

A428 Black Cat to Caxton Gibbet improvements

TR010044

Volume 9

9.109 Agricultural Technical Note – Farm Impact Assessments

Planning Act 2008

Rule 8(1)(k)

Infrastructure Planning (Examination Procedure) Regulations 2010

January 2022

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning (Examination Procedure)
Rules 2010**

**A428 Black Cat to Caxton Gibbet
improvements
Development Consent Order 202[]**

9.109 Agricultural Technical Note – Farm Impact Assessments

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1 Introduction

1.1 Scope of the Technical Note

- 1.1.1 This Technical Note on Farm Impact Assessments (known as the Technical Note herein) sets out the methodology and findings of an agricultural impact assessment questionnaire survey undertaken of land within the Order Limits of the A428 Black Cat to Caxton Gibbet Improvements scheme (the Scheme).
- 1.1.2 The Technical Note also describes the methodology and findings of the assessment undertaken for and reported in Chapter 12, Population and Human Health [APP-081] of the Environmental Statement (ES), and considers the implications of the questionnaire survey results for the assessment of effects on agricultural land as reported.
- 1.1.3 This Technical Note has been prepared by suitably qualified and experienced agricultural consultants who have extensive experience and expertise in the assessment of the impacts of infrastructure schemes on agricultural land holdings, and in the preparation of Environmental Impact Assessments (EIAs).

1.2 Policy framework and guidance

Policy Framework

National Policy Statement for National Networks

- 1.2.1 Relevant policies and guidance are set out in Chapter 12, Population and Human Health [APP-081] of the Environmental Statement. However, there are no specific policies in the National Policy Statement for National Networks (Ref 1) for the effects on farm holdings, other than in paragraph 5.168 which indicates that applicants should take into account the economic and other benefits of best and most versatile agricultural land. This therefore also relates the impacts of development to the use of agricultural land rather than solely to its inherent quality or value, as expressed by the Agricultural Land Classification system.

Local Plan policies

- 1.2.2 There are no specific policies for the effects of development on farm holdings within the various Local Plan policies referenced in Chapter 12, Population and Human Health [APP-081] of the Environmental Statement.

Guidance

- 1.2.3 Guidance on the assessment of impacts of road schemes on farm holdings is provided in the Design Manual for Roads and Bridges (DMRB): LA 112 Population and Human Health (Ref 2).
- 1.2.4 LA 112 indicates that the indicative type of data to be collected for agricultural land holdings shall comprise:
 - a. The type, location and number of agricultural holdings at risk of demolition or from which land will be required/access affected by a project.

- b. The level of existing severance/accessibility restrictions to agricultural land holdings within the study area.
- c. The frequency of use of the agricultural holdings/assets within the study area.

1.2.5 LA 112 advises that the assessment of impacts on farm holdings should first consider the value or sensitivity of farm holdings which is based largely on the spatial relationship between land and key agricultural infrastructure, and the frequency of access required to land. The sensitivity of receptors is set out in Table 3.11 of LA 112, which was reproduced as Table 12-1 of Chapter 12, Population and Human Health [APP-081] of the Environmental Statement. **Table 1-1** is an extract of this table, identifying the descriptions that relate solely to agricultural land holdings.

Table 1-1: Value (sensitivity) of agricultural land holdings

Receptor value (sensitivity)	Description
Very high	Areas of land in which the enterprise is wholly reliant on the spatial relationship of land to key agricultural infrastructure; and Access between land and key agricultural infrastructure is required on a frequent basis (daily).
High	Areas of land in which the enterprise is dependent on the spatial relationship of land to key agricultural infrastructure; and Access between land and key agricultural infrastructure is required on a frequent basis (weekly).
Medium	Areas of land in which the enterprise is partially dependent on the spatial relationship of land to key agricultural infrastructure; and Access between land and key agricultural infrastructure is required on a reasonably frequent basis (monthly).
Low	Areas of land in which the enterprise is not dependent on the spatial relationship of land to key agricultural infrastructure; and Access between land and key agricultural infrastructure is required on an infrequent basis (monthly or less frequent).
Negligible	Areas of land which are infrequently used on a non-commercial basis.

1.2.6 LA 112 then considers the magnitude of impact which is based largely on the loss of land or viability of holdings and severance impact on holdings, as set out in Table 3.12 of LA 112. This table was reproduced as Table 12-2 of Chapter 12, Population and Human Health [APP-081] of the Environmental Statement, with **Table 1-2** being an extract relating solely to the descriptions for agricultural land holdings.

Table 1-2: Magnitude of impact (change) for agricultural land holdings

Magnitude of impact (change)	Description
Major	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements. e.g. direct acquisition and demolition of buildings and direct development of land to accommodate highway assets Introduction (adverse) or removal (beneficial) of complete severance with no/full accessibility provision
Moderate	Partial loss of/damage to key characteristics, features or elements, e.g. partial removal or substantial amendment to access or acquisition of land compromising viability of property, businesses or community assets Introduction (adverse) or removal (beneficial) of severe severance with limited/moderate accessibility provision
Minor	A discernible change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements, e.g. amendment to access or acquisition of land resulting in changes to operating conditions that do not compromise overall viability of property, businesses or community assets Introduction (adverse) or removal (beneficial) of severance with adequate accessibility provision
Negligible	Very minor loss or detrimental alteration to one or more characteristics, features or elements. e.g. acquisition of non-operational land or buildings not directly affecting the viability of property, businesses or community assets Very minor introduction (adverse) or removal (beneficial) of severance with ample accessibility provision.
No change	No loss or alteration of characteristics, features, elements or accessibility; no observable impact in either direction.

1.2.7 The assignment of significance effects involves combining the value of the receptor with the predicted magnitude of impact, guided by the significance matrix set out in DMRB LA 104 (Ref 3) which is also reproduced as Table 12-3 of Chapter 12, Population and Human Health [APP-081] of the Environmental Statement.

2 Farm Impact Assessment Surveys

2.1 Methodology

- 2.1.1 The methodology for the farm impact assessment surveys is based on the guidance within DMRB LA 112, and the collection of data on the number, type and location of agricultural holdings affected by the Scheme; and the likely impacts, particularly of land loss and severance, on those holdings.
- 2.1.2 The data is collected using a standard questionnaire, a copy of which is attached at Appendix A. The questionnaire considers:
- The size, scale, location and use of the holding.
 - The scale and nature of the agricultural and non-agricultural enterprises based on the holding.
 - Details of agri-environment schemes and other environmental uses.
 - Details of farm infrastructure, including buildings, drainage and tracks.
 - The likely physical and operational impacts on the structure and operation of the farm holding arising from the Scheme.
 - Potential options for mitigating likely significant environmental and operational effects identified on an individual farm holding.
- 2.1.3 A farm impact assessment survey involving landowners and tenants within the Order Limits that would be affected by the Scheme was planned to be undertaken after March 2020 during the design development of the Scheme.
- 2.1.4 However, this was delayed by the first Covid-19 lockdown and a letter and the agricultural impact assessment questionnaire (**Appendix A**) were sent to individual landowners and tenants in October 2020. The letter explained that the agricultural impact assessment questionnaire is designed to help the project gather information about farm holdings, such as tenure and farm size, in order to gain a full understanding of how the land and farm businesses will be affected by the Scheme and ensure that the impacts of the Scheme on farm holdings are mitigated. The letter also indicated that a summary of the information collected and an assessment of the effects on farm holdings will be presented in Chapter 12, Population and Human Health **[APP-081]** of the Environmental Statement.
- 2.1.5 At the time of writing Chapter 12, Population and Human Health **[APP-081]** of the Environmental Statement in February 2021, only one response to these questionnaires had been received.

- 2.1.6 Additionally, the timing of walkover surveys coincided with further Covid-19 lockdown restrictions in the 2020/2021 winter. Therefore, based on the above, an assessment of the impacts and effects on agricultural holdings was undertaken using information gathered from earlier consultation responses from landowners and at earlier project meetings with landowners and tenants that had been held to discuss the detailed design of the Scheme, particularly to mitigate land-take and severance impacts on individual land holdings.
- 2.1.7 A second letter and the same agricultural impact assessment questionnaire was sent to landowners and tenants in May 2021. This letter also indicated that a payment would be made to encourage responses.
- 2.1.8 Following the issuing of the second letter and agricultural impact questionnaires, telephone calls were made from the beginning of July 2021 to set up telephone calls or face-to-face meetings to complete the questionnaires. Every reasonable effort has been made to discuss the potential effects of the Scheme on agricultural land holdings, including sending hard and electronic copies of the farm impact assessment questionnaire to all affected parties, and making multiple attempts to contact the landowners and their agents by telephone and email between July and November 2021.

2.2 Findings

- 2.2.1 Farm impact assessment questionnaires have been completed for seven farm holdings. Whilst this is not an encouraging response rate, landowners and their agents have had every opportunity to respond to the letters, emails and voicemail messages, and there is no compulsion for them to respond.
- 2.2.2 Several landowners requested that the farm impact and associated soil surveys be postponed until after harvest 2021 and, whilst the soil surveys went ahead after harvest with a good response rate (with refusal for access from only three land holdings), the same was not the case with the farm impact assessment questionnaires. In some cases, there was some uncertainty as to how the information would be used and whether personal and confidential information would be made public (although the response from the Applicant that any personal or confidential information would not be made public in this case ensured that this particular questionnaire could be completed). In other cases, the view was expressed that the relevant information had already been provided to the project at earlier project meetings and separately to the District Valuer, and that there was no need to repeat sending this information. The view was also expressed that an assessment had already been made on the basis of information already held by the project for the ES (as reported in Chapter 12, Population and Human Health [APP-081]) and there was no requirement to repeat this exercise. In some cases, there was simply no response to attempts to contact the landowner.

2.2.3 The completed questionnaires are contained in Appendix B (redacted for the public version of this report as they contain personal and confidential data). The responses received have not contradicted the findings reported in Chapter 12, Population and Human Health **[APP-081]** of the Environmental Statement but have raised issues of detailed design, particularly in respect of accommodation works, replacement underdrainage, provision and design of accesses, and provision of fences and hedges. These matters are for the detailed design of the Scheme and will be taken into account in the ongoing Scheme design through engagement with the relevant landowners.

2.3 Limitations

2.3.1 Clearly, the poor response rate is the principal limitation to the successful completion of this exercise. Landowners have been encouraged but cannot be compelled to engage in this exercise, and the project has otherwise had good engagement with individual landowners in the design of the Scheme to date. This engagement is expected to continue throughout the detailed design of the Scheme.

3 Environmental Statement Findings

3.1 Baseline Conditions

- 3.1.1 Agricultural land holdings within the study area are predominantly arable. In total, 32 agricultural land holdings have been identified within the study area, the largest of which are located to the east of St Neots along the existing A428. Smaller and more compact agricultural land holdings are located between the villages of Tempsford, Roxton and Chawston to the south-west of the Scheme.
- 3.1.2 The agricultural land holdings in the east of the Scheme are generally large to substantial arable holdings of more than 200 hectares, and often considerably larger. Thirteen large holdings have been identified within the study area. The land is primarily owned and farmed in hand, although there are some tenanted farms and some land parcels that are farmed on contract agreements.
- 3.1.3 Farm holdings in this area have also diversified into non-agricultural sectors such as wedding venue hire as well as providing services to other agricultural businesses such as grain drying and storage, haulage and agricultural laboratory services. The enterprise is partially dependent on the spatial relationship of land to key agricultural infrastructure (principally farm buildings), with access between the two required on a reasonably frequent basis.
- 3.1.4 Agricultural land in the west of the Scheme to the south and south-west of St Neots is predominantly made up of smaller land holdings. Many of the land parcels in this area do not form part of commercial agricultural holdings but instead are used for small-scale equestrian grazing or small holdings. Some are used infrequently on a non-commercial basis and others are generally in arable use.

3.2 Assessment of effects

- 3.2.1 The principal potential impacts on agricultural land holdings will occur during the construction of the Scheme and relate primarily to the temporary and permanent loss of agricultural land and severance. As the permanent removal of land from agricultural use or permanent severance of farm holdings will occur during and as a consequence of the construction of the Scheme, there are no further effects to consider as a result of the operation of the Scheme.
- 3.2.2 The commercial agricultural land holdings within the study area are predominantly arable holdings that are able to withstand and adapt to a degree of change and disruption to their operations.
- 3.2.3 Where individual fields are bisected by the Scheme, every reasonable effort has been made to work with the relevant landowner or tenant to mitigate the effects of the Scheme and, following construction, leave workable field shapes and sizes for the landowner or tenant.

3.2.4 Discussions with landowners and tenants during the design period have ensured that access will be retained to all areas of agricultural land during and after construction. Mitigation measures including new and retained field accesses have been included where necessary.

3.2.5 Smaller land holdings to the west of the Scheme which do not make up part of larger commercial agricultural holdings will have proportionally more of their land required for the Scheme which could compromise their current operations, even though many of these are not currently commercially viable agricultural holdings.

3.3 Embedded Mitigation Measures

3.3.1 During the development of the design, the measures incorporated to avoid or mitigate adverse impact on agricultural land holdings included:

- a. Amendments to the alignment of the Scheme in response to representations from individual landowners.
- b. Amendments to the design of the Scheme to reduce land-take from individual land holdings.
- c. The provision of replacement access routes and points to severed areas of agricultural land.

3.3.2 Where unrestricted agricultural uses are to be resumed on land disturbed during the construction of the Scheme, the design objective is to avoid any reduction in long term capability, which would downgrade the quality of the disturbed land, through the adoption of good practice techniques in handling, storing and reinstating soils on that land.

3.4 Assessment of significant effects

3.4.1 Construction of the Scheme will require temporary land-take from 32 agricultural land holdings within the study area. A total of 182.3 ha of agricultural land will be required for the construction of the Scheme which will be used for purposes such as borrow pits, storage areas and construction compounds. A total of 293.3ha of agricultural land will be required permanently for the Scheme.

3.4.2 The agricultural land holdings to the east of the Scheme are predominantly large arable holdings of medium sensitivity that are able to adapt to some level of disruption to their operations. Access to fields on these holdings is required on a reasonably frequent basis. These holdings will experience temporary and permanent loss of agricultural land although, given the area of loss in relation to the scale of these holdings, this will not compromise the overall viability of the farm businesses. As such, the magnitude of the land loss is assessed to be minor adverse.

- 3.4.3 Although these holdings will be severed during and following construction of the Scheme, access provision has been made within the design of the Scheme following engagement with the landowners to all parcels of severed agricultural land, such that the magnitude of severance is assessed to be minor adverse. The measures to mitigate severance include the provision of overbridges and underbridges, retained field accesses, and rights of access across maintenance and emergency vehicle access tracks.
- 3.4.4 There are 13 large agricultural land holdings predominantly in arable use which will experience temporary and permanent slight adverse effects, which are not significant.
- 3.4.5 Agricultural land holdings at the western end of the Scheme are mostly smaller parcels of land that do not make up part of larger commercial agricultural businesses. These holdings vary between low sensitivity and negligible sensitivity. Land parcels in this area are likely to experience a major magnitude of impact (for holdings which have negligible sensitivity) and a moderate magnitude of impact (for holdings which have a low sensitivity), with smaller land parcels more likely to be required in their entirety during the construction phase.
- 3.4.6 The remaining 19 identified land holdings are likely to experience temporary and permanent slight adverse effects, which are not significant due to moderate and major impacts from the area of land required from low sensitivity and negligible sensitivity holdings respectively.

4 Implications from the 2021 Farm Impact Assessment Surveys for the Environmental Statement

- 4.1.1 The responses received from the farm impact assessment survey do not have any implications for the description of baseline conditions and the assessment of effects on farm holdings reported in Chapter 12, Population and Human Health **[APP-081]** of the Environmental Statement. It is also the case that the letter and questionnaire issued in May 2021 gave landowners and their agents the opportunity to correct any errors, failings or misjudgements in the assessment of effects on farm holdings as reported in Chapter 12, Population and Human Health **[APP-081]** of the Environmental Statement, and no corrections were received.

References

- Ref 1 National Policy Statement for National Networks. Department for Transport (2014).
[REDACTED]
- Ref 2 Design Manual for Roads and Bridges Volume LA112 Population and Human Health. Highways England (2020).
[REDACTED]
- Ref 3 Design Manual for Roads and Bridges Volume LA104 Environmental assessment and monitoring. Highways England (2020).
[REDACTED]

Appendix A Farm Impact Assessment (FIA) Survey Questionnaire

1) Interview details

Date:	
Land Parcel Reference:	
Reading Agriculture rep:	
Interviewee:	

2) Farm holding contact information

Farm holding name:	
Owner/occupier name:	
Trading name:	
Address:	
Post Code:	
Telephone:	
Email:	

Land agent name:	
Company:	
Telephone:	
Email:	

Land Area (please indicate boundaries on map)

3) Tenure of affected land	Affected Holding
Name/location:	
Owner/occupied (hectares/acres):	
Farm business tenancy (hectares/acres and landowner details):	
Full agricultural tenancy (hectares/acres and landowner details):	
Annual/grazing licence (hectares/acres and landowner details):	
Other arrangements (hectares/acres):	
Share farming (hectares/acres and landowner details):	

Farm Enterprises

4) Arable and grassland	Crop	Typical Areas (specify hectares/acres)
Mainly combinable arable		
General cropping (including potatoes, sugar beet, field vegetables, energy crops)		

4) Arable and grassland	Crop	Typical Areas (specify hectares/acres)
Temporary grass		
Permanent grass		

5) Livestock			
	Type 1	Type 2	Type 3
Species:			
Description of system:			
Total numbers:			
Breeding numbers:			
Throughput numbers:			
Land occupied:			
Buildings occupied:			

6) Area of commercially managed woodland

Area/s, location/s and name/s of woods (show on map):

End product (timber/logs/chippings for biofuel/furniture/fencing etc.):

Forecast year of harvesting / or ongoing (e.g. coppice):

Grant scheme (if applicable):

7) Other enterprises managed by the owner/occupier on farm (e.g. farm shops, PYO, shoots, industrial/commercial units etc.)

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.

8) Non-agricultural enterprises managed by others using farm buildings or land

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.

9) Areas subject to environmental schemes (Countryside Stewardship, Environmental Stewardship and others) (specify hectares/acres).

Name of scheme:	
Linear or areal extent:	
Main management prescriptions:	
Expiry date:	

Farm Resources

10) Number of people employed on the farm (family, full-time, part-time casual)

11) If affected by Proposed Scheme - Main farm buildings (type, location, floor area, age, use) and farm dwellings (location, tenure, occupant)

12) Is the affected land drained or irrigated and are there field water supplies (e.g. pipes to drinking water troughs) and/or irrigation reservoirs and pipelines? (include on map)

For drainage please indicate areas drained on a map and the main outfalls.	For irrigation, areas of each crop irrigated, source and volume of irrigation water, and location of storage reservoirs and fixed pipes.
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Discussion on the Potential Impacts to Farm Holding

13) Approximate area and uses affected by the Proposed Scheme

Areas affected and their uses:

Would the loss of land have any implications for the ongoing management of the farm?

How can this impact be overcome?

14) Severance by the Proposed Scheme

Areas and use/s of land potentially severed:

Would this severance have any implications for the ongoing management of the farm?

How can this impact be overcome?

15) Other resources affected by the Proposed Scheme (buildings, dwellings, tracks, drainage etc.)

Buildings and other resources affected and their uses:

Would the loss of these resources have any implications for the ongoing management of the farm?

How can this impact be overcome?

16) Disturbance (noise, dust, traffic etc.)

Type and location of disturbance anticipated:

Would this disturbance have any implications for the ongoing management of the farm?

How can this impact be overcome?

17) Any other comments

Appendix B

Farm Impact Assessment (FIA) Survey Questionnaire

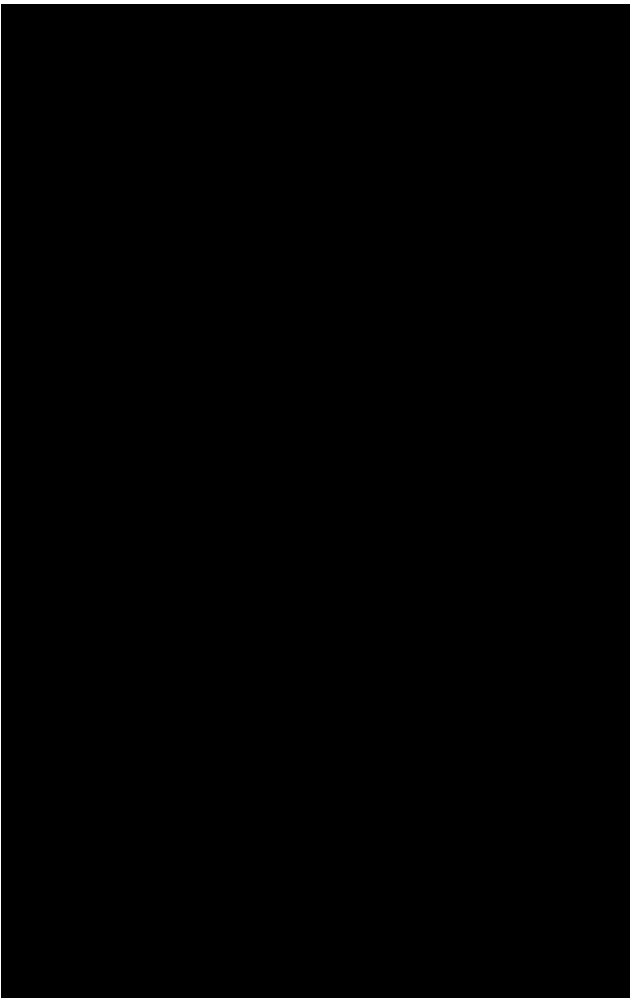


READING
AGRICULTURAL
CONSULTANTS

1) Interview details

Date:		
Land Parcel Reference:		
Reading Agriculture rep:		
Interviewee:		

2) Farm holding contact information

Farm holding name:		
Owner/occupier name:		
Trading name:		
Address:		
Post Code:		
Telephone:		
Email:		
Land agent name:		
Company:		
Telephone:		
Email:		

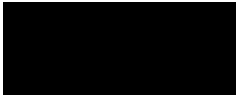
Land Area (please indicate boundaries on map)

3) Tenure of affected land	
Name/location:	
Owner/occupied (hectares/acres):	
Farm business tenancy (hectares/acres and landowner details):	
Full agricultural tenancy (hectares/acres and landowner details):	
Annual/grazing licence (hectares/acres and landowner details):	
Other arrangements (hectares/acres):	
Share farming (hectares/acres and landowner details):	

Farm Enterprises

4) Arable and grassland	Crop	Typical Areas (specify hectares/acres)
Mainly combinable arable		
General cropping (including potatoes, sugar beet, field vegetables, energy crops)		
Temporary grass		
Permanent grass		

5) Livestock

	Type 1	Type 2	Type 3
Species:			
Description of system:			
Total numbers:			
Breeding numbers:			
Throughput numbers:			
Land occupied:			
Buildings occupied:			

6) Area of commercially managed woodland

Area/s, location/s and name/s of woods (show on map):



End product (timber/logs/chippings for biofuel/furniture/fencing etc.):

Forecast year of harvesting / or ongoing (e.g. coppice):

Grant scheme (if applicable):

7) Other enterprises managed by the owner/occupier on farm (e.g. farm shops, PYO, shoots, industrial/commercial units etc.)

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.

8) Non-agricultural enterprises managed by others using farm buildings or land

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.



9) Areas subject to environmental schemes (Countryside Stewardship, Environmental Stewardship and others) (specify hectares/acres).

Name of scheme:	
Linear or areal extent:	
Main management prescriptions:	
Expiry date:	

Farm Resources

10) Number of people employed on the farm (family, full-time, part-time casual)

11) If affected by Proposed Scheme - Main farm buildings (type, location, floor area, age, use) and farm dwellings (location, tenure, occupant)

12) Is the affected land drained or irrigated and are there field water supplies (e.g. pipes to drinking water troughs) and/or irrigation reservoirs and pipelines? (include on map)

For drainage please indicate areas drained on a map and the main outfalls.

For irrigation, areas of each crop irrigated, source and volume of irrigation water, and location of storage reservoirs and fixed pipes.

Discussion on the Potential Impacts to Farm Holding

13) Approximate area and uses affected by the Proposed Scheme

Areas affected and their uses:

Would the loss of land have any implications for the ongoing management of the farm?

How can this impact be overcome?

14) Severance by the Proposed Scheme

Areas and use/s of land potentially severed:

Would this severance have any implications for the ongoing management of the farm?

How can this impact be overcome?

15) Other resources affected by the Proposed Scheme (buildings, dwellings, tracks, drainage etc.)

Buildings and other resources affected and their uses:

Would the loss of these resources have any implications for the ongoing management of the farm?

How can this impact be overcome?

16) Disturbance (noise, dust, traffic etc.)

Type and location of disturbance anticipated:

Would this disturbance have any implications for the ongoing management of the farm?

How can this impact be overcome?

17) Any other comments

Farm Impact Assessment (FIA) Survey Questionnaire



READING
AGRICULTURAL
CONSULTANTS

1) Interview details

Date:

Land Parcel Reference:

Reading Agriculture rep:

Interviewee:

2) Farm holding contact information

Farm holding name:

Owner/occupier name:

Trading name:

Address:

Post Code:

Telephone:

Email:

Land agent name:

Company:

Telephone:

Email:



Land Area (please indicate boundaries on map)

3) Tenure of affected land	Affected Holding	
Name/location:		
Owner/occupied (hectares/acres):		
Farm business tenancy (hectares/acres and landowner details):		
Full agricultural tenancy (hectares/acres and landowner details):		
Annual/grazing licence (hectares/acres and landowner details):		
Other arrangements (hectares/acres):		
Share farming (hectares/acres and landowner details):		

Farm Enterprises

4) Arable and grassland	Crop	Typical Areas (specify hectares/acres)
Mainly combinable arable		
General cropping (including potatoes, sugar beet, field vegetables, energy crops)		
Temporary grass		
Permanent grass		

5) Livestock			
	Type 1	Type 2	Type 3
Species:	Dairying		
Description of system:			
Total numbers:			
Breeding numbers:			
Throughput numbers:			
Land occupied:			
Buildings occupied:			

6) Area of commercially managed woodland

Area/s, location/s and name/s of woods (show on map):

- No woodland

End product (timber/logs/chippings for biofuel/furniture/fencing etc.):

Forecast year of harvesting / or ongoing (e.g. coppice):

Grant scheme (if applicable):

7) Other enterprises managed by the owner/occupier on farm (e.g. farm shops, PYO, shoots, industrial/commercial units etc.)

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.



8) Non-agricultural enterprises managed by others using farm buildings or land

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.



9) Areas subject to environmental schemes (Countryside Stewardship, Environmental Stewardship and others) (specify hectares/acres).

Name of scheme:	
Linear or areal extent:	
Main management prescriptions:	
Expiry date:	

Farm Resources

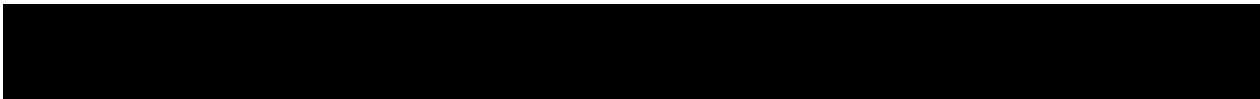
10) Number of people employed on the farm (family, full-time, part-time casual)



11) If affected by Proposed Scheme - Main farm buildings (type, location, floor area, age, use) and farm dwellings (location, tenure, occupant)



12) Is the affected land drained or irrigated and are there field water supplies (e.g. pipes to drinking water troughs) and/or irrigation reservoirs and pipelines? (include on map)

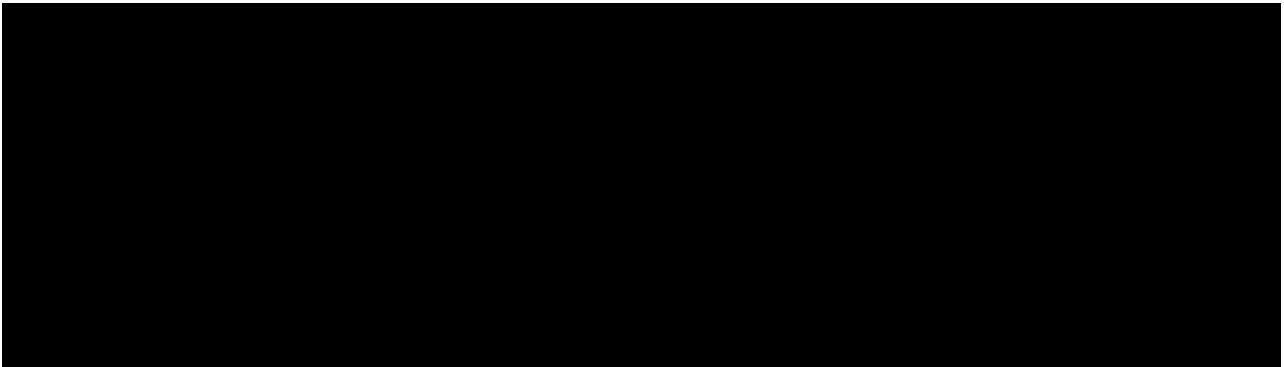


For drainage please indicate areas drained on a map and the main outfalls.

For irrigation, areas of each crop irrigated, source and volume of irrigation water, and location of storage reservoirs and fixed pipes.

Discussion on the Potential Impacts to Farm Holding

13) Approximate area and uses affected by the Proposed Scheme



How can this impact be overcome?

14) Severance by the Proposed Scheme

Areas and use/s of land potentially severed:

Would this severance have any implications for the ongoing management of the farm?

How can this impact be overcome?

15) Other resources affected by the Proposed Scheme (buildings, dwellings, tracks, drainage etc.)

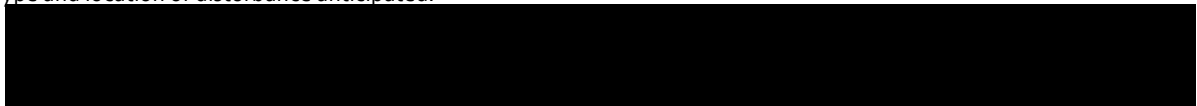
Buildings and other resources affected and their uses:

Would the loss of these resources have any implications for the ongoing management of the farm?

How can this impact be overcome?

16) Disturbance (noise, dust, traffic etc.)

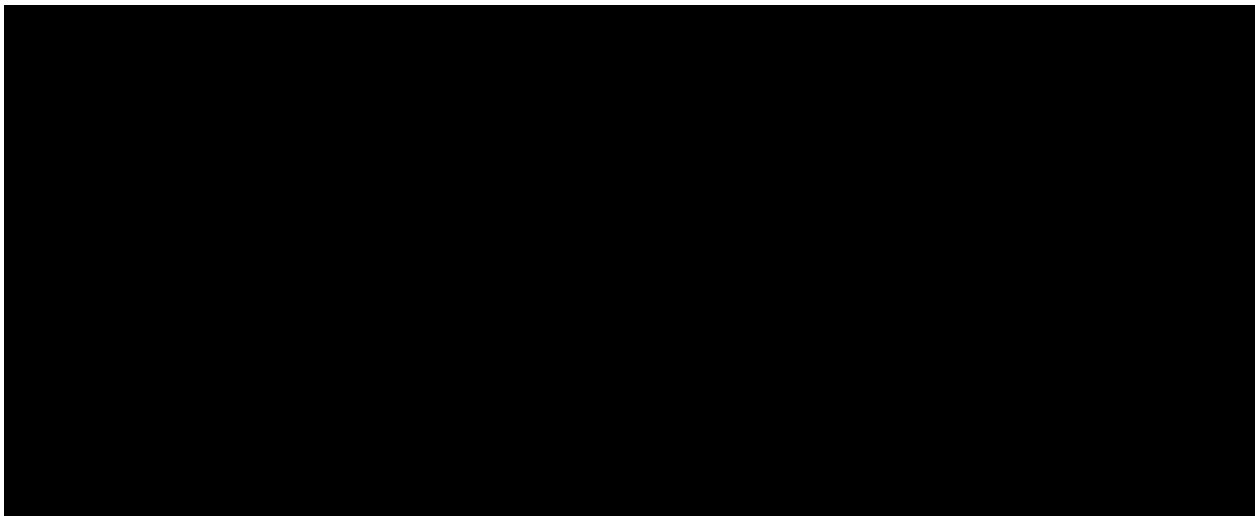
Type and location of disturbance anticipated:



Would this disturbance have any implications for the ongoing management of the farm?

How can this impact be overcome?

17) Any other comments





Farm Impact Assessment (FIA) Survey Questionnaire

1) Interview details



Date:	
Land Parcel Reference:	
Reading Agriculture rep:	
Interviewee:	

2) Farm holding contact information


Farm holding name:	
Owner/occupier name:	
Trading name:	
Address:	
Post Code:	
Telephone:	
Email:	

Land agent name:	
Company:	
Telephone:	
Email:	

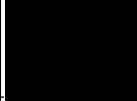
Land Area (please indicate boundaries on map)

3) Tenure of affected land	Affected Holding
Name/location:	
Owner/occupied (hectares/acres):	
Farm business tenancy (hectares/acres and landowner details):	
Full agricultural tenancy (hectares/acres and landowner details):	
Annual/grazing licence (hectares/acres and landowner details):	
Other arrangements (hectares/acres):	
Share farming (hectares/acres and landowner details):	

Farm Enterprises

4) Arable and grassland	Crop	Typical Areas (specify hectares/acres)
Mainly combinable arable		
General cropping (including potatoes, sugar beet, field vegetables, energy crops)		
Temporary grass		
Permanent grass		

5) Livestock

	Type 1	Type 2	Type 3
Species:			
Description of system:			
Total numbers:			
Breeding numbers:			
Throughput numbers:			
Land occupied:			
Buildings occupied:			

6) Area of commercially managed woodland

Area/s, location/s and name/s of woods (show on map):

End product (timber/logs/chippings for biofuel/furniture/fencing etc.):

Forecast year of harvesting / or ongoing (e.g. coppice):

Grant scheme (if applicable):


7) Other enterprises managed by the owner/occupier on farm (e.g. farm shops, PYO, shoots, industrial/commercial units etc.)

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.

8) Non-agricultural enterprises managed by others using farm buildings or land

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.

9) Areas subject to environmental schemes (Countryside Stewardship, Environmental Stewardship and others) (specify hectares/acres).

Name of scheme:	
Linear or areal extent:	
Main management prescriptions:	
Expiry date:	

Farm Resources

10) Number of people employed on the farm (family, full-time, part-time casual)

11) If affected by Proposed Scheme - Main farm buildings (type, location, floor area, age, use) and farm dwellings (location, tenure, occupant)

12) Is the affected land drained or irrigated and are there field water supplies (e.g. pipes to drinking water troughs) and/or irrigation reservoirs and pipelines? (include on map)



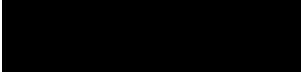
For drainage please indicate areas drained on a map and the main outfalls.

For irrigation, areas of each crop irrigated, source and volume of irrigation water, and location of storage reservoirs and fixed pipes.

Discussion on the Potential Impacts to Farm Holding

13) Approximate area and uses affected by the Proposed Scheme

Areas affected and their uses:



Would the loss of land have any implications for the ongoing management of the farm?



How can this impact be overcome?

14) Severance by the Proposed Scheme

Areas and use/s of land potentially severed:

Would this severance have any implications for the ongoing management of the farm?

How can this impact be overcome?

15) Other resources affected by the Proposed Scheme (buildings, dwellings, tracks, drainage etc.)

Buildings and other resources affected and their uses:

Would the loss of these resources have any implications for the ongoing management of the farm?

How can this impact be overcome?

16) Disturbance (noise, dust, traffic etc.)

Type and location of disturbance anticipated:

Would this disturbance have any implications for the ongoing management of the farm?

How can this impact be overcome?

17) Any other comments

Farm Impact Assessment (FIA) Survey Questionnaire



READING
AGRICULTURAL
CONSULTANTS

1) Interview details

Date:	
Land Parcel Reference:	
Reading Agriculture rep:	
Interviewee:	

2) Farm holding contact information

Farm holding name:	[REDACTED]
Owner/occupier name:	
Trading name:	
Address:	
Post Code:	
Telephone:	
Email:	
Land agent name:	
Company:	
Telephone:	
Email:	

Land Area (please indicate boundaries on map)

3) Tenure of affected land	Affected Holding
Name/location:	[REDACTED]
Owner/occupied (hectares/acres):	
Farm business tenancy (hectares/acres and landowner details):	
Full agricultural tenancy (hectares/acres and landowner details):	[REDACTED]
Annual/grazing licence (hectares/acres and landowner details):	
Other arrangements (hectares/acres):	
Share farming (hectares/acres and landowner details):	

Farm Enterprises

4) Arable and grassland	Crop	Typical Areas (specify hectares/acres)
Mainly combinable arable	[REDACTED]	[REDACTED]
General cropping (including potatoes, sugar beet, field vegetables, energy crops)		
Temporary grass		
Permanent grass		[REDACTED]

5) Livestock

	Type 1	Type 2	Type 3
Species:			
Description of system:			
Total numbers:			
Breeding numbers:			
Throughput numbers:			
Land occupied:			
Buildings occupied:			

6) Area of commercially managed woodland

Area/s, location/s and name/s of woods (show on map):

End product (timber/logs/chippings for biofuel/furniture/fencing etc.):

Forecast year of harvesting / or ongoing (e.g. coppice):

Grant scheme (if applicable):

7) Other enterprises managed by the owner/occupier on farm (e.g. farm shops, PYO, shoots, industrial/commercial units etc.)

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.

8) Non-agricultural enterprises managed by others using farm buildings or land

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.

9) Areas subject to environmental schemes (Countryside Stewardship, Environmental Stewardship and others) (specify hectares/acres).

Name of scheme:

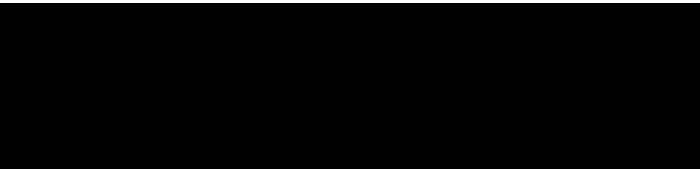
Linear or areal extent:

Main management prescriptions:

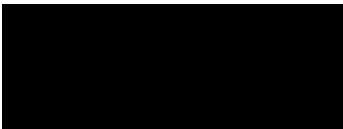
Expiry date:

Farm Resources

10) Number of people employed on the farm (family, full-time, part-time casual)



11) If affected by Proposed Scheme - Main farm buildings (type, location, floor area, age, use) and farm dwellings (location, tenure, occupant)



12) Is the affected land drained or irrigated and are there field water supplies (e.g. pipes to drinking water troughs) and/or irrigation reservoirs and pipelines? (include on map)

[Redacted]

For drainage please indicate areas drained on a map and the main outfalls.

For irrigation, areas of each crop irrigated, source and volume of irrigation water, and location of storage reservoirs and fixed pipes.

Discussion on the Potential Impacts to Farm Holding

13) Approximate area and uses affected by the Proposed Scheme

Areas affected and their uses:

[Redacted]

Would the loss of land have any implications for the ongoing management of the farm?

[Redacted]

How can this impact be overcome?

[Redacted]

14) Severance by the Proposed Scheme

[Redacted]

Would this severance have any implications for the ongoing management of the farm?

[Redacted]

[Redacted]

15) Other resources affected by the Proposed Scheme (buildings, dwellings, tracks, drainage etc.) None

Buildings and other resources affected and their uses:

Would the loss of these resources have any implications for the ongoing management of the farm?

How can this impact be overcome?

16) Disturbance (noise, dust, traffic etc.)

Type and location of disturbance anticipated:

[Redacted]

Would this disturbance have any implications for the ongoing management of the farm?

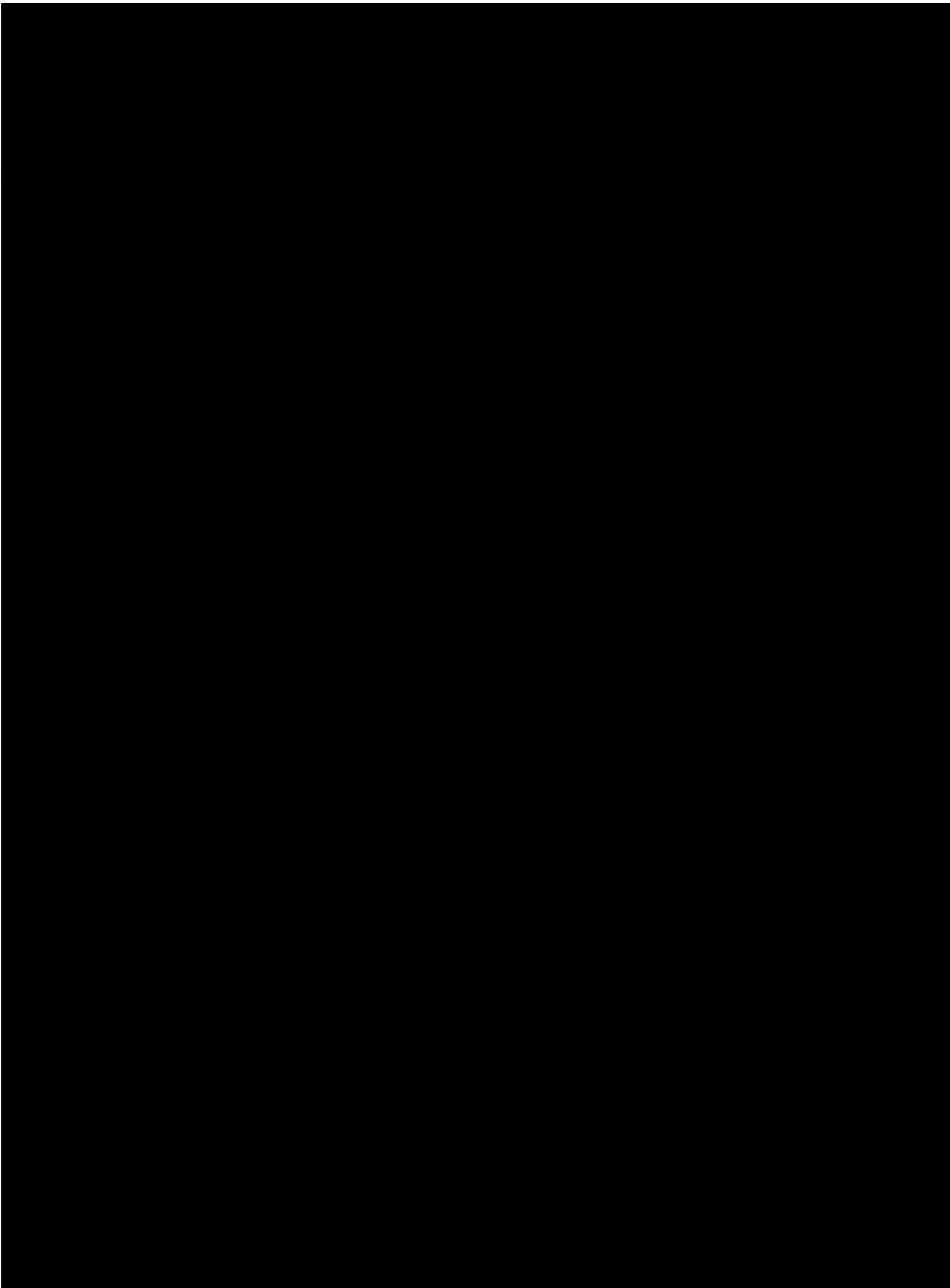
[Redacted]

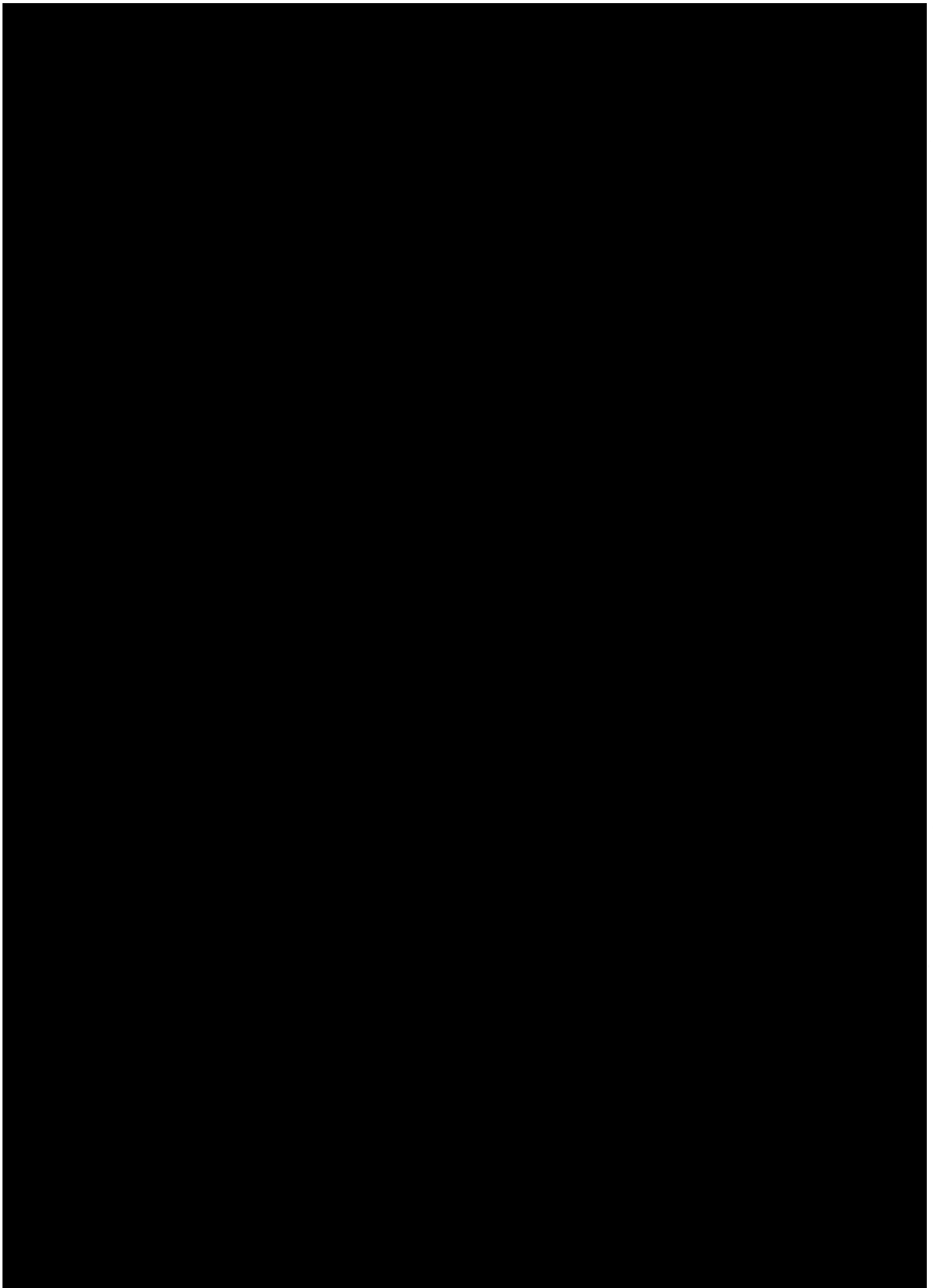
How can this impact be overcome?

[Redacted]

17) Any other comments

[Redacted]





Farm Impact Assessment (FIA) Survey Questionnaire



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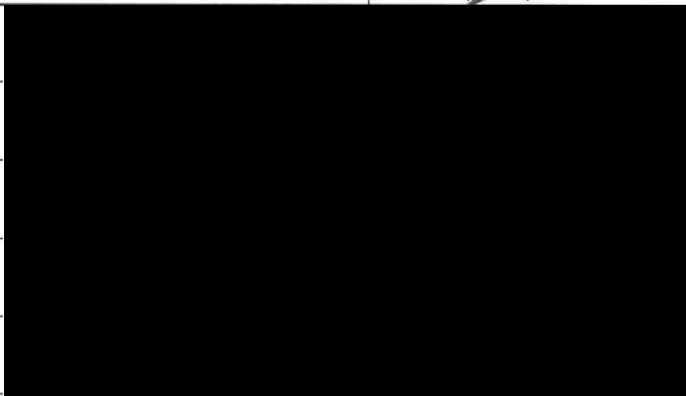
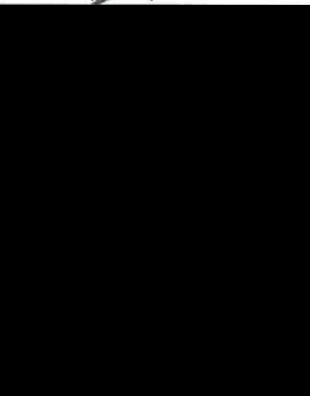
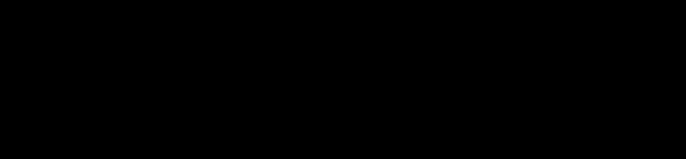
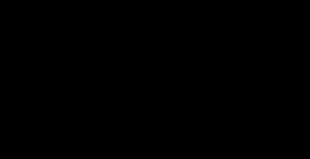
1) Interview details	
Date:	[REDACTED]
Land Parcel Reference:	
Reading Agriculture rep:	
Interviewee:	

2) Farm holding contact information	
Farm holding name:	[REDACTED]
Owner/occupier name:	11
Trading name:	11
Address:	[REDACTED]
Post Code:	[REDACTED]
Telephone:	[REDACTED]
Email:	[REDACTED]
Land agent name:	
Company:	
Telephone:	
Email:	

Land Area (please indicate boundaries on map)

3) Tenure of affected land	Affected Holding
Name/location:	
Owner/occupied (hectares/acres):	
Farm business tenancy (hectares/acres and landowner details):	
Full agricultural tenancy (hectares/acres and landowner details):	
Annual/grazing licence (hectares/acres and landowner details):	
Other arrangements (hectares/acres):	
Share farming (hectares/acres and landowner details):	

Farm Enterprises

4) Arable and grassland	Crop	Typical Areas (specify hectares/acres)
Mainly combinable arable		
General cropping (including potatoes, sugar beet, field vegetables, energy crops)		
Temporary grass		
Permanent grass		

5) Livestock

	Type 1	Type 2	Type 3
Species:			
Description of system:			
Total numbers:			
Breeding numbers:			
Throughput numbers:			
Land occupied:			
Buildings occupied:			

6) Area of commercially managed woodland

Area/s, location/s and name/s of woods (show on map):

[Redacted]

End product (timber/logs/chippings for biofuel/furniture/fencing etc.):

[Redacted]

Forecast year of harvesting / or ongoing (e.g. coppice):

[Redacted]

Grant scheme (if applicable):

[Redacted]

7) Other enterprises managed by the owner/occupier on farm (e.g. farm shops, PYO, shoots, industrial/commercial units etc.)

Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.

[Redacted]

8) Non-agricultural enterprises managed by others using farm buildings or land

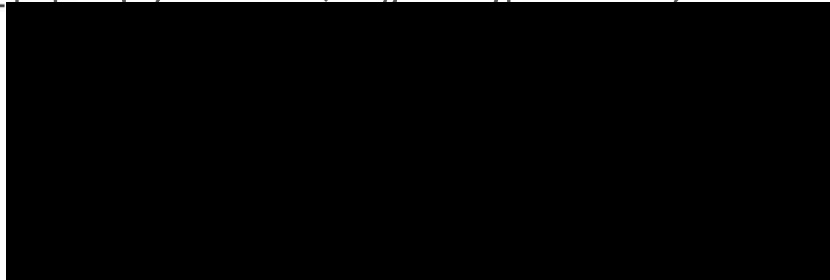
Description of the activity; trading name of the business; location, use of land and/or buildings, employment etc.

9) Areas subject to environmental schemes (Countryside Stewardship, Environmental Stewardship and others) (specify hectares/acres).

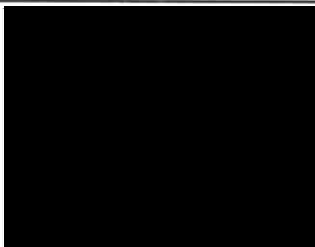
Name of scheme:	
Linear or areal extent:	
Main management prescriptions:	
Expiry date:	

Farm Resources

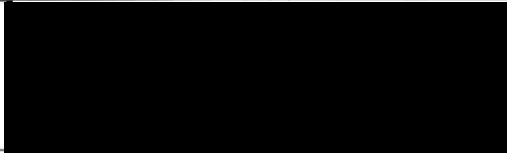
10) Number of people employed on the farm (family, full-time, part-time casual)



11) If affected by Proposed Scheme - Main farm buildings (type, location, floor area, age, use) and farm dwellings (location, tenure, occupant)



12) Is the affected land drained or irrigated and are there field water supplies (e.g. pipes to drinking water troughs) and/or irrigation reservoirs and pipelines? (include on map)



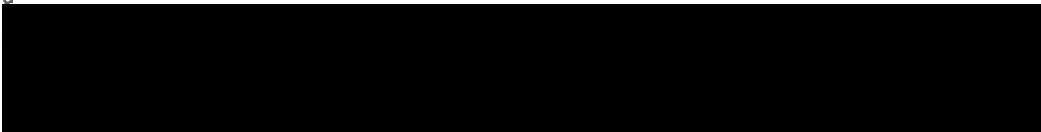
For drainage please indicate areas drained on a map and the main outfalls.

For irrigation, areas of each crop irrigated, source and volume of irrigation water, and location of storage reservoirs and fixed pipes.

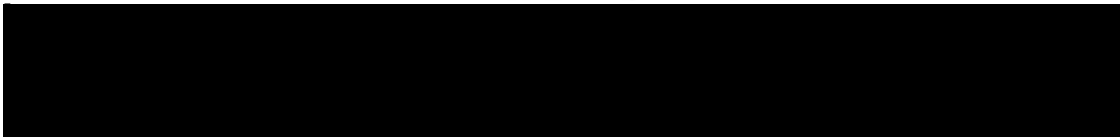
Discussion on the Potential Impacts to Farm Holding

13) Approximate area and uses affected by the Proposed Scheme

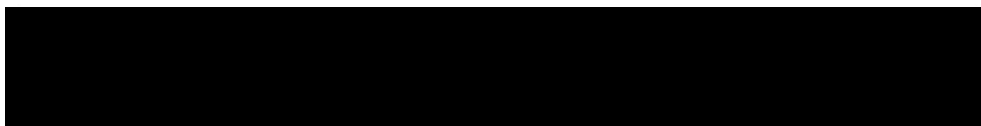
Areas affected and their uses:



Would the loss of land have any implications for the ongoing management of the farm?

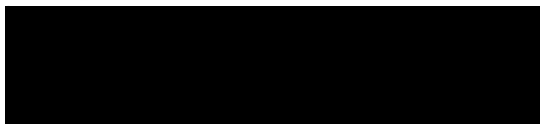


How can this impact be overcome?

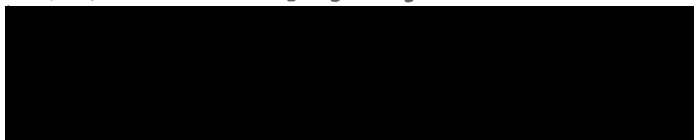


14) Severance by the Proposed Scheme

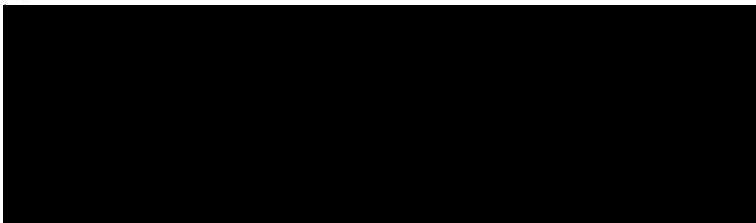
Areas and use/s of land potentially severed:



Would this severance have any implications for the ongoing management of the farm?



How can this impact be overcome?



15) Other resources affected by the Proposed Scheme (buildings, dwellings, tracks, drainage etc.)

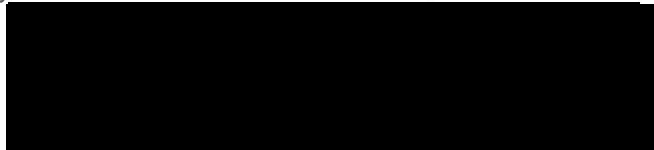
Buildings and other resources affected and their uses:



Would the loss of these resources have any implications for the ongoing management of the farm?



How can this impact be overcome?



16) Disturbance (noise, dust, traffic etc.)

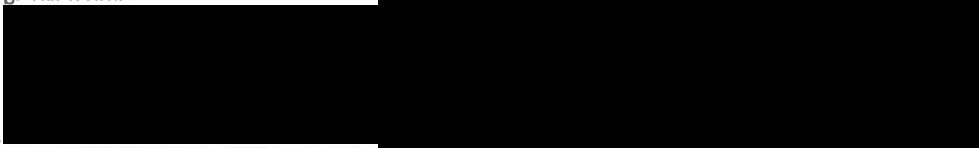
Type and location of disturbance anticipated:



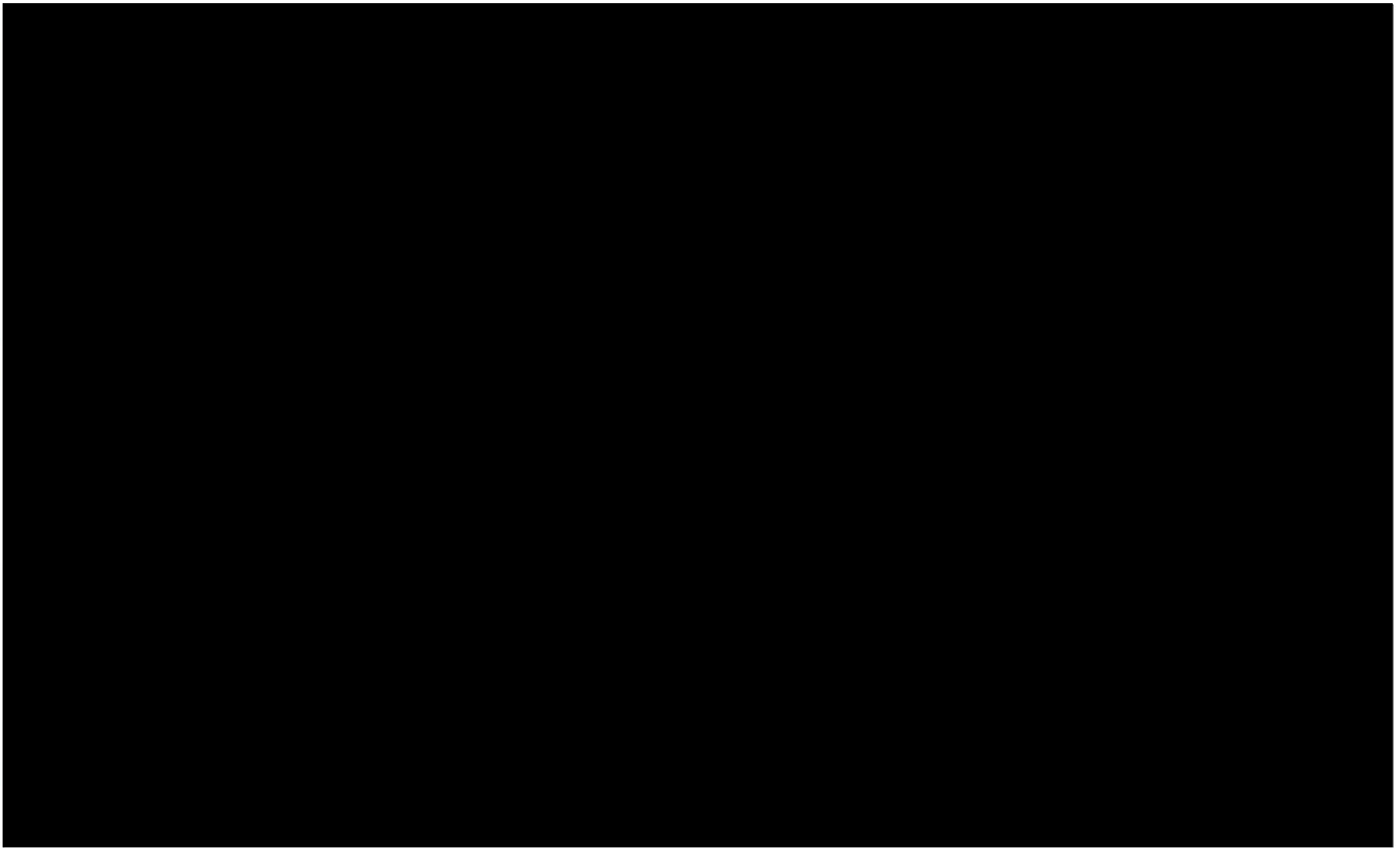
Would this disturbance have any implications for the ongoing management of the farm?



How can this impact be overcome?



17) Any other comments



Farm Impact Assessment (FIA) Survey Questionnaire



READING
AGRICULTURAL
CONSULTANTS

1) Interview details

Date:	
Land Parcel Reference:	
Reading Agriculture rep:	
Interviewee:	

2) Farm holding contact information

Farm holding name:	
Owner/occupier name:	
Trading name:	
Address:	
Post Code:	
Telephone:	
Email:	

Land agent name:	Chris Templar of Bletsoes
Company:	
Telephone:	
Email:	

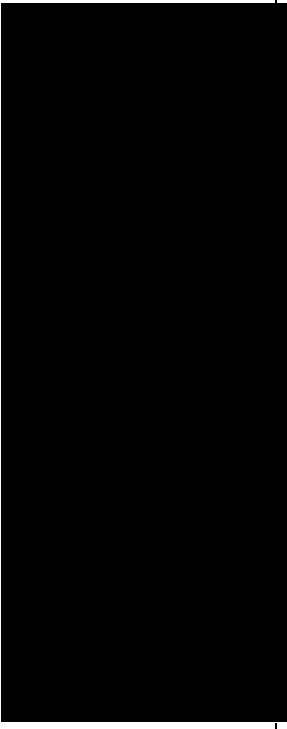
Land Area (please indicate boundaries on map)

3) Tenure of affected land	Affected Holding
Name/location:	
Owner/occupied (hectares/acres):	
Farm business tenancy (hectares/acres and landowner details):	
Full agricultural tenancy (hectares/acres and landowner details):	
Annual/grazing licence (hectares/acres and landowner details):	
Other arrangements (hectares/acres):	
Share farming (hectares/acres and landowner details):	

Farm Enterprises

4) Arable and grassland	Crop	Typical Areas (specify hectares/acres)
Mainly combinable arable		
General cropping (including potatoes, sugar beet, field vegetables, energy crops)		
Temporary grass		
Permanent grass		

5) Livestock

	Type 1	Type 2	Type 3
Species:			
Description of system:			
Total numbers:			
Breeding numbers:			
Throughput numbers:			
Land occupied:			
Buildings occupied:			

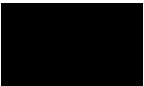
6) Area of commercially managed woodland



7) Other enterprises managed by the owner/occupier on farm (e.g. farm shops, PYO, shoots, industrial/commercial units etc.)



8) Non-agricultural enterprises managed by others using farm buildings or land



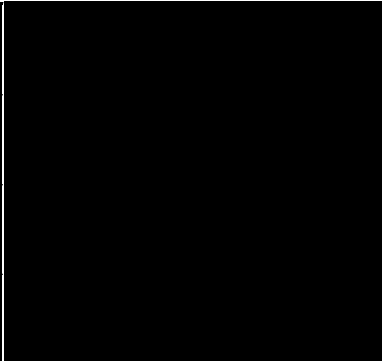
9) Areas subject to environmental schemes (Countryside Stewardship, Environmental Stewardship and others) (specify hectares/acres).

Name of scheme:

Linear or areal extent:

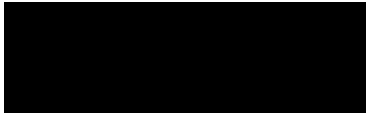
Main management prescriptions:

Expiry date:



Farm Resources

10) Number of people employed on the farm (family, full-time, part-time casual)



11) If affected by Proposed Scheme - Main farm buildings (type, location, floor area, age, use) and farm dwellings (location, tenure, occupant)



12) Is the affected land drained or irrigated and are there field water supplies (e.g. pipes to drinking water troughs) and/or irrigation reservoirs and pipelines? (include on map)



For drainage please indicate areas drained on a map and the main outfalls.

For irrigation, areas of each crop irrigated, source and volume of irrigation water, and location of storage reservoirs and fixed pipes.

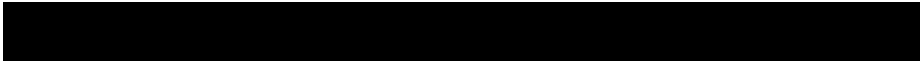
Discussion on the Potential Impacts to Farm Holding

13) Approximate area and uses affected by the Proposed Scheme

Areas affected and their uses:



Would the loss of land have any implications for the ongoing management of the farm?



How can this impact be overcome?



14) Severance by the Proposed Scheme

Areas and use/s of land potentially severed:



Would this severance have any implications for the ongoing management of the farm?

How can this impact be overcome?

15) Other resources affected by the Proposed Scheme (buildings, dwellings, tracks, drainage etc.)

Buildings and other resources affected and their uses:

[Redacted]

Would the loss of these resources have any implications for the ongoing management of the farm?

[Redacted]

How can this impact be overcome?

[Redacted]

16) Disturbance (noise, dust, traffic etc.)

Type and location of disturbance anticipated:

[Redacted]

Would this disturbance have any implications for the ongoing management of the farm?

[Redacted]

How can this impact be overcome?

[Redacted]

17) Any other comments

Farm Impact Assessment (FIA) Survey Questionnaire



READING
AGRICULTURAL
CONSULTANTS

1) Interview details

Date:

Land Parcel Reference:

Reading Agriculture rep:

Interviewee:

2) Farm holding contact information

Farm holding name:

Owner/occupier name:

Trading name:

Address:

Post Code:

Telephone:

Email:

Land agent name:

Company:

Telephone:

Email:

Land Area (please indicate boundaries on map)

3) Tenure of affected land	Affected Holding	
Name/location:		
Owner/occupied (hectares/acres):		
Farm business tenancy (hectares/acres and landowner details):		
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Annual/grazing licence (hectares/acres and landowner details):		
Other arrangements (hectares/acres):		
Share farming (hectares/acres and landowner details):		

Farm Enterprises

4) Arable and grassland	Crop	Typical Areas (specify hectares/acres)
Mainly combinable arable (Harvest 2022)		
General cropping (including potatoes, sugar beet, field vegetables, energy crops)		
Temporary grass		
Permanent grass		

5) Livestock

	Type 1	Type 2	Type 3
Species:			
Description of system:			
Total numbers:			
Breeding numbers:			
Throughput numbers:			
Land occupied:			
Buildings occupied:			

6) Area of commercially managed woodland

Area/s, location/s and name/s of woods (show on map):



End product (timber/logs/chippings for biofuel/furniture/fencing etc.):

Forecast year of harvesting / or ongoing (e.g. coppice):

Grant scheme (if applicable):

7) Other enterprises managed by the owner/occupier on farm (e.g. farm shops, PYO, shoots, industrial/commercial units etc.)



8) Non-agricultural enterprises managed by others using farm buildings or land



9) Areas subject to environmental schemes (Countryside Stewardship, Environmental Stewardship and others) (specify hectares/acres).

Name of scheme:



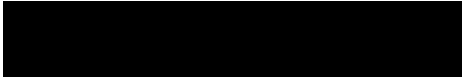
Linear or areal extent:

Main management prescriptions:

Expiry date:

Farm Resources

10) Number of people employed on the farm (family, full-time, part-time casual)



11) If affected by Proposed Scheme - Main farm buildings (type, location, floor area, age, use) and farm dwellings (location, tenure, occupant)



12) Is the affected land drained or irrigated and are there field water supplies (e.g. pipes to drinking water troughs) and/or irrigation reservoirs and pipelines? (include on map)



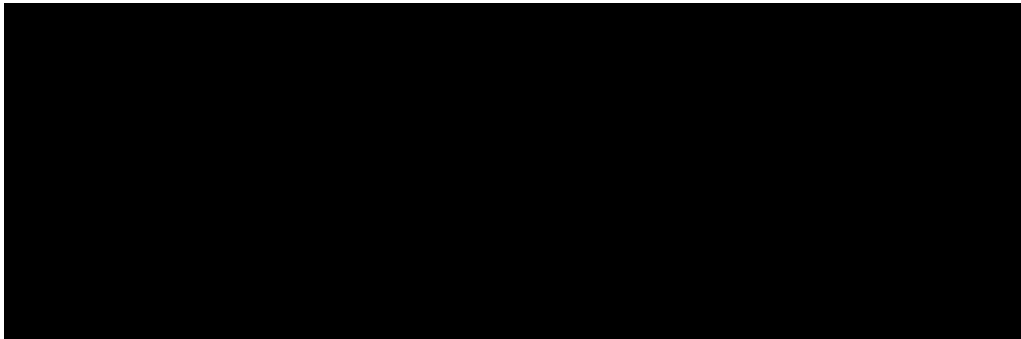
For drainage please indicate areas drained on a map and the main outfalls.

For irrigation, areas of each crop irrigated, source and volume of irrigation water, and location of storage reservoirs and fixed pipes.

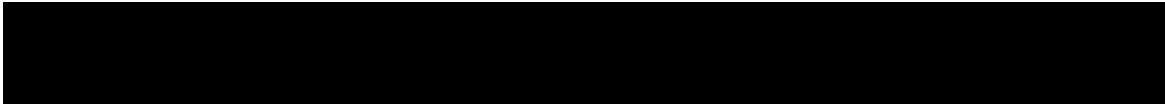
Discussion on the Potential Impacts to Farm Holding

13) Approximate area and uses affected by the Proposed Scheme

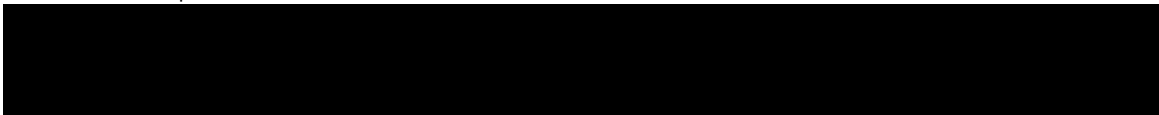
Areas affected and their uses:



Would the loss of land have any implications for the ongoing management of the farm?



How can this impact be overcome?



14) Severance by the Proposed Scheme

Areas and use/s of land potentially severed:



Would this severance have any implications for the ongoing management of the farm?



How can this impact be overcome?



15) Other resources affected by the Proposed Scheme (buildings, dwellings, tracks, drainage etc.)

Buildings and other resources affected and their uses:

[REDACTED]

Would the loss of these resources have any implications for the ongoing management of the farm?

[REDACTED]

How can this impact be overcome?

[REDACTED]

16) Disturbance (noise, dust, traffic etc.)

Type and location of disturbance anticipated:

[REDACTED]

Would this disturbance have any implications for the ongoing management of the farm?

[REDACTED]

How can this impact be overcome?

[REDACTED]

17) Any other comments

