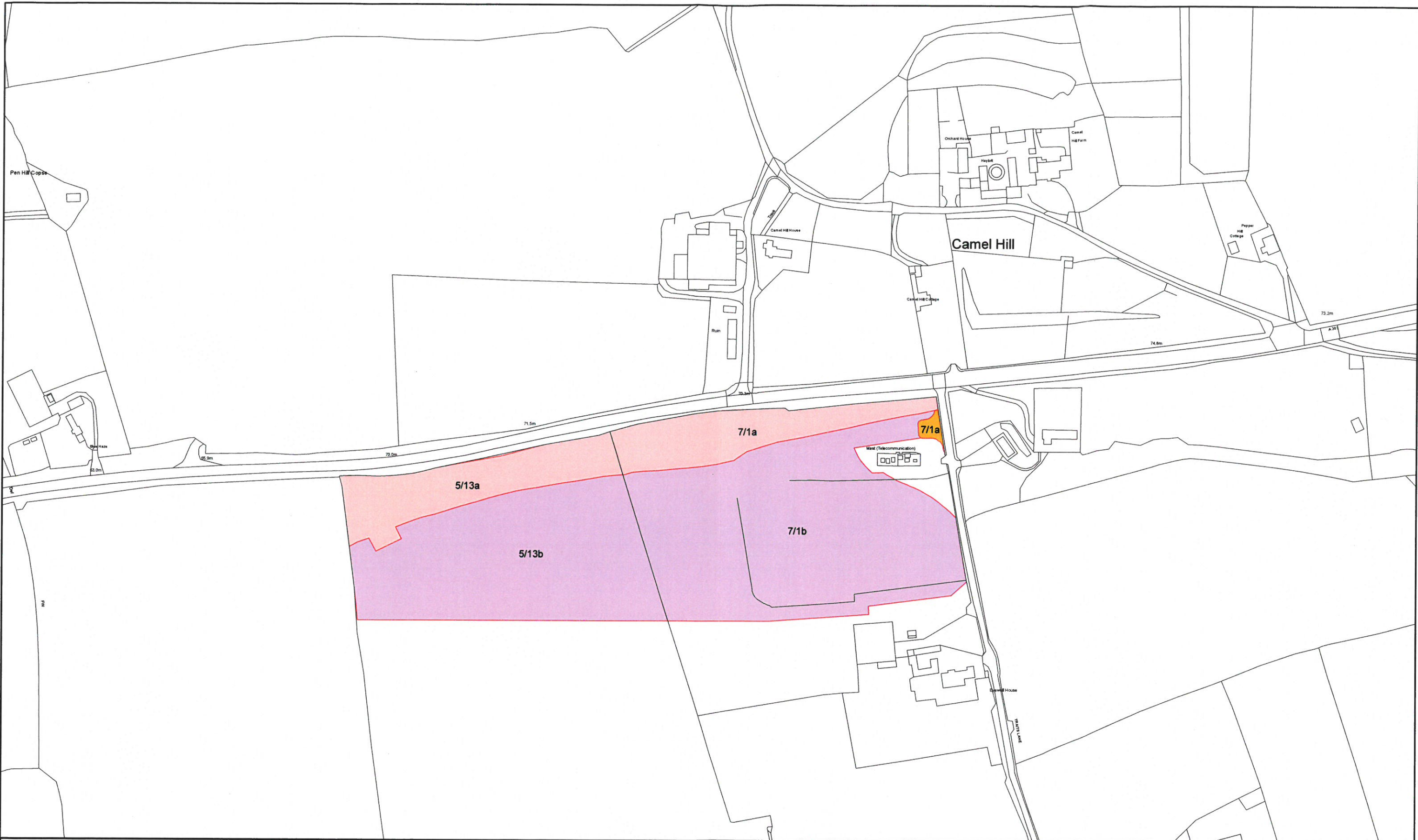
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W HENLEY & SON





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
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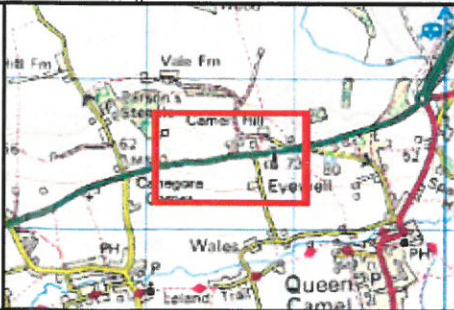
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Key to symbols

-  Engineering Footprint (To be Acquired) - 12425.01 sq metres
-  Possible Compound (To be used Temporarily) - 42780.08 sq metres
-  Accomodation Works (To be used Temporarily and Rights to be Acquired) - 264.97 sq metres



A303 Sparkford to Ilchester
Brian Wyndham Hewlett and
Brenda Margaret Hewlett

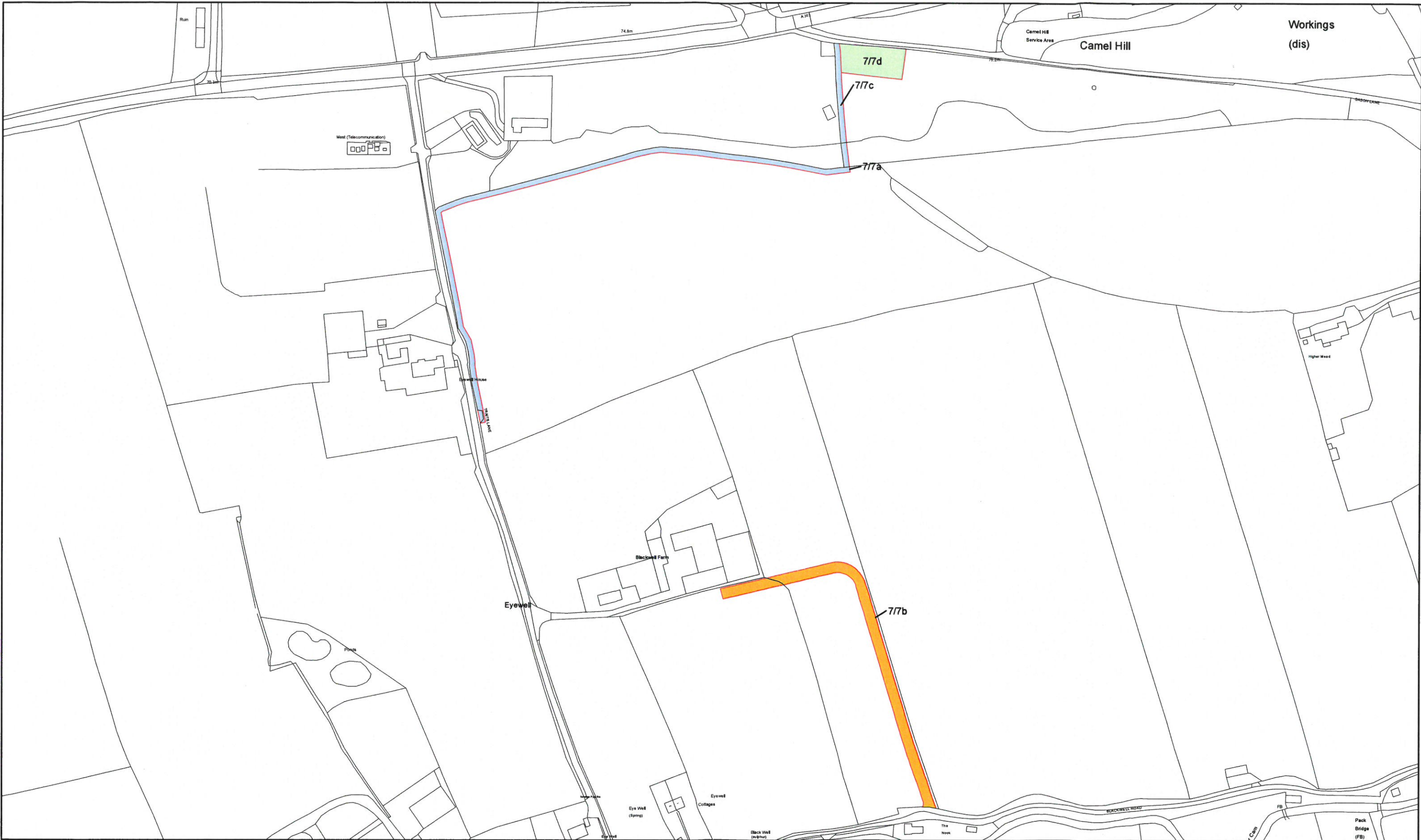
Client



Scale at A3: 1:2,500



Date: 20/06/2018



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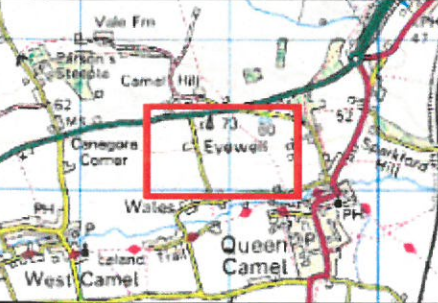
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Key to symbols

	Accommodation Works (To be used Temporarily and Rights to be Acquired) - 971.12 sq metres
	Accommodation Works (To be used Temporarily) - 2026.28 sq metres
	PROW Diversion (To be used Temporarily and Rights to be Acquired) - 2169.03 sq metres



A303 Sparkford to Ilchester

**Daniel William Hewlett and
Barbara Lorraine Hewlett**

Client

Scale at A3: 1:2,500

0 25 50 75 100 Metres

Date: 20/06/2018