

A417 MISSING LINK – FURTHER REPRESENTATION

ON BEHALF OF MR I F MEDLOCK, [REDACTED]

5th MAY 2022

Following the last submission on behalf of Mr Medlock dated 26th January 2022, I write to correct a typo in that document. The holding at [REDACTED] is actually approximately 30 hectares, not 50 hectares as stated.

We would like to submit a further representation on behalf of Mr Medlock as follows:

1. Environmental Mitigation

National Highways have requested an acquisition of an estimated 10 hectares of land for Environmental Mitigation. The area is estimated as we have not been provided with the exact area which is situated on our clients property to the north of the proposed road. The acquisition of this land raises the following points:

- i) A significant area of mitigation is required on our client's land, but there appears to be little other mitigation on other sizeable land holdings in the area. Why should this land be acquired by National Highways when a fairer system would be aggregating the mitigation over a wider area?
- ii) We have consistently requested an alternative approach; which is to be provided with the general terms of a S. 253 Management Agreement. We understand this agreement could be managed by our client, which is our favoured approach rather than being forced to release freehold ownership at below market value. As yet, we await a pro forma agreement to consider.

2. Compound

A Compound is proposed on land which is subsequently proposed to be utilised for environmental mitigation. How can the destruction of valuable grassland for a period of several years (until, presumably, at least 2025) for use as a Contractors Compound storing materials, offices, machinery, producing noise and air pollution and thereafter be returned to habitat? The two land uses are incompatible and for the sake of the wildlife, a compound should not be considered if this location, given the environmental mitigation proposed above.

3. Acquisition – General

The agricultural land at [REDACTED] extends to approximately 30.97 hectares. National Highways have advised that they wish to acquire 21.85 hectares – approximately 70.5% of the agricultural unit. This would leave a viable holding completely unviable. Due consideration should be given to an acquisition of the whole at market value, to enable our client to give full consideration of his options. The current values proposed are unrealistic and do not reflect present market conditions.

S.A. Milsom
For & on behalf of Moore Allen & Innocent LLP
5th May 2022

