

LEICESTERSHIRE COUNTY COUNCIL

NORTH AND EAST MELTON MOWBRAY DISTRIBUTOR ROAD

**The Leicestershire County Council (A606 North and East
Melton Mowbray Distributor Road, Classified Road) Side
Roads Order 2020**

**The Leicestershire County Council (A606 North and East
Melton Mowbray Distributor Road) Compulsory Purchase
Order 2020**

Proof of Evidence No. LCC 11

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1.0 Introduction

- 1.1 My name is Jack Merry. I hold a Degree in Land Management and am a Member of the Royal Institution of Chartered Surveyors and Fellow of the Central Association of Agricultural Valuers.
- 1.2 I have over ten years professional experience in property matters, and my role has been as a Consultant Valuer for Leicestershire County Council's Valuation Team. I have been involved in Compulsory Purchase matters since I have qualified in 2013. I became a Fellow of the Central Association of Agricultural Valuers in 2012 and have sufficient skills and expertise in agricultural matters.
- 1.3 This evidence has been produced to provide expert opinion in relation to the potential affects and impact of the Scheme on agricultural land and how these have been addressed and resolved where possible. Outstanding or remaining concerns will be considered as part of any compensation claim or as accommodation works going forward should the Scheme progress. I make no further detailed comments about either the basis for accommodation works or compensation matters as neither fall to be considered as part of the Inquiry. However, various accommodation works have been brought forward early as they address certain points of concern and objectors wanted to be informed about them. Although, therefore, not technically part of the Scheme they are measures which the Council has committed to adopt should the Scheme proceed.
- 1.4 Other mitigation measures including those accommodation works located on land not included within the Scheme will be considered as part of compensation.

2.0 Involvement with the Scheme

- 2.1 I have provided valuation advice to the Highways Department at Leicestershire County Council since 2019.
- 2.2 Part of the process involved regular landowner consultation. This was led by the Project Management team. As an agricultural valuer acting for the Council, I can confirm that I have sufficient skill and expertise in the particular subject area.
- 2.3 Early engagement with landowners and affected parties was undertaken where possible where owners could be identified, providing the Council a better understanding of the affected property and to provide an opportunity to address landowners concerns arising from the Scheme. This has permitted mitigation measures, including potential accommodation works to be built into the Scheme design where that has been possible. Such an approach has been followed to seek to reduce the effect of the Scheme and has not required any additional land take to do so.

3.0 Impact of the Scheme on Agricultural Units

3.1 Background

- 3.1.1 The land included within the Orders is mainly agricultural land in an arable rotation or pasture land used for grazing of livestock and mowing for silage. No agricultural buildings have been included within the Order as the only buildings affected are those owned by the County Council (plots 28 – 30) located next to roundabout 1.
- 3.1.2 I intend to identify all those farm holdings affected by the Scheme itself in respect of land take. A number of agricultural units are identified but in respect of each of them it is possible to state that none will be severely affected by the Scheme to jeopardise the continuation of them as farming enterprises or render them uneconomic. The Scheme will facilitate the use

of parts of the land for other, mainly residential development opportunities, but in respect of the farming enterprises itself they can continue.

3.1.3 There are 145 plots included in the Orders and a number of interests affected by the Scheme.

3.1.4 A number of plots have been identified, as set out in the Statement of Reasons that could be offered back to landowners post construction, should the previous owner wish to accept them. In the meantime, I am informed that all of the land is required to enable the Scheme to be built and operate.

3.1.5 I will now identify the various plots to be acquired within the Scheme and then address the position of the specific landowners in respect of them.

3.1.6 Plots 1-22 are subject to highway rights.

3.1.7 The northern section between roundabout 1 and roundabout 3 forms part of the “Melton Mowbray North Sustainable Neighbourhood”. Policy SS5 of the adopted Local Plan identifies a strategic development allocation comprising 109 hectares and provision for 1700 dwellings together with commercial uses, a primary school and supporting infrastructure including the provision of the NEMMDR.

3.2 The Official Custodian for Charities on behalf of the Sir John Sedley Educational Foundation (Plots 31 – 34)

3.2.1 Outline Planning Permission Ref. 18/00769/OUT for residential development (Class C3), public open space, children play facilities and associated infrastructure, with all matters reserved except access to the site was approved on 31 July 2020. The majority of land comprising plots 31-34 is now included in Title No. LT524355, and was sold to Bloor Homes Limited on 13 October 2020.

3.2.2 Land retained by Sir John Sedley Educational Foundation north of the NEMMDR now comprises Title No. LT449795 and extends to approximately 15 hectares (37.07 acres). Agricultural access is being maintained north of

the NE MMDR by a new private means of agricultural access west off Scalford Road, as described in the Side Road Order (SRO) Plan 1; Reference 6, allowing farming activities to continue.

3.3 Framland Farm (Plots 35 – 39)

3.3.1 Framland Farm Ltd operates a livestock enterprise and includes plots 35 – 39. The land forms part of Title Number LT279528 which extends approximately 87 hectares (215 acres). The land to be acquired extends to 6.70 hectares (16.68 acres) and rights to be acquired extends to 2.14 hectares (5.29 acres). Assuming the Scheme proceeds the retained land, post acquisition would be 80.30 hectares (198.42 acres).

3.3.2 The NEMMDR severs the landowners holding potentially restricting livestock movements. The provision for a handling pen has been offered as an accommodation work. The handling pen will enable the farmer to deal with livestock grazing south of the NEMMDR mitigating the effects of severance.

3.3.3 Through the SRO provision for a new private means of agricultural access, as shown on SRO Plan 1; Reference 5, has been provided east of Scalford Road providing access to land south of the proposed NEMMDR.

3.3.4 The design includes agricultural vehicular access north of the NEMMDR across the dismantled railway located east of the holding and shown on the SRO Plan 2; Reference 7A. This will maintain agricultural access to fields east and west of the disused railway.

3.3.5 Geldards LLP on the behalf of the landowner formally objected to the scheme on 19 November 2020. Part of the objection relates to the continuation of farming activities during and post construction. The current design and the two new private means of access address these concerns. Any outstanding or remaining concerns will be considered as part of any compensation claim or as accommodation works going forward should the Scheme progress.

3.3.6 A Planning Masterplan has been drafted in conjunction with neighbouring landowners to develop the land forming part of the Melton Mowbray North Sustainable Neighbourhood. The land is being promoted by Barwoods and it is understood that a planning application will be submitted imminently to Melton Borough Council to develop the land south of the NEMMDR. It is reasonable to expect this land to be developed in accordance with planning policy in the near term, subject to construction of the NEMMDR.

3.3.7 Discussions have been ongoing to reach agreement for Leicestershire County Council to occupy plots 36, 37, 38 & 39 under licence. In the meantime, all of the land remains in the CPO to protect the Councils position should agreement not be reached.

3.4 **Elaine Homes, Fiona Long & Penelope Williams (Plots 40 – 44)**

3.4.1 Elaine Holmes, Fiona Long and Penelope Williams jointly own land North of Melton which includes plots 40 - 44. The land forms part of Title Number LT316452 which extends to approximately 45.29 hectares (111.91 acres). The land to be acquired amounts to 4.47 hectares (11.05 acres) and rights to be acquired extends to 0.35 hectares (0.14 acres). Assuming the Scheme proceeds the retained land would be 40.82 hectares (100.87 acres).

3.4.2 The land currently benefits from a single gated access off Melton Spinney Road. The holding is predominantly grassland and occupied under annual grazing agreements.

3.4.3 The land would be severed by the NEMMDR. It has been proposed to provide a new private means of access for agriculture north and south of the NEMMDR via a new underpass as described on the SRO Plan 2; Reference 7.

3.4.4 Access north of the NEMMDR is unaffected.

3.4.5 Browne Jacobson objected to the Scheme on the behalf of the landowners on 26 November 2020. The objection generally relates to the amount of

land to be acquired in the CPO. Discussions have been ongoing to reach agreement for the Council to occupy plots 40, 41 & 43 under licence and easement over plot 42. In the meantime, all of the land remains in the CPO to protect the Councils position should agreement not be reached.

3.4.6 A Planning Masterplan has been drafted in conjunction with neighbouring landowners to develop the land forming part of the Melton Mowbray North Sustainable Neighbourhood. The land is being promoted by Barwoods and it is understood that a planning application will be submitted imminently to Melton Borough Council to develop the land south of the NEMMDR. It is reasonable to expect this land to be developed in accordance with planning policy and sold for development in the near term, subject to construction of the NE MMDR.

3.5 **Tom Watchorn, Simon Watchorn and William Watchorn (Plots 45 – 50)**

3.5.1 Plots 45 – 50 consist of arable land that is jointly owned by Tom Watchorn, Simon Watchorn and William Watchorn. It is farmed in hand by the farming business being TG & DM Watchorn Limited. The land forms part of Title Number LT398819 which extends to approximately 29.87 hectares (73.81 acres).

3.5.2 The land is being promoted for residential development by Taylor Wimpy and forms part of the Melton Mowbray North Sustainable Neighbourhood allocation. Existing agricultural access is via Melton Spinney Road that is being stopped up.

3.5.3 The total land take amounts to 3.41 hectares (8.43 acres) and rights to be acquired extends to 1.85 hectares (4.57 acres). The land parcel is severed and two new private means of access are to be provided north and south of the NEMMDR and shown on Plan 3; Reference 8A & 8B. The land is currently in an arable rotation.

3.5.4 The landowners sold land to the south to Taylor Wimpy on 21 May 2019 forming part of Title Number LT512438.

3.5.5 It is envisaged a planning application for phase two will be submitted for residential development to include all land south of the NEMMDR.

3.5.6 The landowners have not objected to the Scheme.

3.5.7 The effects of the NEMMDR have been reduced through the Side Roads Order and provision for two private means of accesses. The overall effect on the holding is minimal and the scheme will have a positive effect on bringing the land forward for development.

3.6 Ann Rowland Wood, David Rowland Hill & Peter Rowland Hill (Plots 57 – 58)

3.6.1 Plots 57 – 58 form part of a single land parcel in arable production and is owned jointly by Ann Rowland Wood, David Rowland Hill and Peter Rowland Hill. The land forms part of Title Number LT243738 which extends to approximately 12.33 hectares (30.47 acres). The land to be acquired amounts to 5.35 hectares (13.21 acres). Assuming the Scheme proceeds the retained land would be 6.98 hectares (17.25 acres). The existing agricultural access is unaffected.

3.6.2 The landowners have not objected to the Scheme. Jelsons have an option over the land and objected to the Scheme on 17 November 2020. This was formally withdrawn on 11 August 2021 following the Council providing satisfactory drawings and design information.

3.6.3 Land included within the Orders have no material effect on farming operations other than the land taken.

3.7 Ham Nominess Limited & Mr Charles Skelton (Plots 59 – 64)

3.7.1 Ham Nominees Limited are the registered owner of plots 59 – 64. The land is let to Charles Skelton of Wold Farm House, Thorpe Arnold, Melton Mowbray, LE14 4SD on an Agricultural Holdings Act 1986 tenancy.

3.7.2 The tenant has extended security of tenure by statutory intervention with the effect to give the tenant lifetime security of tenure. In the case of

lettings before 12 July 1984 certain close relatives have the opportunity to apply for a new tenancy succeeding the previous one on two occasions subject to tests. It is not known whether a close relative will become eligible or meet the criteria to successfully succeed the tenancy. The holding runs north and lies to the west of the A607.

- 3.7.3 The land forms part of Title Number LT262255 which extends to approximately 94.81 hectares (234.28 acres). The land to be acquired amounts to 6.05 hectares (14.95 acres) and rights to be acquired extends to 1.32 hectares (3.27 acres). Assuming the Scheme proceeds the retained land would be 88.76 hectares (219.33 acres).
- 3.7.4 Charles Skelton runs a mixed farming operation including a beef enterprise and formally objected to the scheme dated 16 September 2020. The objection relates to the severance of the farmhouse and buildings from the land located to the north adjacent to the A607.
- 3.7.5 The objection has been addressed by the design of Thorpe Brook Bridge. This has been relocated segregating the proposed bridleway and farm access following consultations with the farmer. The underpass provides a new private means of agricultural access and is shown on SRO plan 4; Reference 9.
- 3.7.6 The revised proposals are subject to obtaining the necessary consents and approvals, but the proposed underpass would allow for the free flow of agricultural vehicles with headroom of 4.25m and access track is 4.5m wide.
- 3.7.7 The provision of the underpass should enable existing farming practices to continue and allow the safe movement of cattle, and importantly such movements will not interfere with the proposed new bridleway route. It is common for cattle to graze from April – October and be housed inside during the winter months to avoid the poaching of fields. I would expect cattle movements during the winter months to be limited.

3.7.8 The existing ungated access to the land north of the NEMMDR off the A607 Melton Road is unaffected, although the adjacent highway, being the A607 Waltham Road, is to be improved (SRO Plan 4; Reference No. H8). This provides an alternative means to move cattle and access land north of the NEMMDR for agricultural purposes.

3.8 Peter Hill, Martin Hill & Pamela Pickup (Plots 69, 77 – 78)

3.8.1 Peter Hill, Martin Hill and Pamela Pickup are the joint registered owners of plots 69, 77 – 78. The affected land forms part of Title LT397013 and the fields affected extends to 9.67 hectares (23.89 acres). The land to be acquired amounts to 2.59 hectares (6.41 acres). Assuming the Scheme proceeds the severed retained land would be 7.08 hectares (17.49 acres).

3.8.2 The land is let to John Skelton of Home Farm, Waltham Road, Thorpe Arnold, Melton Mowbray on an Agricultural Holdings Act 1986 tenancy agreement with security of tenure provided by such lettings. The existing access is currently an ungated field entrance off the A607.

3.8.3 Martin Herbert of Brown and Co acting for the landowner formally objected to the scheme on 27 November 2020. The objection primarily relates to the severance of the field and creating a small parcel of land to the south and west and a reduced area to the east.

3.8.4 To mitigate the effects of severance, a new private means of access is to be provided east of the new realigned A607 Waltham Road onto former A607 Waltham Road to enable access to agricultural fields. This is shown on SRO Plan 4; Reference Nos. 10 & 12. A further new private means of agricultural access is to be provided to land severed by the NEMMDR lying west of the NEMMDR and shown on SRO Plan 4; Reference 12A.

3.8.5 The provision of new means of access will enable the land to be farmed. The land is currently in arable production and the effect of severance may mean the land could be more suitable for grazing post scheme.

3.8.6 Any outstanding or remaining concerns will be considered as part of any compensation claim or as accommodation works going forward should the Scheme progress.

3.9 Rosemary Spencer & Robert Spencer (Plots 65, 68, 74 – 76, 79 – 81, 86)

3.9.1 Rosemary Spencer and Robert Spencer are the registered owners of plots 65, 68, 74 – 76, 79 – 81 & 86. The land forms part of Title Number LT268974 which extends to approximately 60.61 hectares (149.77 acres). The land to be acquired amounts to 4.14 hectares (10.24 acres) and rights to be acquired extends to 3.10 hectares (7.67 acres). Assuming the Scheme proceeds the retained land would be 56.47 hectares (139.53 acres). The owners run a mixed farming operation.

3.9.2 Two new private means of agricultural accesses are to be created east off the southern carriageway of the NEMMDR and west off the northern carriageway of the NEMMDR as described in the Side Road Order on Plan 5; References 13 & 14 respectively.

3.9.3 A further new private means of agricultural access is provided to their holding as shown on SRO Plan 4; References 10 and 11. This is shared with the adjacent landowner.

3.9.4 The landowners objected to the Scheme and have now withdrawn.

3.9.5 There is no material effect on farming operations regarding land lying east of the road and the effect of the CPO on land lying west of NEMMDR has significantly been reduced through the SRO.

3.10 Barrie Holt & Judith Holt (Plots 82 – 85)

3.10.1 Mr Barrie and Judith Holt are the registered joint owners of plots 82 – 85 and formally objected to the scheme dated 16 November 2020. The owners use the land for the grazing of horses.

3.10.2 The land forms part of Title Number LT268264 and extends approximately 11.03 hectares (27.26 acres). The land to be acquired amounts to 2.23 hectares (5.51 acres) and rights to be acquired extends to 0.15 hectares (0.37 acres). Assuming the Scheme proceeds the retained land is 8.80 hectares (21.75 acres).

3.10.3 Existing vehicular access is via their driveway off B676 and a single gate off Lag Lane will be removed.

3.10.4 Vehicular access is being provided by a new private means of access off roundabout 5 via Lag Lane and shown on SRO plan 5; Reference No. 15. This provides access to land severed lying west of the NEMMDR. The landowner will be able to continue grazing horses after the scheme is constructed.

3.10.5 Their main access remains via their driveway off the B676 Saxby Road and is unaffected. Detailed discussions over further accommodation works that do not form part of the scheme design are progressing.

3.11 Ian Hawley and Robert Hawley (Plots 95 – 97, 101 – 106, 116, 121 – 122)

3.11.1 Ian Hawley and Robert Hawley are the unregistered owners of pasture land lying south of Saxby Road and east of Lag Lane. The holding includes plots 95 – 97, 99, 101 – 106 and 121 - 122. Existing single gated access is via Lag Lane in various locations.

3.11.2 The land includes River Eye diversion works. The total land take amounts to 16.51 acres and rights to be acquired extends to 3.17 acres.

3.11.3 An existing agricultural access to land lying east is unaffected by the Scheme off Lag Lane. A new means of access is provided off the NEMMDR to the retained land as described in the SRO on Plans 5 & 6; References 16, 16D & 17. This serves land lying east and west of the NEMMDR and facilitates the movement of livestock via the River Eye underpass.

3.11.4 The landowners have not objected to the Scheme and the proposed arrangements adopted will enable the retained land to be grazed post construction of the NEMMDR.

3.12 **Barbara Barnes (Plots 107 – 115)**

3.12.1 Barbara Barnes is the registered owner of plots 107 – 115 that forms part of one parcel of pastureland. It is farmed in hand by the farming partnership being R A. Barnes and Sons. The land extends to approximately 17.13 hectares (42.33 acres) in total and benefits from a single gated access off Lag Lane.

3.12.2 The total land take amounts to 6.19 hectares (15.29 acres) and rights to be acquired extends to 2.02 hectares (4.98 acres). Assuming the Scheme proceeds the retained land would be 10.94 hectares (27.04 acres).

3.12.3 The land will benefit from a new direct agricultural access off the NEMMDR to the land lying west and is shown on SRO Plan 6; Reference 17A. Further agricultural access can be provided as shown on SRO Plans 5 & 6; References 16 and 17.

3.12.4 Harrison Riddle of Berrys acting as agent for the landowner formally objected to the scheme dated 25 November 2020.

3.12.5 The objection relates mainly to design considerations and the use of CPO powers which are outside the scope of this report. Discussions were ongoing on a without prejudice basis to occupy some plots by way of a licence agreement. In the meantime, all of the land remains in the CPO to protect the Council's position should agreement not be reached.

3.12.6 Existing farming activities can continue on the retained land post construction of the NEMMDR with the aid of the new private means of access. Any outstanding or remaining concerns will be considered as part of any compensation claim or as accommodation works going forward should the Scheme progress.

3.13 Paul Meakin & David Meakin (Plots 119 – 120)

3.13.1 Plots 119 & 120 form part of one parcel of pasture. The land forms part of Title Number LT508310 and extends to approximately 10.52 hectares (26 acres) and owner occupied. The total land take amounts to 3.85 hectares (9.51) acres.

3.13.2 The landowners have not objected to the scheme.

3.13.3 Current access is via a single gate off Lag Lane and is being removed. A new shared private means of access is to be created west off the northern carriageway of the NEMMDR to provide access to the landowners retained land. This is referred to on SRO Plan 6; Reference 20.

3.13.4 Land included within the Orders have no material effect on farming operations other than the land taken.

3.14 Ernest Cook Trust (Plots 126 – 127)

3.14.1 Ernest Cook Trust are the registered owners of plots 126 & 127. The land forms part of Title Number LT211791 which extends to approximately 209.48 hectares (517.63 acres). The land to be acquired amounts to 1.78 hectares (4.39 acres). The remaining amount of land post acquisition is 207.70 hectares (513.23 acres).

3.14.2 The land is let to Burton Lazars Farms on a Farm Business Tenancy agreement. The security of tenure is limited to what the parties have agreed and there are no statutory provisions extending security given to the tenant. The proposed land take effects one parcel of arable land and also includes part of Lag Lane.

3.14.3 Existing agricultural access to the landowners holding is via Lag Lane and Sawgate Road, which is being acquired as part of the CPO and to be stopped up. The field does not benefit from an existing gated access nor is the field fenced adjacent to Lag Lane.

3.14.4 A new private means of agricultural access will be provided as required along Sawgate Road and Lag Lane (as shown on SRO Plans 6 & 7; References 16, 21 & 22). Farming activities can continue on the retained land with the aid of the new private means of access.

3.15 Wilson Enterprises Limited (Plots 124 – 125 & 129 – 133)

3.15.1 The holding includes plots 124, 125 & 129 – 133 and was acquired by Wilson Enterprises Limited on 1 April 2021 from Peter Hill, Martin Hill, Pamela Pickup & Mary Hyde. This land is in arable production and forms part of Title Number LT397014, which extends to approximately 85.02 hectares (210.09 acres).

3.15.2 The land is let to James Lomas of Shoby Lodge Farm, Loughborough, Shoby, Melton Mowbray on a short-term Farm Business Tenancy agreement with no security of tenure provisions other than those agreed in the tenancy agreement.

3.15.3 The previous owner formally objected to the scheme on 26 November 2020. Discussions are on-going with the current landowner's agent to seek agreement over the implementation of the Orders if approved. In the meantime, all of the land remains in the CPO to protect the Councils position should agreement not be reached.

3.15.4 The total land take amounts to 11.18 hectares (27.62 acres) and rights to be acquired extends to 3.52 hectares (8.69 acres).

3.15.5 Existing agricultural access is off Lag Lane and Sawgate Lane which is unfenced and ungated. This has been included in the compulsory purchase order to be acquired. A new private means of agricultural access will be provided as required, along Sawgate Road and Lag Lane as shown on SRO plans 6 & 7 (References 16, 21 & 22).

3.15.6 The NEMMDR severs the holding. Agricultural accesses are provided by a new shared private means of access off the NEMMDR and shown on SRO plan 6 (Reference 19 & 20). In addition, a new field access will be provided

off A606 Burton Road to provide agricultural access to the land lying west and is shown on SPO plan 7 (Reference 23).

3.15.7 Farming activities can continue on the retained land post construction of the NEMMDR with the aid of the new private means of accesses.

3.16 **Western Range Limited (Plots 141 – 145)**

3.16.1 Plots 141 - 145 form part of two parcels of pasture land that is owned by Western Range Limited and form part of Title Nos. LT437100 & LT433243 extending to 9.48 hectares and 19.64 hectares respectively. It is understood the land is owner occupied.

3.16.2 Simon Tivey of Fisher German acting as agent for the landowner formally objected to the scheme dated 27 November 2020. Discussions are ongoing on to address the landowners concerns. The objection partially relates to the existing agricultural access off the A606 Burton Road adjacent to plot 145. Based on the current CPO plans, the existing single gated agricultural access, adjacent to Childs Cottage of the A606 Burton Road is unaffected.

3.16.3 The total land take extends to 1.04 hectares (2.56 acres). Land included within the Orders has no material effect on the existing farming operations other than the land taken.

3.16.4 The land has been identified in the Local Plan as part of the South Melton Mowbray Sustainable Neighbourhood. Policy SS4 of the adopted Local Plan identifies a strategic development allocation for 2000 dwellings together with commercial uses, a primary school and supporting infrastructure.

4.0 Summary and Conclusion

- 4.1 I have assessed all the plots in the Scheme in terms of land take and the potential consequence on the agricultural activity. Current farming practices are generally a mixture of arable farming or the grazing and rearing of livestock.
- 4.2 The overall conclusion that can be drawn is that the Scheme will reduce the overall amount of land in agricultural production, but none of the landowners are so severely affected that the retained land cannot be farmed or is unviable to farm. Indeed, the Scheme is likely to bring some land forward for potential development, particularly those areas that have been identified in the Local Plan.
- 4.3 I have not addressed specific accommodation works or compensation as they are not for the inquiry, but I have identified where the Council has taken positive steps to introduce measures at this stage into the design process where they can address matters of concern raised by landowners.
- 4.4 This has included the relocation of part of one of the bridleways to ensure separation of horses and livestock at a potential conflict point which will require some minor alteration to the Scheme proposals which is addressed by others.
- 4.5 The statutory rules for assessing compensation for land taken in compulsory purchase cases is the ultimate remedy for affected parties with qualifying interests should the Scheme proceed. Landowners and those entitled to claim compensation become eligible once the compulsory powers are made by the CPO. These powers can be exercised by the service of a Notice to Treat or General Vesting Declaration. This provides the statutory framework for triggering compensation to those affected by the Scheme and able demonstrate loss subject to the principles of equivalence.

~Jack Merry MRICS FAAV~