

Adran yr Economi a'r Seilwaith
Department for Economy and Infrastructure



Llywodraeth Cymru
Welsh Government

The M4 Motorway (Junction 23 (East of Magor) to West of Junction 29 (Castleton) and Connecting Roads) and The M48 Motorway (Junction 23 (East of Magor) Connecting Road) Scheme 201-

The M4 Motorway (Junction 23 (East of Magor) to West of Junction 29 (Castleton) and Connecting Roads) and The M48 Motorway (Junction 23 (East of Magor) Connecting Road) (Amendment) Scheme 201-

The London to Fishguard Trunk Road (East of Magor to Castleton) Order 201-

The M4 Motorway (West of Magor to East of Castleton) and the A48(M) Motorway (West of Castleton to St Mellons)(Variation of Various Schemes) Scheme 201-

The M4 Motorway (Junction 23 (East of Magor) to West of Junction 29 (Castleton) and Connecting Roads) and the M48 Motorway (Junction 23 (East of Magor) Connecting Road) and The London to Fishguard Trunk Road (east of Magor to Castleton) (Side Roads) Order 201-

The Welsh Ministers (The M4 Motorway (Junction 23 (East of Magor) to West of Junction 29 (Castleton) and Connecting Roads) and the M48 Motorway (Junction 23 (East of Magor) Connecting Road) and the London to Fishguard Trunk Road (East of Magor to Castleton)) Compulsory Purchase Order 201-

The M4 Motorway (Junction 23 (East of Magor) to West of Junction 29 (Castleton) and Connecting Roads) and The M48 Motorway (Junction 23 (East of Magor) Connecting Road) (Supplementary) Scheme 201-

The Welsh Ministers (The M4 Motorway (Junction 23 (East of Magor) to West of Junction 29 (Castleton) and Connecting Roads) and The M48 Motorway (Junction 23 (East of Magor) Connecting Road) and The London to Fishguard Trunk Road (East of Magor to Castleton)) Supplementary Compulsory Purchase Order 201-

Proof of Evidence

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Welsh Government, Land Use, Community and Recreation

Document Reference WG 1.10.1

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M4 CORRIDOR AROUND NEWPORT

Proof of Evidence – Land Use, Community and Recreation

1. Personal Details

1.1 My name is Julia Tindale. I hold a BSc Hons in Geography and Agriculture and am a member of the Institute of Professional Soil Scientists. I worked for the Ministry of Agriculture Fisheries and Food from 1985 – 1988 in the Resource Planning Group, carrying out agricultural land classification and other resource management work based at Bristol and Reading. Since 1988, I have worked for RPS Planning and Development and presently hold the position of Senior Director in Land Use and Recreation. During this time, I have carried out agricultural, recreation and environmental appraisal work for a variety of projects in Wales, England, Scotland and Northern Ireland including the following road schemes:

- a) The Bedford Southern Bypass (1988 – 1989)
- b) The A14 Rookery Crossroads (2002)
- c) Harnham Bypass (2002)
- d) A303 Improvements (2003)
- e) Winchester Park and Ride (2006)
- f) Westbury Bypass (2002 – 2008)
- g) A3 Hindhead (2004- 2009)
- h) A4/A5 Dungannon to Ballygawley (Northern Ireland) (2004 – 2006)
- i) Bexhill to Hastings Link Road (2009)
- j) Stansted Airport Access Schemes M11 and A120 (2006 – 2010)

- k) A465 Heads of the Valley Section 2 Brynmawr to Gilwern (2013 - current (in construction))
- 1.2 I have given evidence at four public Inquiries into road schemes: the A4/A5 Dunggannon to Ballygawley, the Westbury Bypass, the Bexhill to Hastings Link Road and Section 2 of the A465 Heads of the Valleys Road.
- 1.3 For this project I have been responsible for the environmental assessment of the effects of the M4 Corridor around Newport (the Scheme) on 'All Travellers' and 'Community and Private Assets' as set out in Chapters 14 and 15 of the March 2016 Environmental Statement (ES) [Document 2.3.2], and the September and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively]. I have also provided an input into those elements of the Scheme design relevant to agricultural land use, community facilities and recreational resources. I was not involved in the development of the route selection or initial M4CaN Scheme design before March 2015.
- 1.4 My evidence is given on behalf of the Welsh Government and it considers the agricultural effects, in terms of agricultural land quality and farm holdings; the effects on community facilities and land used by the community; and the effects on recreational resources from the Scheme.
- 1.5 The evidence which I have prepared and provide in this Proof of Evidence is to the best of my knowledge true. In preparing this Proof of Evidence I have referred to and adopt the work of other members of the environmental team, however, the opinions I express are my own.
- 1.6 I understand my duty to the Inquiry to assist it with matters within my expertise and I believe I have complied with that duty.

2. Scope of Proof of Evidence

2.1 My evidence will address the effects resulting from the land take, construction and operation of the Scheme on the following land use, community and recreational resources :

- a) Agricultural land use;
- b) Community facilities and land used by the community; and
- c) Public Rights of Way (PRoW) and other linear recreational routes.

2.2 In this Proof of Evidence, I will also respond to any issues raised by representations with regard to agricultural effects, including specific objections raised by a number of individual landowners and organisations; effects on community facilities and land used by the community and effects on recreational resources, including the public rights of way network.

2.3 RPS was instructed in this regard by the Arup/Atkins Design Joint Venture (DJV) on behalf of the Costain Vinci Joint Venture (CJV) and in turn on behalf of the then Welsh Government Department for Economy, Science and Transport.

2.4 The following sections of my evidence are structured as follows:

- a) Section 3: Methodology and Consultation
- b) Section 4: Legislation and Planning Policy
- c) Section 5: Scheme Design including Mitigation
- d) Section 6: Land Use, Community and Recreation Baseline
- e) Section 7: Effects of the Published Scheme on Land Use, Community and Recreation
- f) Section 8: Responses to Concerns raised in Representations
- g) Section 9: Conclusions

3. Methodology and Consultation

Methodology

3.1 The effects of the published Scheme on land use, community and recreational resources are described in Chapter 14 'All Travellers' and Chapter 15 'Community and Private Assets' of the March 2016 ES [Document 2.3.2] and in the September and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively]. These explain that the assessment was undertaken in line with the appropriate guidance, principally the following parts of the Design Manual for Roads and Bridges (DMRB) [Document 6.1.8]:

- a) DMRB Volume 11, Section 3, Part 6 'Land Use' (Highways Agency et al., 2001);
- b) DMRB Volume 11, Section 3, Part 8 'Pedestrians, Cyclists, Equestrians and Community Effects' (Highways Agency et al., 1993); and
- c) DMRB Interim Advice Note 125/09(W) Supplementary guidance for users of DMRB Volume 11 'Environmental Assessment' (Wales Only) (Welsh Assembly Government, 2009).

3.2 Taking account of this guidance, the assessment of effects on land use, community facilities and recreational resources included:

- a) An assessment of effects on agricultural land quality, including the loss of the "best and most versatile" Grades 1, 2 and 3a land.
- b) An assessment of effects on the operation of individual farm holdings and the wider framework of agriculture in the local area including effects on the type of husbandry currently employed, the land take from the holding, the likely impacts of severance and impacts of accommodation works for access, drainage and water supply.
- c) An assessment of effects on community facilities including: doctors surgeries; hospitals; aged person's homes; schools; shops; post offices;

places of worship; and parks, play areas, sports centres etc.; and potential changes in journey length and travel patterns to community facilities as a result of the Scheme.

- d) An assessment of the loss of land used by the community, which is defined by the DMRB for England and Wales as common land, town and village greens, fuel and field garden allotments and public open space.
- e) A qualitative assessment of the existing provision of, and proposals for, pedestrian, cyclists and equestrian facilities, which may be affected by the Scheme, including the existing usage of these facilities.
- f) A qualitative assessment of the potential changes in the type and level of provision of pedestrian, cyclists and equestrian facilities as a result of the Scheme.
- g) A qualitative assessment of the effects on non-vehicular movements resulting from the Scheme, including any changes to journey lengths, amenity or safety, and any likely changes to community severance.

3.3 In accordance with DMRB methodology in relation to changes in amenity, a commentary on the impacts on recreational resources, informed by the 'Landscape and Visual Effects' and 'Noise and Vibration' assessments, was set out for the construction and operational phases of the Scheme.

3.4 In relation to community severance the DMRB methodology was followed to consider any increase in the length of journeys for pedestrians only.

Consultation

3.5 During the assessment process and during the preparation of the material produced in support of the Draft Orders for the published Scheme and thereafter, consultation was undertaken with the following stakeholders on land use, community and recreation matters.

- a) Welsh Government Department for Natural Resources: discussion of the scope and methodology for the Agricultural Land Classification (ALC) survey work (May 2015) and draft ALC results (December 2015).
- b) Natural Resources Wales (NRW): at a meeting in September 2016, agreement was reached on the temporary and permanent arrangements for the Wales Coast Path (WCP) and NRW confirmed that subject to the provision of a commitment on construction measures it was agreed that there are no significant issues with regards to the WCP that cannot be resolved. As a result the following commitment (Commitment 171) has been added to Register of Environmental Commitments Update (Appendix SR18.1 of the December 2016 ES Supplement [Document 2.4.14]).

“Prior to construction a Rights of Way Interface Plan will be prepared, and then implemented during construction, by the contractor detailing how the interface between walkers and other NMUs and construction activities will be managed during the construction period. NRW, Newport City Council, Monmouthshire County Council and Sustrans will be consulted on the plan”.

- c) Newport City Council: meetings were held to discuss the measures that were being incorporated into the Scheme to maintain the connectivity of the highway network (including public rights of way, other routes used by Non-Motorised Users (NMUs) and sections of the Wales Coast Path/Newport Coast Path) and the provision of new NMU routes.
- d) Monmouthshire County Council: meetings were held to discuss the measures that were being incorporated into the Scheme to maintain the connectivity of the highway network (including public rights of way and other routes used by NMUs and the provision of new NMU routes, including new cycling facilities.
- e) Magor with Undy Community Council: meetings were held with the Community Council in July and December 2015 with regard to the impact

of the Scheme on part of the statutory allotments at Green Moor Lane in Magor. Proposals were presented to, and agreed with, the Community Council for the provision of an alternative site (exchange land) to the south of Green Moor Lane to mitigate for the loss of some of the plots.

- f) The Open Spaces Society (OSS): a meeting was held with the OSS on 20th January 2016 to discuss the temporary and permanent effects on the strip of common land alongside the River Ebbw and the proposals to provide exchange land. The OSS raised no objections to these proposals, comprising the provision of an area of 0.69ha to the north of, and contiguous with, the existing strip of common land parcel CL1 to the south.
- g) Sustrans: meetings were in June 2015 and August 2016 held to discuss the temporary and permanent effects on cycle routes and to agree measures to be incorporated into the Scheme to ensure that these resources remained open during the construction and operational phases. Proposals for the provision of new routes available to cyclists as part of the Scheme were also developed in consultation with Sustrans.
- h) The British Horse Society (BHS): a meeting was held with a representative of the BHS in June 2015 to discuss the potential effects of the Scheme on NMU routes and to confirm that there would be no effects on existing public bridleways. The use of the wider network by horse riders was discussed and this was taken into consideration in identifying proposals to enhance the provision for horse riders as part of the Scheme.
- i) Landowners and/or their agents. Meetings have been held with landowners and/or their agents, wherever possible as identified in the March 2016 ES [Document 2.3.2], to identify the characteristics of the individual farm holdings likely to be affected by the Scheme.

4. Legislation and Planning Policy

- 4.1 In this Proof of Evidence I identify the legislation and national planning policy that is relevant to the land use, community and recreation topic and describe how this has informed the development of the Scheme with regard to land use, community and recreational resources.
- 4.2 The Sustainable Development Proof of Evidence of Mr John Davies [WG 1.23.1] provides a full account of planning policy in relation to the published Scheme.

Legislation

- 4.3 Chapter 6 of the March 2016 ES [Document 2.3.2] provides an overarching and strategic legislative context for the Scheme from an environmental perspective. In addition, the following legislation provides the context for the development of, and the environmental assessment of effects arising from, the Scheme.
- a) The Highways Act 1980 [Document 3.1.5] in relation to compulsory purchase powers for the acquisition of land for highway schemes.
 - b) The Acquisition of Land Act 1981 [Document 3.1.6] in relation to the compulsory purchase of any land forming part of a common, open space or fuel or field garden allotment under Section 19 of the Act. As I have described under 'Consultation' in Section 3 of this Proof of Evidence, and as I will elaborate in Section 5, exchange land has been identified to mitigate for the loss of part of common land parcel CL1 alongside the River Ebbw in consultation with the local authority and the Open Spaces Society as required under Section 19. In addition, exchange land has been identified to mitigate for the loss of part of the Green Moor Lane allotments site in Magor and consultation has been undertaken with Magor with Undy Community Council in this regard. The statutory process under the 1981 Act will be followed to bring forward both areas of exchange land.

c) The Active Travel (Wales) Act 2013 [Document 3.1.15] in relation to the requirement placed on Welsh Ministers and local authorities under Section 1 (e) of the Act “...in the performance of functions under the Highways Act 1980, to take reasonable steps to enhance the provision made for, and to have regard to the needs of, walkers and cyclists and to have regard to the needs of walkers and cyclists in the exercise of certain other functions”, and under Section 1 (f) “... to exercise their functions under the Act so as to promote active travel journeys and secure new and improved active travel routes and related facilities”. These requirements are expanded in Section 9(1) in respect of provisions for walkers and cyclists in exercise of certain functions and in Section 10(1) in respect to the duty of Welsh Ministers to exercise functions to promote active travel.

These state:

- i. *9(1) The Welsh Ministers and each local authority must, in the exercise of their functions under Parts 3, 4, 5, 9 and 12 of the Highways Act 1980 (creation, maintenance and improvement of highways, interference with highways and acquisition etc. of land), in so far as it is practicable to do so, take reasonable steps to enhance the provision made for walkers and cyclists.*
- ii. *10(1) The Welsh Ministers and local authorities must exercise their functions under this Act in a manner designed to —*
- iii. *promote active travel journeys, and*
- iv. *(b) secure new active travel routes and related facilities and improvements in existing active travel routes and related facilities.*

4.4 As I will describe in Section 5 of my Proof of Evidence, in accordance with the requirements of the Active Travel (Wales) Act 2013, routes for all non-motorised users, including walkers and cyclists have been incorporated into the Scheme to enhance active travel provision. Some of these routes are shared cycle/pedestrian paths, others have rights provided by the legal

designation under the Highways Act e.g. a public bridleway would provide rights for users on foot and by bicycle, as well as equestrian users. The relevant local authorities may classify some as Active Travel routes, which would then be shown on the local authority mapping as such.

National planning policy

- 4.5 The relevant objectives contained in Edition 9 of Planning Policy Wales (PPW) [Document 5.1.12] have been taken into account in the development of the Scheme, and in the environmental assessment of effects, in relation to land use, community and recreational resources.
- 4.6 Chapter 4 of PPW (Paragraph 4.10) covers the conservation of the best and most versatile agricultural land (i.e. grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC)) and states that such land should be conserved as a finite resource for the future. I describe in the next section of my Proof of Evidence how land take for the Scheme, including the impact on agricultural land, has been reduced as far as possible to meet the objectives of PPW and that the land take predominantly affects lower quality agricultural land (grades 3b and 4) and non-agricultural land.
- 4.7 Chapter 4 of the PPW (Paragraph 4.6.3) also identifies that one of the priorities for rural areas is to secure *“a thriving and diverse local economy where agricultural-related activities are complemented by sustainable tourism and other forms of employment in a working countryside”*. I describe in the next section of my Proof of Evidence how the agricultural activities being carried out on individual farm holdings would be affected by the construction and permanent land take required for the Scheme.
- 4.8 Chapter 5 of PPW describes the objectives for the development, management and the conservation and improvement of the natural heritage, including the importance of common land and allotments. The Scheme meets the requirements of PPW in this regard by the provision of exchange land for the loss of such resources, even those affected temporarily during the

construction phase, which I describe in the next section of my Proof of Evidence.

- 4.9 The Welsh Government's objectives for transport are set out in Chapter 8 of PPW. This includes enabling more people to undertake and enjoy the benefits of active travel by improving accessibility by walking and cycling for shorter journeys in line with the aims of the Active Travel (Wales) Act 2013. As I explain above the Welsh Ministers have complied with the requirements of the Active Travel Act, with respect to the Scheme, by enhancing provision for all non-motorised users, including walkers and cyclists.

The objectives for recreation are set out in Chapter 11 of PPW. Those relevant to this topic relate to cycle routes and public rights of way, and include the protection and enhancement of the public rights of way network and the provision of safe cycle routes and footpaths. As I have described above enhancements have been made to the network of routes used by NMUs as a result of measures incorporated into the Scheme. I will also describe, in Sections 5 and 7 of my Proof of Evidence, the measures that have been taken to maintain the connectivity of the existing public rights network during the operation of the Scheme in line with the objectives set out in PPW.

5. Scheme Design including Mitigation

- 5.1 The process of Scheme design is explained in the Proofs of Evidence presented by Mr Matt Jones and Mr Ben Sibert [WG1.1.1 and WG1.5.1 respectively]. These demonstrate the procedures undertaken leading up to the adoption of the Plan for the M4 Corridor around Newport and the modified TR111 Notice in July 2014.
- 5.2 Welsh Government awarded a Professional Services Contract for the next stage of Scheme development, including publication of Draft Orders. A conceptual design was prepared ahead of the award of this contract.
- 5.3 In this section of my Proof of Evidence I will describe those changes that have been made to the conceptual design in order to reach that of the published Scheme which were directly linked to concerns regarding effects on land use, community and recreational resources.
- 5.4 During the development of the Scheme design one of the key objectives with regard to this topic was to keep land take to a minimum and to reduce the effect on best and most versatile land (i.e. Grades, 1, 2 and 3a). This was achieved, as far as it was possible, by developing an alignment for the new section of motorway through areas of existing development, such as the Tata land. As a result, the agricultural land affected by the permanent land take for the Scheme predominantly comprises lower quality Grades 3b and 4 land (39%), together with non-agricultural land (44%). Best and most versatile land comprises 16%.
- 5.5 In addition, the Pre-Construction Environmental Management Plan [Document 2.4.14 (Appendix SR3.2)] identifies that a detailed soil handling methodology would be prepared to identify suitable methods for the stripping, storage and replacement of different topsoil and/or subsoil materials in areas of temporary agricultural land take.
- 5.6 The final alignment of the Scheme has also taken into account baseline data on farm holdings, corroborated where possible during farm interviews, to reduce the severance of agricultural fields and farm access routes and the

severance of land from the farm buildings associated with it. Where access has been severed new private means of access have been incorporated into the Scheme.

- 5.7 I also provided an input into the development of the Scheme design to ensure that the impacts on community resources were taken fully into account. As a result, the only community resources physically affected by the Scheme are a section of a strip of common land alongside the River Ebbw and part of the statutory allotment site at Magor. In both cases it was not possible to align the new section of motorway to avoid these areas altogether.
- 5.8 Measures to mitigate for the loss of these areas of land used by the community would take the form of the provision of exchange land under Section 19 of the Acquisition of Land Act 1981, as I have described earlier in my Proof of Evidence. In relation to the affected area of common land parcel CLI along the River Ebbw, an additional area of land would be provided to the north, following the present alignment of the river. This would be contiguous with the remaining part of CL1 to the south and would total 6,890m² or 0.69ha. This is in excess of the 1,342m² or 0.13ha of common land parcel that would be permanently acquired as part of the Scheme and just under the combined area of 0.7ha that would be required permanently and temporarily during the construction of the River Ebbw Bridge. As I have described in Section 3 of my Proof of Evidence, these arrangements have been discussed with the Open Spaces Society, which has raised no objections.
- 5.9 An area of land to the south of the existing Green Moor Lane allotments in Magor has been identified as exchange land for the area of the allotments to the north of the lane that is affected by the Scheme. The area of exchange land totals 5,483m² or 0.55ha and is in excess of the area of the allotments that would be permanently acquired, which is 2,288m² or 0.23ha. As I have described in Section 3 of my Proof of Evidence, these arrangements have been discussed with the Magor with Undy Community Council, which has raised no objections.

- 5.10 In relation to the public rights of way network, the Scheme has been developed to ensure that the connectivity of the network is maintained and, where possible, enhanced to improve facilities for all NMUs. This includes the diversion of routes permanently affected by the Scheme and the provision of additional resources which I will describe in Section 7 of my Proof of Evidence.
- 5.11 Temporary measures would also be put in place as part of the Scheme to ensure that the connectivity of the Wales Coast Path and National Cycle Network Route 4 is maintained during the construction stage. I describe these temporary routes in Section 7 of my Proof of Evidence, together with traffic management measures that would be employed during construction.

6. Land Use, Community and Recreation Baseline

Agricultural Land Classification

- 6.1 The area of the Scheme is covered by two of the provisional 1:63,360 ALC maps, Sheets 154 (Cardiff) and 155 (Bristol and Newport), published in 1972 and 1971 respectively.
- 6.2 Most of the study area is shown as undifferentiated Grade 3 land with some, of the estuarine alluvium areas shown as Grade 4. Some Grade 2 land is also shown at the western end of the study area in the vicinity of Castleton and Coedkernew.
- 6.3 These provisional ALC sheets were produced during the 1960s and 70s using reconnaissance fieldwork and a system of classification that has since been comprehensively revised. They also do not differentiate between Grade 3a, which is considered to fall into the ‘best and most versatile’ category and Grade 3b, lower quality land. Therefore, whilst these maps may present a useful indication of the relative quality of land in an area, they cannot be used to accurately define the grading of individual sites. Detailed site survey work has therefore been undertaken.
- 6.4 Consultation undertaken with the Environment, Land Nature and Forestry Department of WG has identified the extent of previous detailed ALC survey work that has been undertaken in the vicinity of the Scheme. This includes areas of land that lies at the western end of the Scheme around Pant-rhiw-goch and the results of this survey work have been incorporated into the assessment of the ALC of the Scheme.
- 6.5 The main site inspections, carried out in June to October 2015, with a small additional area surveyed in June 2016 confirmed that the better quality agricultural land is located on the higher areas at the western and eastern ends of the study area, with the central part of the study area, crossing the Gwent Levels, comprising land of lower quality.

- 6.6 In the west, the higher more undulating land is occupied by generally well drained but variably stony soils developed over Devonian sandstones and related superficial drifts. Most land is in Subgrade 3a but with Subgrade 3b on the steepest slopes, where the soils are also particularly shallow and stony. Somewhat lower, flatter land associated with glacial till gives land that is affected by impeded drainage and, while there is some Subgrade 3a, the main gradings are Subgrade 3b and Grade 4.
- 6.7 At the eastern end of the study area, the soils are formed mainly over Triassic sandstones and limestones. These soils are generally deep, well drained and siltier than the soils over the Devonian rocks in the west. Stoniness is variable ranging from very deep almost stoneless soils to relatively shallow, stony ones over rock or very stony material within 30-40 cm of the surface. The topography tends to be more subdued than at the western end of the study area with only a few areas where slope is a limiting factor. Most of the land is in Subgrade 3a or Grade 2. The shallowest soils, particularly those over limestone, give only Subgrade 3b land.
- 6.8 The central section across the Gwent Levels has mainly heavy textured, poorly drained soils developed in estuarine alluvium. The combination of heavy textures and poor drainage results in a consistent grading of Grade 4. South of Magor there are peaty soils, sometimes with peat to the surface but more commonly with a layer of peat covered by clay.
- 6.9 The results of the detailed survey work are shown on Figure R15.7 of the September 2016 ES Supplement [Document 2.4.4].

Farm Holdings

- 6.10 Consultation with individual landholders has identified the characteristics of each holding, identified by name of farm and/or land ownership parcel number (where known) and these are detailed below, from west to east. Landowner areas affected by the new section of motorway are plotted on Figure R15.8 of the September 2016 ES Supplement [Document 2.4.4]. The

reference plots according to the CPO are also listed [Documents 2.1.5 and 2.4.3].

Plot 29d, f – Pant-rhiw gôch Farm (CPO Reference 1/2 series)

- 6.11 The land within this holding includes approximately 36.4 hectares (ha). The land is not farmed by the owners but is let out on short term arrangements to three local farmers, including New Park Farm (to the north of the M4) and Ty'n-y Brwyn Farm. The house and buildings associated with the holding are located at the western end of the land at Pant-rhiw gôch.

Plot 49c, e – New Park Farm (CPO Reference 1/3 and 2/2 series)

- 6.12 This holding comprises approximately 128 ha of land within the ownership of the farming family who operate this farming enterprise. This main block of approximately 100 ha surrounds the farm building complex at New Park, with 28 ha of the ownership situated further to the north. In addition, the farming enterprise farms land on a rental basis from Pant-rhiw gôch Farm and also contract farms blocks of 69 ha on behalf of other members of the family and 110 ha for a neighbour. The main enterprise is arable based, with a small area of approximately 10 ha of grassland immediately to the west of Pound Lane used to graze approximately 60 beef cattle. The farm is managed by two full time family members and all of the buildings are situated around New Park Farm. The farm machinery is all owned as part of the business. Water supplies to the holding are taken from a spring located to the north east of the farm buildings. The land is not entered into any environmental stewardship schemes.

Plot 64a - Hollywood Farm (CPO Reference series 1/4)

- 6.13 This holding comprises approximately 9.4 ha within the co-ownership of three individuals. Two hectares of the land is used a personal bird sanctuary, with the remaining land let for sheep grazing on an informal basis. There are no farm buildings associated with the land.

Plot 102c – Walk Farm (CPO Reference 1.11)

- 6.14 It has not been possible to carry out an interview with this owner, but the ownership plot comprises approximately 24.6 ha and is understood, based on the ADAS 2008 survey together with site observations, to be let out for cattle and horse grazing.

Plot 135a, b and 136b – Cefn Llogell (CPO Reference 2/16)

- 6.15 A limited amount of detail with regards to this holding has been obtained from the owner's agent. The ownership of the holding, based on landowner plot information comprises approximately 26 to 27 ha of land in the vicinity of Cefn Llogell Farm. The land comprises grassland areas closest to the farm used as grass keep and the fields adjacent to the north side of the existing M4 which are not farmed in hand but are rented out to a local farmer and were used for arable cropping (maize) in 2015.

Plot 132a, b (CPO Reference 2/14 series)

- 6.16 This holding which comprises approximately 2 ha of land which lies adjacent to a residential property and is used either for silage production or as grazing land for sheep or horses.

Plot 130 (CPO Reference 2/15 series)

- 6.17 This area of land to the west side of Pound Hill, north of the A48 comprises approximately 2.25 ha, which is currently in non-agricultural use.

Plot 139a, b - Myrtle Cottage (CPO Reference 2/17)

- 6.18 This land comprises two fields with a total area of approximately 1.56 ha that are set on rising land behind Myrtle Cottage to the north of the A48 close to Pound Hill. The land is understood to be let out for limited sheep grazing with an access into the land from the northern corner by Pound Hill as well as directly from Myrtle Cottage

Plot 158c – Berryhill Cottage (CPO Reference 2/21 series)

- 6.19 This holding comprises approximately 4 ha of owner occupied land. The land is used for horse grazing with a full livery service provided with stabling for eight horses. The livery is run by one part time employee.

Plot 140a,b,d - Ty'n y Brwyn (CPO Reference 2/18)

- 6.20 This holding comprises a total of approximately 283 ha of land, most of which is owner occupied, with approximately 40 ha rented on farm business tenancy agreements, although this rental area varies from year to year. The main farm holding is based in Caldicot and the 40 ha of land at Ty'n y Brwyn is an outlying area from the main farm unit. The enterprise is entirely arable based. The main farm buildings and farm house are based at Caldicot, although there is an 8,000 foot grain store based around at Ty'n y Brwyn. The holding is run by two full time equivalents together with the farmer and two part-time employees. The land at Ty'n y Brwyn is partly underdrained and partly in the area for re-en management payments.

Plot 1ba – Berryhill Farm (Welsh Government) (CPO Reference series 3/1)

- 6.21 This holding comprises approximately 27.5 ha of land that is farmed on the basis of a long term tenancy from the Welsh Government. The land within the holding is being used as a series of apple and plum orchard areas, with gooseberries also being grown on a limited area of the farm. There is also some sheep grazing taking place on the land, by arrangement with the son of the tenant. There is a farm shop and nursery based at the holding. Most of the produce is bought in and sold on site, with the exception of some cucumbers and tomatoes, together with a limited amount of homemade cider which is produced on site.
- 6.22 All of the buildings are based at Berryhill and the machinery that is used is owned by the tenants. The tenant and his wife are employed on the holding with some part-time help in the shop. There is no underdrainage on the site, but there is a historic system of underground irrigation associated with the fruit growing areas, although this has not been used in recent times.

Plots 201a/213a,c,e – Maerdy Farm (CPO Reference 3/4 series, 4/4 series, 20/2 and 20/3)

- 6.23 These plots form part of a larger 155 ha owner occupied farm business. The owner also owns additional land, but the extent of this was not available and the management of this land is unrelated to the farm business. The plots considered here are outlying to the main enterprise at Great Osbaston Farm. The land is all used for arable cropping. There are no farm buildings located on these plots, with the buildings located at the main farm holding complex. No labour is employed as part of the farming enterprise as all of the management is undertaken through share farming agreements.

Plots 217b, bq – Ty Mawr Farm (CPO Reference 5/5 series)

- 6.24 This land forms part of a 77 ha holding, 57 ha of which is owner occupied and 20 ha taken on a farm business tenancy. Land parcels 217b and 217bq lie as an outlying area to the north of the main blocks of land within the holding based around Ty Mawr and New Farm. The main enterprise comprises free range chickens, with approximately 40,000 layers. The housing and free range paddocks are situated at Ty Mawr and New Farms. There are also approximately 20 suckler cows and a few horses, used by the owner.

Plot 218b – Church Farm, St Brides (CPO Reference 5/7 series)

- 6.25 The owner of this parcel did not wish to provide information for the assessment. This plot comprises agricultural grassland which is located together with plots 218a and 218c as an area of approximately 14.7 ha of land located about 1 km to the north of the main holding at Church Farm.

Plot 219a – Pencarn (CPO Reference 5/6 Series)

- 6.26 This parcel comprises a total of approximately 12.8 ha of land, which is family owned as part of an estate of a former family member. The land is contract farmed on behalf of the family and has been in arable use in recent years. The land is currently accessed from Green Lane and the track that runs alongside Percoed Reen. There is a small holding yard at the entrance of the western most field alongside Percoed Reen.

Plot 253a - Machen Fach Farm (CPO Reference 6/2 series)

- 6.27 No detailed information has been provided for this area of land as was the case in the 2008 ADAS interview process. The plot comprises approximately 2.4 ha of improved permanent pasture. The main farm holding, of which this forms part is based at Lower Machen, approximately 6 km to the north west of this individual plot

Plots 215 and 221 - Fair Orchard Farm (CPO Reference 5/9, 6/3, 6/10 and 7/2 series occupier)

- 6.28 This farm holding comprises a total of approximately 300 ha, of which 150 ha is owner occupied. The other land within the holding is farmed on behalf of a family member and Newport City Council on farm business tenancy agreements, with additional areas farmed on short term grass keep arrangements. The farm buildings are all based at Fair Orchard, with entrances to the north and south of the farm.
- 6.29 The holding is livestock based with approximately 500-600 breeding ewes and 750 beef herd (including sucklers). Water supply to the livestock on the holding is mainly ree based, with a limited amount of tanked water supplied.
- 6.30 The holding is family run with four family members employed together with one additional full time employee and two further part-time casual workers.
- 6.31 The farm is currently entered into the entry level Glastir agri-environment scheme and the farmer is applying to enter the higher tier scheme.
- 6.32 An area of land to the north of the farm buildings is leased to St Brides Bangers for banger racing.

Plot 302c – New Dairy Farm (CPO Reference 6/9 Series)

- 6.33 The owner of this parcel did not wish to provide information for the assessment. A previous survey carried out by ADAS for Welsh Government in 2008 provided the following summary information.

- 6.34 In all, this farm extends to approximately 243 ha, all of which is owner occupied. Part of the farm is within the Gwent Levels.
- 6.35 The land is stocked with some 270 dairy cows, 40 dairy calves to six months of age, a further 90 dairy animals to 12 months of age with 10 dairy head over 12 months of age. There are, in addition, some 50 head of beef calves to six months of age, a further 50 to 12 months of age and some 100 head over 12 months of age. This is an intensive dairy farm breeding its own replacements.
- 6.36 The farm has a large building complex for the enterprises farmed; these lie outside the study area. The farm employs some 20 people altogether, with 16 of them being full-time employed. Contractors are employed for silage making, for muck/slurry spreading and some work on the maggot enterprise.
- 6.37 The fields are underdrained, discharging to reens around the majority of fields. Access to the farm is by way of Heol Pont y Cwch from the B4239.

Plot 5n - Eastman (Solutia) (CPO Series 9/2 series)

- 6.38 This agricultural land is being contract farmed on behalf of Solutia (Eastman) as part of the larger area of this ownership plot that comprises approximately 84.6 ha. The grassland area within the ownership was cut for silage in 2015. The land does not form part of a local farm holding.

Plot 5s – Eastman Tenant Great House Farm, Nash (CPO Reference 9/2bj)

- 6.39 The land holding is owned by Solutia (Eastman) and comprises mainly grassland that is contract farmed on behalf of the company. This plot, immediately to the west of Nash Road, is tenanted on a lifetime tenancy to the owner of Great House Farm, Nash. This holding comprises approximately 61 ha, of which approximately 46 ha is owner occupied and situated around Great House Farm. The remaining land is held on farm business tenancy agreements, including the land at Solutia. The holding is stocked with approximately 120 beef cattle and 170 breeding ewes. The buildings are situated at Great House Farm, but also at Ty Du in Nash Road to the south of this land parcel. The holding is run by the owner and his wife,

with some additional casual part time assistance. Water supplies to the land are provided by the network of reens in the area.

Plot 355a – Lower Pill Farm, Nash (CPO Reference 9/4 series)

- 6.40 This holding comprises a total of approximately 100 ha, of which approximately 20 ha is owner occupied, with the remainder on a variety of 1 year and 5 year tenancy arrangements, or farmed by agreement with the farmers' father. Contract farming is also carried out on behalf of other local landowners. The holding is livestock based, and comprises 350 ewes and approximately 200 beef cattle. The buildings are all located at Pill Farm and the holding is operated by the farmer and his father (1.5 full time equivalents). Some payments are received for Levels maintenance on other parts of the holding but not on this parcel of land. Water supplies are from the reen network.

Plot 374a – Arch Farm (CPO Reference 10/5 series)

- 6.41 The land comprises a total of approximately 28 ha, of which 20 ha is owned and the remainder is farmed on the basis of farm business tenancy. The land is all under permanent pasture and used for grazing store cattle with a maximum herd size of 40. The holding is operated by the farmer with no additional help. The farm buildings, including a cattle barn and hay store, are all based at Arch Farm. The drainage of the land is based on the reen system, which the livestock use for drinking water. There is a SSSI management agreement on the land, whereby fertiliser applications and forage cuts are limited. The farmer is currently looking to reduce workloads to progress towards retirement.

Plot 377a – Pill Farm (CPO Reference 10/8 series)

- 6.42 A previous survey carried out by ADAS for Welsh Government in 2008 provided the following summary information, as it has not been possible to interview this farmer.

6.43 This farm extends to approximately 100 ha and is stocked with 180 beef store cattle of over 12 months of age together with a sheep flock of 310 ewes. The cattle are bought in and reared to store condition.

6.44 There is no mains water to the two blocks of land and livestock drink from the ditches.

Plot 1cb – Rosedew Farm – West of Julian’s Reen (Welsh Government – Tatton Farm (CPO Reference 10/1 series)

6.45 This farm holding is based at Llantwit Major which lies about 30 miles south west of Tatton Farm. Rosedew Farm comprises a large mixed arable and pastoral farm which, in total, comprises over 1000 ha in size and is run as a family farming business. The holding is heavily diversified with an established holiday accommodation business based at Rosedew Farm (cottages and lodges) and a shop in Llantwit Major that supplies home grown meat and produce.

Plot 1cd, ce – East of Julian’s Reen (Welsh Government - Tatton Farm) (CPO Reference 10/1 series)

6.46 This holding comprises a total of approximately 400 ha of land based around the main hill farm in Pontypridd. The land to the east of Julian’s reen at Tatton Farm is held on a farm business tenancy with Welsh Government and used as an outlying site for the rearing of young stock. The enterprise includes 1,500 breeding ewes and 200 suckler cows. The barns and pens at Tatton Farm are used for housing and loading livestock, but nothing is stored here due to problems with vandalism in the area around the farm. Piped water is available to supply troughs in the fields, although the reen network is also available in some parts for the livestock to use for drinking water.

Plot 387c - Great Newra Farm (Tata Tenant) (CPO Reference 12/2)

6.47 This holding comprises approximately 129 ha of land within the farm ownership, a further approximately 100 ha farmed on a variety of grass keep licences and approximately 10 ha of land farmed on a one year farm business tenancy from Tata. The holding is livestock based and comprises a suckler

beef herd of approximately 220 cattle including calves and approximately 400 breeding ewes. The holding is based around Great Newra Farm and Common House Farm. The enterprise employs three people. The water supply for the land is entirely based on the reen network. There is a management agreement of the SSSI land within the farm ownership.

Plot 388b – Yew Tree Farm (CPO Reference 11/3 series)

- 6.48 This holding comprises approximately 32 ha as a single block of owner occupied land which is let out as grass keep to other farmers. The main farm buildings are located at Yew Tree Farm and are used for general storage only. There is no mains water supply and the livestock drink from the reens. The land is not subject to any environmental management agreements.

Plot 455a - Lower Grange Farm (CPO Reference 11/2au and 2av)

- 6.49 This holding comprises approximately 135 ha that is occupied by the land owner and a further approximately 10 ha rented from Tata. The main holding (approximately 100 ha) is situated around Lower Grange Farm and the main complex of buildings is based here. The remaining land within the ownership is on higher ground, away from the Levels area and this includes Plot 455b. The land rented from Tata is located between Ellens Reen and the electricity substation.
- 6.50 The enterprise includes approximately 120 beef cattle, together with approximately 100 Friesian heifers. The beef numbers would normally be higher but the holding has experienced reductions in numbers due to tuberculosis problems. In addition, there is approximately 40 ha of arable land, with a typical rotation of winter wheat, oilseed rape and spring wheat.
- 6.51 The enterprise is run by two full-time equivalents with additional casual help when needed. Water supplies to the livestock are taken from the reen network.

Plots 422c, f, h, plus Tata Steel 403r - North Court Farm (CPO References: Freehold, 13/7e, 14/5 series, 14/9 and 15/3 series. Tenanted Plot 13/2 series)

- 6.52 This holding comprises a total of approximately 130 ha of land, based at North Court Farm, Redwick. The land within the ownership lies around the main holding to the south of Rush Wall. Plot 422h is within the ownership of North Court Farm, whilst Plots 422c and f are farmed on a grazing licence through a family connection to the trust that owns the land. Approximately 25 ha of land to the west of North Row is farmed on an annual grazing licence from Tata.
- 6.53 The enterprise comprises approximately 180 dairy cattle plus 40 beef cattle. The farmer is looking to expand the milking herd size to 240. There are also approximately 20 ha of cereals and 24 ha of maize being grown on the holding. The enterprise employs 3.5 full-time equivalents, including three family members. All of the dairy facilities are at the main farm, including a milking parlour with 300 cow cubicles, a 600,000 gallon slurry store and a 3,000 tonne silage clamp. The water supply for the livestock comes from the ree network. The land is within the Gwent Levels, but there are no specific SSSI management agreements on the land.

Plot 416a – Old Castle Farm (CPO Reference 13/13a)

- 6.54 The holding comprises a total of approximately 242 ha, of which approximately 194 ha is owned (including Plot 416a) and 48 ha is farmed on a variety of other arrangements. The main enterprise is based around Old Castle Farm, with plot 416a being an outlying plot of approximately 8 ha. The enterprise comprises 120 head of beef and 200 breeding ewes and is managed by the farmer and contracted help. Most of the land within the holding is located on upper free draining slopes north of the existing M4 and Plot 416a is the only area of the ownership within the Levels. The water supply to Plot 416a is from the reens and there is no SSSI management agreement on this area of land. The farmer operates a shoot as another source of income, but this is based on the main part of the holding, not on plot 416a.

Plot 418a (CPO Reference 13/5 series)

- 6.55 The plot of approximately 3.38 ha of land is owned by an individual who does not farm the land, which is let to local farmers.

Plot 431a, b, d, e, j – Hendrew Farm (CPO Reference 14/4, 15/17, 16/5 series, 19/4 and 19/6)

- 6.56 This land holding comprises approximately 210 ha of owner occupied land and Plots 431a, b d and e are outlying to the main farm holding. The farmer is currently reducing his interest in the land. He retains approximately 8 ha of arable land, with about 20 suckler cows, but the remaining land within the holding is all let out. The main buildings are located around Hendrew Farm, with no buildings located on these remote parcels.

Plot 457a (CPO Reference 15/4 series)

- 6.57 This plot comprises approximately 0.36 ha of grassland that is owned by a resident of Magor. The land does not form part of a larger farm holding.

Plots 460b, c (CPO Reference 15/11 series)

- 6.58 These plots comprise a total of approximately 1.93ha from a wider ownership of approximately 5.77ha. The land is owned by an individual who does not farm the land, but lets it out for grazing by local farmers.

429c - Red House Farm (CPO Reference 15/8 series, Tenant 14/4 series)

- 6.59 This holding is based at Red House Farm, Llandevenny and comprises approximately 7.7 ha of owner occupied land, together with a further 15.5 ha land farmed on tenancy agreements, 25 ha farmed on annual grass keep arrangements and approximately 2 ha farmed on behalf of another member of the family. The land within the farm holding is used for a beef enterprise with a current herd size of approximately 55 cattle. The farm buildings are all based at Red House Farm. Water supply for the land close to Red House Farm is supplied from the mains, whilst the livestock rely on water from the reen network on the areas of the holding based on the moors. The land is not entered into any stewardship arrangements.

Plot 450f (CPO 15/13 series)

- 6.60 This single field comprises a total of approximately 0.68 ha of land and is owned by a Llandeenny resident who uses the area for keeping horses. There is a shelter in the north western corner of the field.

Plots 999aw, ax, ay (CPO Reference 15/9)

- 6.61 This land is owned by an individual who does not farm the land. The land is let out to local farmers for grazing horses and other livestock.

Plots 477a, b, f, 516a and 520a - Green Farm (CPO Reference 15/18 series, 17/9 series, 18/3 series, 18/8 series, 22/5 series and 23/5 series. Tenanted 17/3 series, 17/6 series and 18/5 series)

- 6.62 The holding comprises a total of approximately 162 ha of owner occupied land together with a further approximately 66 ha of land tenanted and 12 ha of land rented from surrounding landowners. The land within the ownership is located in a number of blocks and includes higher land rising to the north of the B4245 together with lower lying wetter land within the Levels area on Caldicot Moor. The enterprise includes a dairy herd of 90 cows (currently building up the herd to a likely maximum of 140), with 150 beef herd and a flock of 50 sheep. These livestock enterprises are supported by arable cropping on approximately 40 ha of land. The land is located in several blocks, with farm buildings situated at Green Farm (south of B4245) and Green Dairy (north of Bencroft Lane) where the dairy enterprise is based. There are three members of the family employed on the farm together with a full time herdsman, one other full time employee and a casual helper. Water supplies north of Bencroft Lane where the dairy is based are spring fed. The land is not entered into any environmental stewardship schemes.

Plots 464b and 207b - Redwick Dairy (CPO Reference 15/22)

- 6.63 This holding comprises a total of approximately 200 ha of land comprising approximately 30 ha of owner occupied land, with the remainder farmed on a mixture of farm business tenancy agreements and short term grass keep licences.

6.64 The enterprise includes a herd of 75 milking cows, together with 230 beef cattle and 300 breeding ewes. The labour employed on the holding includes two full time employees and one part time employee.

6.65 The main buildings, dairy facilities plus livestock housing are based at Redwick. The water supply to livestock in the fields comes from the network of reens. The land is not subject to any farm stewardship agreement.

Plots 3ai, bd (Monmouthshire County Council) (CPO Reference 16/4n and 16/9a)

6.66 These plots comprise approximately 10.15 ha and are let out on a short term grazing licence to one individual and are being used for keeping horses.

Plots 3e, f (Monmouthshire County Council) (CPO Reference 15/2bc)

6.67 This land comprises approximately 3.2 ha and is let on a short term grazing licence.

Plots 3bk, bl, bp, bw - Oaklands Farm (Monmouthshire County Council) (CPO Reference 16/4z, 16/4ab, 16/4x, 16ab/16a, 17/2)

6.68 The owner of this parcel did not wish to provide information for the assessment. A previous survey carried out by ADAS for Welsh Government in 2008 provided the following summary information.

6.69 This business rents land from Monmouthshire County Council. The fields north west of Rockfield Farm are farmed under a two year farm business tenancy and extend to some 16 ha and 4.0 ha respectively.

6.70 The business farms a total of approximately 109 ha with beef and sheep enterprises. The stocking on the unit is with nine suckler cows, 20 head to six months of age, 20 head to 12 months of age and 40 animals over 12 months of age. It is the aim of the business to rear 30 beef animals to a finished condition annually. Additionally there are some 650 ewes kept, together with some 10 horses.

- 6.71 There are mains water supplies to the land; this is thought to enter the land from the south. Access to the land is from The Elms Lane.

Plot 3bo, bq, cz - Rockfield Farm (Monmouthshire County Council) (CPO Reference 16/4 af, 17/2g, 17/2j)

- 6.72 This holding comprises a total of approximately 24 ha of land including approximately 16 ha held on a farm business tenancy with Monmouthshire County Council at Rockfield Farm and a further 8 ha owner occupied land situated on the lower lying moors. The enterprise includes 100 breeding ewes together with 20 store cattle and is run by the farmer only. The farmer has been served with a notice to quit the Rockfield Farm tenancy with Monmouthshire County Council as the land is allocated for potential future residential development. The size of the holding will therefore be reduced as a result of the loss of the tenancy agreement and the farmer anticipates that livestock numbers will need to be reduced accordingly.

Plot 488a, b - Langley Villa (CPO Reference 16/6)

- 6.73 This holding comprises a total of approximately 2 ha, which is not farmed by the owner and is let out on an occasional basis by informal agreement to a friend for limited sheep grazing.

Plot 410b - Upper Grange Farm (CPO Reference 16/3 and 19/5 series)

- 6.74 This holding comprises approximately 105 ha of owner occupied land based around the buildings at Upper Grange, with the remaining area farmed as part of a family concern on the Gwent Levels. The main enterprise is based on a dairy herd of approximately 90 dairy cows and 120-130 followers.

- 6.75 The main area of the land is based around Upper Grange Farm and a new cattle barn being completed here is intended to be used for an expansion of the dairy herd. The farm is run as a family business by the farmer and his son together with some casual help. The water supply for the fields based around Upper Grange farm is taken from the brook that flows north to south through the land. Where land is farmed within the SSSI, water supplies are

based on the reen network. The land is not entered into any stewardship agreement.

Plot 490 a, d – The Beeches (CPO Reference 16/7 series)

6.76 This holding comprises a total of 43 ha within the ownership in parcels on higher land to the north of the existing motorway, together with further land owned within the Levels, although no estimate of this area was provided. The farm buildings are based at the Beeches and the farming enterprise is managed by the landowner with some casual help and is based on the fattening of beef cattle, 40 – 50 at a time. Water supplies to the fields are provided from troughs supplied by water piped from the mains.

6.77 In addition to the farm interests, the owner also runs another business based on the renovation of military weapons and vehicles for use on film sets. There is also a permanent caravan park to the west of the Beeches farmhouse, with approximately 30 caravans on site.

6.78 The access into the field to the south of the entrance to the Beeches is important in that it enables static caravans and other large vehicular traffic to access the barn and the caravan site. The access track past the Beeches farmhouse is not suitable for the movement of the caravans into the caravan site or large military vehicles into the barn.

Plot 507a – Knollbury (CPO Reference 16/15 and 16/15a)

6.79 This holding comprises approximately 6.75 ha of owner occupied land. The land comprises two fields to the north of the motorway at Knollbury and one field south of the motorway. The land is used for grazing three horses and also for sheep grazing by a local farmer on an informal arrangement. A new barn (60 x 30ft) has recently been built, north of the motorway in the field closest to Knollbury House. Water is supplied from the mains to troughs in the fields. The land is not entered into an environmental stewardship agreement.

Plot 510a – Orchard Farm (CPO Reference 16/17 series)

- 6.80 The holding comprises approximately 8 ha, of which approximately 5 ha are owner occupied. The land lies to the north of the existing M4 with the residential premises situated to the south. The land is all under grass and the enterprise comprises 30 breeding ewes. There is a livestock shed situated on the land to the north of the existing M4 together with a feed and equipment store. Water supplies to the fields are from mains water connected to water troughs in the fields. The land is not entered into an environmental stewardship agreement. The enterprise is operated by the owner of the land.

Plot 511a-g – Court Farm (CPO Reference 17/3 series, 18/7 series, 22/3 and 23/7)

- 6.81 This holding comprises approximately 36 ha of owner occupied land that contains blocks of land around Court Farm to the south of the B4245, on Caldicot Moor and to the north of the M4 on rising land. The 3 to 4 ha of land around the farm buildings at Court Farm are managed in hand for a livery enterprise, which comprises six stables with a tack room and turn out paddocks. There is mains water supply to troughs in the paddocks. The remaining land is let out on a one year farm business tenancy to other farm businesses including Green Farm (Plot 477). The land is not entered into an environmental stewardship scheme. There are access rights for wildfowling on the land within Caldicot Moor. The farm yard has consent (held jointly with family members – Plot 515) for residential development.

Plot 515a–d, 580a – The Old Court Farm (CPO Reference 17/5 series, 18/4 series and 23/3)

- 6.82 This holding comprises approximately 48 ha of owner occupied land and is all let out on grass keep or for sheep grazing over the winter. None of the land is farmed in hand. Currently approximately 3.5 ha is being used by a neighbour on a one year farming business tenancy for maize. The land comprises blocks to the north and south of the B4245, together with land to the south on Caldicot Moor. None of the land is entered into an environmental stewardship scheme. There are access rights for wildfowling

on the land within Caldicot Moor. The farm yard has consent (held jointly with family members – Plot 511) for residential development.

Plot 514a, b – Great House, Undy (CPO Reference 17/6 Series)

- 6.83 This holding comprises approximately 67 ha of owner occupied land. The owner historically farmed the land but has now retired from farming and all of the land is let out to local farmers on a variety of arrangements. The buildings at Great House are not used in connection with the farming of the land.

Plot 539a, b - Windmill Cottages (CPO Reference 18/8, 22/4)

- 6.84 This holding comprises approximately 100 ha of owner occupied land together with 2-3 ha of land on short term arrangements. The land is all in arable use and is managed using contractor services. The land comprises blocks of land to the north of the existing M4 on rising ground together with lower lying land on Caldicot Moor to the north of Moor Lane. There are no farm buildings associated with these areas of land and the land is not entered into any environmental stewardship schemes. There are rights for wildfowl shooting on the land on Caldicot Moor, but there is no commercial use for shooting on the land within the holding.

Plots 582a, 583a, 587a and 590a – Barnetts Farm, Bayfield (CPO Reference 23/4 series)

- 6.85 This holding comprises approximately 330 ha of land, including approximately 182 ha of owner occupied land and the remainder farmed on a variety of tenancy and grazing licence arrangements. The holding includes blocks of land in a number of different locations, including Caldicot Moor. The main farm buildings associated with the enterprise are based at Barnetts Farm where approximately 24 ha of land within the ownership of the holding is located, but also at Mathern, about 3 km to the south of Bayfield. The holding is livestock based and includes 700 beef cattle and 1100 breeding ewes. Three full time employees work on the farm and are supported by two casual employees. The holding also includes coarse fishing lakes within the holding at Mathern Mill.

- 6.86 The land within the holding is not entered into an environmental stewardship scheme and the land within the SSSI on Caldicot Moor is not subject to a management agreement. Field water supplies on Caldicot Moor are taken from the mains drain which is located close to the main track that runs east to west through the centre of the Moor.

Plots 523a – RES (CPO Reference 22/3)

- 6.87 This area of grassland comprising approximately 28.56 ha of land within Caldicot Moor is owned by the renewables company RES and an application for the development of two wind turbines on the land was granted approval by Monmouthshire County Council, subject to approval of conditions, in 2014. It is understood that the area is currently let for grazing by local farmers.

Plot 527a (Supplementary CPO Reference 1/2)

- 6.88 This plot comprises a grassland field that has been added into the CPO as part of the supplementary Order in September 2016 for the provision of the realignment of Bencroft Lane south from the A48 to join the B4245. The owner of the land lives some distance away and the land is currently farmed as part of Green Farm.

Community Facilities

- 6.89 The majority of community facilities with the potential to be affected by the Scheme are located within the settlements of Newport, Magor/Undy and Castleton. No doctor's surgeries; hospitals; aged persons' homes; schools; shops; post offices; places of worship; parks, play areas, sports centres etc. are located within the permanent or temporary land take areas of the Scheme. The Barchester Cardiff Care Home at the former Wyevale Garden Centre in Castleton is the closest community facility to the Scheme, with construction works taking place around Junction 29 immediately to the north.
- 6.90 Local tourist/visitor attractions include the Wales Coast Path, Newport Transporter Bridge, Magor Marsh Nature Reserve, and the Rivers Usk and Ebbw.

6.91 Land used by the community falling within the permanent and temporary land take area for the Scheme comprise the following areas as shown on Figure 15.6 of the March 2016 ES [Document 2.3.2].

- a) A strip of common land runs alongside the eastern foreshore of the River Ebbw. It forms part of Registered Common Land unit CL1, a small section of which would be within the permanent and temporary land take areas for the new River Ebbw Underbridge. Public access to the common land is not available via public rights of way or any other linear routes and no commoners or commoners' rights are listed in the Register of Common Land and Village Greens.
- b) Part of the Green Moor Lane allotment site to the west of Magor.

Recreational Resources

6.92 In addition to the road network linking Newport, Magor and Castleton with the settlements to the north of the existing M4 and the outlying small settlements of the Gwent Levels to the south, pedestrians, cyclists and equestrians have access to a network of public rights of way, predominantly comprising public footpaths.

6.93 The following public footpaths either cross the proposed new section of motorway or link with it, as shown on Figure R14.1 of the September 2016 ES Supplement [Document 2.4.4].

6.94 Within Newport:

- a) 390/11; 390/12; 390/15; 390/17; 390/18; 390/21; 390/22 and 399/29.
- b) 400/2; 400/10; 400/11.
- c) 401/4 (Wales Coast Path/Newport Coast Path east of the River Usk).
- d) 412/11 (Wales Coast Path/Newport Coast Path west of the River Ebbw).

- 6.95 Within Monmouthshire:
- a) 372/9/1; 372/9/2; 372/12/1; 372/12/2; 372/12/3; 372/12/4; 372/13/1; 372/29/1; 372/69/2; 372/69/3; 372/69/5; 372/69/8; 372/69/10; 372/69/11; 372/69/13; 372/85/1; 372/86/1; 372/87/4; 372/92/1.
 - b) 378/3/1 and 378/22/1 cross the proposed construction haul road to and from Ifton Quarry.
- 6.96 No public bridleways cross the Scheme.
- 6.97 Restricted byway 372/30/1 and 372/30/2 runs along a track between public footpath 372/29/1 and The Elms road to the immediate north of the existing M4. Restricted byway 378/17/2, running through Thicket Wood to the north of the M48 at Llanfihangel, links to the unclassified county road along which the proposed construction haul route to/from Ifton Quarry runs.
- 6.98 National Cycle Network Route 4 (NR4) is part of the national cycle network. On the eastern side of the River Usk, NR4 runs along Corporation Road and crosses the Scheme between Traston Road and Pye Corner. NR4 links to other on-road and traffic-free routes within the local area, none of which are crossed by the Scheme.
- 6.99 The Cardiff to Newport Cycleway (NR88) is a new route for cyclists and pedestrians through the countryside past Marshfield and avoiding the A48. The cycleway runs alongside Percoed Reen and crosses the Scheme near to Green Lane and then follows a new off-road section to Duffryn, where it links to NR4 along Duffryn Way.
- 6.100 There are also a number of unclassified county roads and undesignated informal routes that are used by pedestrians, cyclists and equestrians including Green Lane, the track between Hawse Lane and Green Lane, Pencarn Lane, Picked Lane and Green Moor Lane.
- 6.101 A number of public rights of way surveys were undertaken to establish the current level of use of public rights of way within the local area. These surveys identified that the local network in the vicinity of the Scheme,

including the Wales Coast Path, is generally used by local residents and dog walkers and that NR4 is particularly popular with both local cyclists/runners and visitors to the area.

7. Effects of the Published Scheme on Land Use, Community and Recreation

Agricultural Land Use

- 7.1 This section provides a summary of the agricultural effects of the Scheme presented in the March 2016 ES [Document 2.3.2], the September 2016 and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively].

Land Take Effects

Agricultural Land Classification and Soils

- 7.2 The land take required for construction of the new section of motorway would permanently affect the quality of the agricultural land within in the following areas.
- The land within the permanent highway boundary.
 - Land within the permanent landscaping areas
- 7.3 There are a number of potential areas that have been identified for ecological mitigation (Appendix SR11.35 of the December 2016 ES Supplement [Document 2.4.14]). Although these are included as part of the permanent land requirement for the Scheme, the physical characteristics of the soil profiles in these areas would remain *in situ* and the land would remain available for agricultural (generally grazing) use. These areas have not therefore been included in the assessment of the potential effects on agricultural land classification as the physical soil and agricultural resource remains intact in these areas.
- 7.4 The areas of ALC grades affected by each of the land take elements, based on the March 2016 ES [Document 2.3.2] together with the September and December ES Supplements [Documents 2.4.4 and 2.4.14 respectively] are identified as follows.

Table 1: Land Take Effect on ALC

ALC Grade	Area (New Section of Motorway) (ha)	Other (including Landscaping Areas) (ha)	Total (ha)	%
2	13.1	8.3	21.4	5
3a	22.9	16.5	39.4	10
3b	28.6	20.3	48.9	12
4	73.4	29.2	102.6	26
Non Agricultural	144.7	36.2	180.9	46
Not Surveyed	4.25	0.2	4.45	1
TOTAL	286.95	110.7	397.65	100

7.5 The agricultural land affected by the permanent land take would therefore affect predominantly lower quality Grades 3b and 4 land (38%) together with non-agricultural land (46%). At the eastern and western ends of the proposed new section of motorway, where the quality of the agricultural land is higher the land take would affect approximately 60.8 ha of Grades 2 and 3a 'best and most versatile' land.

Summary of Land Take Effects on Farm Holdings

7.6 The table below summarises the land take within each land holding identified above.

Table 2: Effect of Land Take on Farm Holdings

Land Ownership Plot	CPO Reference	Farm Holding	Land Take Highway Boundary and Other Permanent Land (ha)	Ecological Mitigation Areas (ha)
29d, f	1/2 series	Pant-rhiw gôch Farm	0.12	
49c, e	1/3 and 2/2 series	New Park Farm	13.23	
64a	1/4 series	Hollywood Farm	0.91	
102c	1/11	Walk Farm	3.04	
135a, b, 136b	2/16	Cefn Llogell Farm	5.69	
132a	2/14 series	Gwaunshonbrown Farm	0.03	
130	2/15		2.25	
139b	2/17	Myrtle Cottage	1.55	
158c	2/21	Berryhill Cottage	0.52	
140	2/18	Ty'n y Brwyn	0.3	
1ba	3/1 series	Berryhill Farm	27.5	
201, 213	3/4 series, 4/4 series, 20/2 and	Maerdy Farm	9.53	34.78

Land Ownership Plot	CPO Reference	Farm Holding	Land Take Highway Boundary and Other Permanent Land (ha)	Ecological Mitigation Areas (ha)
	20/3			
217b, bq	5/5 series	Ty Mawr Farm	3.5	
218b	5/7 series	Church Farm	0.74	
219a	5/6 series	Pencarn	1.07	
253a	6/2 series	Machen Fach Farm	2.26	
215	5/9, 6/3, 6/10 and 7/2 series occupier	Fair Orchard Farm	10.4	
221	5/9, 6/3, 6/10 and 7/2 series occupier	Fair Orchard Farm	4.53	
302	6/9 series	New Dairy Farm	4.1	
5n	9/2 series	Eastman (Solutia)	1.7	
5s	9/2bj	Tenant Great House Farm	1.1	
355a	9/4 series	Lower Pill Farm	4.49	
374a	10/5 series	Arch Farm	0.69	
377a	10/8 series	Pill Farm	0.22	
1cb	10/1 series	Rosedew Farm	6.5	
1cd, ce	10/1 series	Ffynon Rhiwffyllt Farm	9.47	17.5
387c	12/2	Tata tenant Great Newra Farm	0.34	
388b	11/3 series	Yew Tree Farm	0.04	
455a	11/2 au and 2av	Lower Grange Farm	4.62	
422 c, f, h and 403r	13/7e, 14/5series, 14/9 and 15/3 series freehold, 13/2 series tenant	North Court Farm	30.77	
416a	13/3, 13/3a	Old Castle Farm	0.04	
418a	13/5 series		0.65	
431a, b, d, e, j	14/4, 15/17, 16/5 series, 19/4 and 19/6	Hendrew Farm	3.87	
457a	15/4 series		0.36	
460 b, c	15/11 series		1.66	
429c	15/8 series, tenant 14/4 series	Red House Farm	2.42	
450f	15/13 series		0.31	
999 aw, ax, ay	15/9		3.43	
477a, b, f, i, 516a, 520a	15/18 series, 17/9 series, 18/8 series, 22/5 series and 23/5 series. Tenanted 17/3 series, 17/6 series and 18/5 series	Green Farm	7.2	14.28

Land Ownership Plot	CPO Reference	Farm Holding	Land Take Highway Boundary and Other Permanent Land (ha)	Ecological Mitigation Areas (ha)
464b, 207b	15/22	Redwick Dairy	3.18	
3ai, bd	16/4n and 16/9a		0.19	
3e, f	15/2bc		2.75	
3bk, bl, bp, bw	16/4z, 16/4ab, 16/4x, 16ab/16a, 17/2	Oaklands Farm	1.75	
3cz	16/4af, 17/2g, 17/2j	Rockfield Farm	0.7	
488a/b	16/6	Langley Villa	0.7	
410b	16/3 and 19/5 series	Upper Grange Farm	3.68	
490a, d	16/7 series	The Beeches	2.03	
507a	16/15 and 16/15a	Knollbury	0.69	
510a	16/17series	Orchard Farm	0.92	
511a-g	17/3 series, 18/7 series, 22/3 and 23/7	Court Farm	2.98	18.77
515a-d, 580a	17/5 series, 18/4 series and 23/3	Old Court Farm	22.82	5.99
514a, b	17/6 series	Great House	3.66	
539a,b	18/8, 22/4	Windmill Cottages		11.74
582a, 583a, 590a, 587a	23/4 series	Barnetts Farm		27.12
523a	22/3	RES		28.56
527a	Supplementary CPO series 1/3		0.4	

7.7 The land take associated with the new section of motorway would not only lead to the physical loss of land from farm holdings located between Castleton and Magor, but would also lead to other permanent effects on the holdings, including the following.

- a) The severance of fields, which may lead to increased difficulties in the farming of the remaining areas of land and where access arrangements may need to be altered to accommodate the new field layout.
- b) The severance of access routes within the farm holding.
- c) The severance of land from the farm buildings where that land could previously be accessed from the buildings through the network of fields.
- d) Changes to the network of reens, which may have implications for the location of water supply to grazing livestock.

7.8 The development of the alignment for the new section of motorway through areas of existing development, such as the Tata land, has helped to limit agricultural land take as far as possible. In addition, the assessment for the farm holdings has identified that many of the holdings would experience relatively small areas of land take that, in many cases would affect land where:

- a) A limited number of livestock are being kept to supplement other forms of income; or
- b) The land is being managed for personal farming interest; or
- c) Land is being used for keeping horses for personal and recreational use. This land is not currently in productive agricultural use.

7.9 However, there are a number of holdings that are particularly affected by the land take associated with the new section of motorway. These include the following.

- a) New Park Farm.
- b) Berryhill Farm
- c) Maerdy Farm
- d) Fair Orchard Farm.
- e) North Court Farm.
- f) Green Farm.
- g) Upper Grange Farm.
- h) Court Farm.
- i) Old Court Farm.
- j) Barnetts Farm.

- 7.10 New Park Farm is an intensive arable enterprise, where the permanent land take represents a total of 10% of the ownership of the holding close to the farmhouse and buildings.
- 7.11 Berryhill Farm, farmed on the basis of a long term tenancy from Welsh Government, would be lost in its entirety, with the main enterprise centred on the farm shop and nursery where the produce is mainly bought in and sold through these outlets.
- 7.12 Maerdy Farm is an arable based holding which is farmed through share farming agreements with local farmers. The main holding is located some distance from Maerdy Farm. The loss of the approximately 44.31 ha block of land around Maerdy Farm would represent approximately 28.6% of the holding. Whilst there would be a significant loss of income derived from the agreements, a large holding comprising in excess of 100 ha would still remain unaffected based at Great Osbaston Farm.
- 7.13 Fair Orchard Farm, a large beef and sheep farming enterprise, would lose a total of approximately 7% of the ownership of the holding, but would be particularly affected by the severance of fields across the holding, which would affect the day to day management of the holding including the numbers of livestock and their movement around the holding.
- 7.14 North Court Farm is a dairy based enterprise located to the south of the highway alignment that includes land within the ownership around the main farm together with approximately 25 ha of land taken on grazing licences from Tata. The loss of approximately 16.94 ha of land within the ownership or farmed on behalf of a family partnership together with approximately 13.83 ha of land from Tata would have a significant effect on the overall management of the holding with a large percentage reduction in the land resource available to support the current dairying enterprise.
- 7.15 Green Farm is a livestock based enterprise and includes a dairy herd based at Green Dairy. The permanent loss of approximately 21.48 ha represents approximately 13% of the ownership of the holding and 9% of the wider

holding. The loss of this land would have a significant effect on the day to day management of the holding, including the numbers of livestock that can be supported within the holding and the flexibility to locate livestock in different areas of the holding, depending on seasonal and ground conditions.

- 7.16 Upper Grange Farm is also a dairy based enterprise, where the loss of approximately 3.68 ha would represent a limited loss of approximately 3.5% of the holding overall. The land take would however be located immediately to the south of the main building complex that houses the dairy herd.
- 7.17 Approximately 21.75 ha (62%) of the land would be lost from the Court Farm holding. Whilst the land is not farmed by the owner, this represents a large proportion of the land that is let out for income by the owner to local farmers.
- 7.18 Similarly, approximately 28.81 ha of the land at Old Court Farm would be lost and this represents approximately 60% of the holding. Whilst the land is not farmed by the owner, this represents a large proportion of the land that is let out for income by the owners to local farmers.
- 7.19 Barnetts Farm is a large beef and sheep based enterprise, based at Bayfield, near Chepstow. The loss of approximately 27.12 ha on Caldicot Moor represents approximately 15% of the ownership of the holding and its loss would affect the day to day management of the holding, including the numbers of livestock and the movement of these livestock around different areas of the holding.
- 7.20 In addition to the individual holdings, there would be a wider effect of the land take on the availability of grazing land and loss of arable productivity on the better quality land. These losses may result in increased difficulties for some farmers in finding suitable summer grazing land on the Levels, with livestock having to be transported further afield for these facilities.

Construction Effects*Agricultural Land Classification and Soils*

7.21 The construction effects considered include those areas of land that are temporarily affected by works carried out in connection with the new section of motorway. These areas include the following.

- a) Construction compound areas and access routes.
- b) Soil and materials storage areas and access routes.
- c) Borrow pits, where land is to be returned to an agricultural use.

7.22 The areas and percentages of ALC grades affected by these temporary works as identified by the March 2016 ES [Document 2.3.2] and the September and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively] are as follows.

Table 3: Agricultural Land Classification and Soils - Construction Effects without Mitigation

ALC Grade	Temporary Storage, compound and laydown areas (ha)	Borrow Pits (ha)	Total (ha)	Total %
2	3.8	1.5	5.3	3
3a	23.1	7.4	30.5	18
3b	11.3	6.32	17.62	10
4	3.6		3.6	2
Non Agricultural I	108.3		108.3	63
Not Surveyed	6.4		6.4	4
TOTAL	156.5	15.22	171.72	100

7.23 The land affected by these temporary works includes a high proportion of non-agricultural land (63%). It would include smaller areas of lower quality Grades 3b and 4 land (12%) together with approximately 35.8 ha of higher quality Grades 2 and 3a 'best and most versatile' land (21%). However, a total of 6.4 ha of temporary land has not been surveyed due to access arrangements at the time of survey and, based on the surrounding detailed fieldwork that has been carried out, it is anticipated that these additional areas would be likely to contain a significant proportion of Grade 2 and 3a

agricultural land. In order to consider the worst case scenario, it is assessed that if all of this land in these unsurveyed areas were to comprise Grade 2 and 3a land, then the total area of the 'best and most versatile' land temporarily affected would be 42.2 ha (25%). The assessment of the temporary loss of this land is therefore based on the potential higher, worst case loss of 42.2ha (assuming all of the land not surveyed is Grade 2 or 3a land).

Summary of Construction Effects on Farm Holdings

7.24 The table below summarises the land that would be temporarily affected within the individual holdings during the construction period including the supplementary order published in September 2016.

Table 4: Temporary Effects on Farm Holdings during Construction

Land Ownership Plot		Holding Name	Land Take Temporary (ha)
29 d, f	1/2 series	Pant-rhiw gôch Farm	0.23
49 c, e	1/3 and 2/2 series	New Park Farm	3.13
64a	1/4 series	Hollywood Farm	0.49
135a, b, 136b	2/16	Cefn Llogell Farm	0.31
132a	2/14 series	Gwaunshonbrown Farm	0.23
140d	2/18	Ty'n y Brwyn	10.24
217b, bq	5/5 series	Ty Mawr Farm	0.35
219	5/6 series	Pencarn	0.7
215, 221	5/9, 6/3, 6/10 and 7/2 series occupier	Fair Orchard Farm	0.11
302c	6/9 series	New Dairy Farm	1.6
5n	9/2 series	Eastman (Solutia)	0.19
1cb	10/1 series	Rosedew Farm	0.05
1ce, cf	10/1 series	Ffynon Rhiwfyllt Farm	1.27
422 c ,f, h and 403r	13/7e/14/5 series. 14/9 and 15/3 series. 13/2 series tenant	North Court Farm	0.07
431a, b, c, d, e, j	14/4, 15/17, 16/5 series, 19/4 and 19/6	Hendrew Farm	0.07
429c	15/8 series	Red House Farm	0.2
477a, b, f, i,	15/18 series, 17/9	Green Farm	15.26

Land Ownership Plot	Holding Name		Land Take Temporary (ha)
516a, 520a	series, 18/3 series, 18/8 series, 22/5 series and 23/5 series		
3ai, bd	16/4n and 16/9a		4.42
3bk, bl, bp, bw	16/4z, 16/4ab/ 16/4x, 16ab/16a, 17/2	Oaklands Farm	3.75
410b	16/3 and 19/5 series	Upper Grange Farm	0.45
490a,d	16/7 series	The Beeches	1.92
510a	16/17 series	Orchard Farm	0.06
511a-g	17/3 series, 18/7 series, 22/3 and 23/7	Court Farm	9.51
515a-d	17/5 series, 18/4 series and 23/3	Old Court Farm	4.13
514a, b	17/6 series	Great House	3.1
539a, b	18/8, 22/4	Windmill Cottages	0.85
527a	Supplementary CPO 1/3 series		0.2

7.25 The location of the larger areas required for the construction period are located at the Castleton and Magor ends of the new section of motorway, where the main storage and borrow pit areas would be located. At the western end, the temporary land take would affect New Park Farm and Ty'n y Brwyn Farm, both arable based enterprises. Ty'n y Brwyn Farm would mainly be affected during the construction phase, whereas New Park Farm would also lose a proportion of land permanently to the new section of motorway.

7.26 At the eastern end, the temporary areas would particularly affect Green Farm, where a total of 15.26 ha of land would be affected, including construction access to the north of the existing M4. This would cross the current access from Bencroft Lane north to Green Dairy and there would be a large area of borrow pit/excavation, 12.62 ha, located to the south west of the building complex that houses the dairy. This area of excavation would considerably reduce the area of grassland immediately in the vicinity of the dairy and

temporary effects arising from the borrow operation and other construction activities in the vicinity would significantly affect the day to day management of the dairy operation and broader farming operation based from the buildings at Green Dairy.

- 7.27 A number of other holdings would notably be affected at the eastern end of the proposed section of motorway. These include the following.
- a) Plot 511 - Court Farm, where the land is not farmed in hand but let to local farmers.
 - b) Plot 515 - Old Court Farm, where the land is not farmed in hand but let to local farmers.
 - c) Plot 514 - Great House Farm, Undy, where the land is not farmed in hand but let out to local farmers.

Operational Effects

Agricultural Land Classification and Soils

- 7.28 With effective mitigation in place, it is assessed that there would be permanent loss of agricultural land quality in the following areas.
- a) The land within the permanent highway boundary.
 - b) Land within the permanent landscaping areas.
 - c) Borrow pits to be excavated during the construction period and restored, where the quality of the restoration is likely to lead to a change in the physical characteristics, quality of the soils and agricultural land classification in these areas.
- 7.29 The loss of agricultural land quality in these areas, based on the March 2016 ES [Document 2.3.2] and the September and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively] is summarised in Table 5 below.

Table 5: Agricultural Land Classification – Overall Effects with Mitigation

ALC Grade	Area (Footprint of New Section of Motorway) (ha)	Other Permanent Areas (ha)	Borrow Pit Areas (ha)	Total Areas (ha)	%
2	13.1	8.3	1.5	22.9	6
3a	22.9	16.5	7.4	46.8	11
3b	28.6	20.3	6.32	55.22	13
4	73.4	29.2		102.6	25
Non Agricultural	144.7	36.2		180.9	44
Not Surveyed	4.25	0.2		4.45	1
TOTAL	286.95	110.7	15.22	412.87	100

7.30 The agricultural land affected by the permanent land take would therefore affect predominantly lower quality Grades 3b and 4 land (38 %) together with non-agricultural land (44%). At the eastern and western ends of the proposed new section of motorway, where the quality of the agricultural land is higher, the land take would affect approximately 69.7 ha (17%) of Grades 2 and 3a 'best and most versatile' land.

Farm Holdings

7.31 The table below summarises the combined effects within each landholding based on the March 2016 ES [2.3.2] and the September and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively].

Table 6: Overall (Combined) Effects on Farm Holdings, With Mitigation

Ownership Plot		Farm Holding	Land Take Highway Boundary and Other Permanent Land (ha)	Ecological Mitigation Areas (ha)	Borrow Pit Restored to Agriculture (ha)
29d, f	1/2 series	Pant-rhiw gôch Farm	0.12		
49c, e	1/3 and 2/2 series	New Park Farm	13.23		
64a	1/4 series	Hollywood Farm	0.91		
102c	1/11	Walk Farm	3.04		
135a, b, 136b	2/16	Cefn Llogell Farm	5.69		

Ownership Plot		Farm Holding	Land Take Highway Boundary and Other Permanent Land (ha)	Ecological Mitigation Areas (ha)	Borrow Pit Restored to Agriculture (ha)
132a	2/14 series	Gwaunshonbrown Farm	0.03		
130	2/15		2.25		
139b	2/17	Myrtle Cottage	1.55		
158c	2/21	Berryhill Cottage	0.52		
140a,b,d	2/18	Ty'n y Brwyn	0.3		
1ba	3/1 series	Berryhill Farm	27.5		
201, 213	3/4 series, 4/4 series, 20/2 and 20/3	Maerdy Farm	9.53	34.78	
217b, bq	5/5 series	Ty Mawr Farm	3.5		
218b	5/7 series	Church Farm	0.74		
219a	5/6 series	Pencarn	1.07		
253a	6/2 series	Machen Fach Farm	2.26		
215	5/9, 6/3, 6/10 and 7/2 series occupier	Fair Orchard Farm	10.4		
221	5/9, 6/3, 6/10 and 7/2 series occupier	Fair Orchard Farm	4.53		
302c	6/9 series	New Dairy Farm	4.1		
5n	9/2 series	Eastman (Solutia)	1.7		
5s	9/2bj	Tenant Great House Farm	1.1		
355a	9/4 series	Lower Pill Farm	4.49		
374a	10/5 series	Arch Farm	0.69		
377a	10/8 series	Pill Farm	0.22		
1cb	10/1 series	Rosedew Farm	6.5	17.5	
1cd, ce	10/1 series	Ffynon Rhiwfyllt Farm	9.47		
387c	12/2	Tata tenant Great Newra Farm	0.34		
388b	11/3 series	Yew Tree Farm	0.04		
455a	11/2 au and 2av	Lower Grange Farm	4.62		
422c, f ,h, 403r	13/7e, 14/5 series, 14/9 and	North Court Farm	30.77		

Ownership Plot		Farm Holding	Land Take Highway Boundary and Other Permanent Land (ha)	Ecological Mitigation Areas (ha)	Borrow Pit Restored to Agriculture (ha)
	15/3 series freehold, 13/2 series tenant				
416a	13/3, 13/3a	Old Castle Farm	0.04		
418a	13/5 series		0.65		
431a, b, d, e, j	14/4, 15/17, 16/5 series, 19/4 and 19/6	Hendrew Farm	3.87		
457a	15/4 series		0.36		
460b, c	15/11 series		1.66		
429c	15/8 series, tenant 14/4 series	Red House Farm	2.42		
450f	15/13 series		0.31		
999aw, ax, ay	15/9		3.43		
477a, b, f, i, 516a, 520a	15/18 series, 17/9 series, 18/8 series, 22/5 series and 23/5 series. Tenanted 17/3 series, 17/6 series and 18/5 series	Green Farm	7.2	14.28	12.62
464b, 207b	15/22	Redwick Dairy	3.18		
3ai, bd	16/4n and 16/9a		0.19		
3e,f	15/2bc		2.75		
3bk, bl, bp, bw	16/4z, 16/4ab, 16/4x, 16ab/16a, 17/2	Oaklands Farm	1.75		
3cz	16/4af, 17/2g, 17/2j	Rockfield Farm	0.7		
488a, b	16/6	Langley Villa	0.7		
410b	16/3 and 19/5 series	Upper Grange Farm	3.68		
490a, d	16/7 series	Beeches	2.03		
507a	16/15 and	Knollbury	0.69		

Ownership Plot		Farm Holding	Land Take Highway Boundary and Other Permanent Land (ha)	Ecological Mitigation Areas (ha)	Borrow Pit Restored to Agriculture (ha)
	16/15a				
510a	16/17series	Orchard Farm	0.92		
511a-g	17/3 series, 18/7 series, 22/3 and 23/7	Court Farm	2.98	18.77	
515a-d, 580a	17/5 series, 18/4 series and 23/3	Old Court Farm	22.82	5.99	2.6
514a, b	17/6 series	Great House	3.66		
539a,b	18/8, 22/4	Windmill Cottages		11.74	
582a, 583a, 590a, 587a	23/4 series	Barnetts Farm		27.12	
523a	22/3	RES		28.56	
527a	CPO Supplementary series 1/3		0.4		

Community Assets

- 7.32 The environmental assessment set out in Chapter 15 of the March 2016 ES [Document 2.3.2] and the September 2016 ES Supplement [Document 2.4.4] included an assessment of the effects of the Scheme on community facilities and land used by the community, both of which are considered in this Proof of Evidence.
- 7.33 The physical effects of the Scheme on residential and commercial property were also assessed in the March 2016 Environmental Statement [Document 2.3.2]. At this Inquiry matters relating to land required for the Scheme in relation to objections received from private individuals or businesses with interests in the land are addressed in the Engineering Proof of Evidence of Mr Ben Sibert [WG 1.5.1]. Matters relating to the economic impact on commercial businesses are addressed in the Economics Proof of Evidence of Mr Stephen Bussell [WG 1.3.1] and matters relating to the financial impact on

Newport Docks are addressed in the Port Economics Proof of Evidence of Mr Andrew Meaney [WG 1.4.1].

Land Take Effects

7.34 There would be no loss of community facilities or tourist resources as a result of the Scheme. Permanent diversions of sections of the Wales Coast Path are set out in Table 7 below.

7.35 Land take effects on land used by the community are as follows:

a) A strip of Registered Common Land (RCL) unit CL1 running along the eastern foreshore of the River Ebbw.

b) The northern part of the Green Moor Lane allotment site.

7.36 Mitigation measures in relation to the permanent loss of RCL and statutory allotments will take the form of the provision of exchange land, offered as a replacement to the land affected by the Scheme. In relation to RCL unit CL1 along the River Ebbw, an additional area of land, totalling 6,890 m² or 0.69 ha, will be provided to the north, following the present alignment of the river and contiguous with the remaining part of CL1 to the south. This is in excess of the 1,342 m² or 0.13 ha of this RCL unit that would be permanently acquired as part of the Scheme. These arrangements have been discussed with the Open Spaces Society, which has raised no objections.

7.37 In relation to the allotments site, an area of land totalling 5,483 m² or 0.55 ha to the south of Green Moor Lane will be provided as exchange land for the area of allotments affected by the Scheme. This is in excess of the 2,288 m² or 0.23 ha that would be permanently acquired for the Scheme. These arrangements have been discussed with the Magor and Undy Community Council, which has raised no objections.

Construction Effects

7.38 There would be no temporary construction land take from community facilities as a result of the Scheme, although some of those resources would be close

to the construction works, e.g. Barchester Cardiff Care Home, or located on or close to local roads that would be used by construction traffic.

- 7.39 The right to enter part of RCL unit CL1 totalling 5,713 m² or 0.57 ha would be acquired for all purposes connected with the construction and maintenance of the River Ebbw Underbridge. As described above, no public rights of way provide access to this area of RCL and there is no known use of it. Permanent exchange land, totalling 6,890 m² or 0.69 ha, would be provided as described above, which is just under the total combined area of 0.7 ha that would be required permanently and temporarily during the construction of the River Ebbw Bridge.
- 7.40 The nature of the leisure experience at the existing and new areas of the Green Moor Lane allotments and other land used by the community in close proximity to the Scheme e.g. the allotments site at Undy, would temporarily change as a result of the loss of existing mature vegetation, exposure to views of construction activities and construction related noise and vibration, including blasting. These changes have been assessed by the witnesses dealing with Landscape and Visual Effects (Mr Nicholas Rowson [WG 1.8.1]) and Noise and Vibration (Mr Philip Evans [WG 1.14.1]).

Operational Effects

- 7.41 There would be no loss of community facilities, visitor attractions or land used by the community as a result of the operation of the Scheme. Changes to the amenity of these resources in close proximity to the operational highway will largely be a function of changes to the visual and noise environments. Such changes have been assessed by the witnesses dealing with Landscape and Visual Effects (Mr Nicholas Rowson [WG 1.8.1]) and Noise and Vibration (Mr Philip Evans [WG 1.14.1]).

Recreation**Land Take Effects***Permanent stopping up and diversion of PRow*

7.42 The following public rights of way, or sections thereof, that fall within the permanent land take area for the Scheme would be permanently stopped up (see Table 7 below). This would be undertaken during the construction stage and diversions that have been developed as part of the design of the Scheme would be put in place in all but one location (public footpath 399/29) to maintain the connectivity of the local network (see WG 1.10.3 Figure 1). Public footpath 399/29, totalling approximately 134 metres in length, comes to a dead end and does not link to any other public rights of way. These diversions have been developed in consultation with Newport City Council and Monmouthshire County Council.

Table 7: Public Rights of Way (PRow) within Permanent Land Take

PRow Ref	Location	Land Take Effect
400/2; 400/10 and 400/11	Park Farm Footbridge	Sections of these public footpaths would be diverted to link to the new Park Farm Footbridge (SBR 0200) and to maintain linkages with the wider public rights of way network.
399/29	Between the existing M4 and the A48 to the north of Castleton	This public footpath would be within the area required for earthworks associated with the Castleton Interchange. No diversion would be put in place for this no-through route.
390/11	North of the existing M4 and south of Gwaunshonbrown Farm	The western section of the public footpath would be diverted to run along the fence line of the new section of motorway to meet Pound Hill further to the north.
390/15	North of Longhouse Farm and The Conifers	The northern section of the public footpath would be diverted to run along the fence line of the new section of motorway to meet public footpath 390/12.
390/17	South of the A48	The south western section of the public footpath would be stopped up. The eastern section, to its junction with Church Lane, would remain on its existing alignment and then be diverted along the fence line of the new section of motorway to the east. The diversion would then turn to the north to meet the new roundabout on the Duffyn Link to the north of the new Church Lane Overbridge (SBR 0460) and then alongside Church Lane.
390/18	East of Ty'n y Brwyn	The northern section of the public footpath

PRoW Ref	Location	Land Take Effect
		would be diverted to run parallel and south of its existing alignment adjacent to the proposed WTA.
390/22	East of Church Lane and south of the Duffryn Link	The public footpath would be diverted along the fence line of the new section of motorway to the west towards Church Lane and then south to meet the new Church Lane Overbridge (SBR 0460).
412/11	Along the track to New Dairy Farm to the east of Lighthouse Road	Sections of the Wales Coast Path and Newport Coast Path that run along the alignment of the public footpath would be diverted across the New Dairy Farm Overbridge (SBR 0805) in a similar position to the current alignment of the route. This diversion has been developed in consultation with Newport City Council and NRW and would provide a good viewing point for walkers.
401/4	South of the Solutia works	A section of the Wales Coast Path and Newport Coast Path that runs along the alignment of the public would be diverted around the supporting structure for the new River Usk Crossing (SBR 1000) and to the south of the new section of motorway to link with the remaining section that runs southwards, west of Pye Corner. This diversion has been developed in consultation with Newport City Council and NRW.
372/92/1	West of the A4810	The eastern section of the public footpath would be diverted to the south to a point opposite the new alignment of Barecroft Common.
372/69/2, 372/69/5, 372/69/8, 372/69/10 and 372/69/11	North west of Magor	The public footpaths would be stopped up and diverted along the fence line of the new section of motorway as a public bridleway from public footpaths 372/12/4 and 372/86/1 on the north side of the existing M4 to meet St Bride's Road to the east.
372/85/1	North of the existing M4 and west of Magor Services	The southern part of the public footpath would be diverted to the west to meet public footpath 372/86/1.
372/12/4 and 372/86/1	Mill Reen culvert	The sections of these public footpaths at the extended Mill Reen culvert (SMN 2140) would be diverted to the west to meet the entrance to the extended culvert.
372/30/1 and 372/30/2	The Elms road north of the existing M4	The restricted byway which runs along a track from public footpath 372/29/1 to meet The Elms road would be diverted to the east along the fence line of the new section of motorway to meet Rockfield Road.

Creation of new routes

7.43 In addition to these permanent diversions, the following new routes totalling approximately 3140 metres (3.14km) in length, would be created as part of

the Scheme (see WG 1.10.3 Figure 2). The new bridleways would be available for use by walkers, horse riders and cyclists in order to enhance the provision of active travel facilities for these users.

- a) A new public footpath would be created along the fence line of the proposed new section of motorway, running from public footpath 400/1 eastwards to meet Pound Hill to the north of the existing M4. This route would enhance the connectivity of the local network to the north of the existing M4. Whilst it would not directly mitigate for the loss of pedestrian access along the stopped up section of Pound Hill, it would provide walkers with a more direct route to cross the motorway at New Park Farm i.e. they would not have to travel further north along the remaining section of Pound Hill to join existing footpaths near Penylan Farm and then travelling south to meet public footpath 400/1.
- b) A new public bridleway would be created from Green Lane, to the south of the proposed new section of motorway, to run along the same alignment as the private means of access to Maerdy Farm to meet Percoed Lane on the southern side of the Percoed NMU Bridge. This route would provide a link for NMUs (who currently use the section of Green Lane to be stopped up) between the remaining section of Green Lane and NR88 and would provide an active travel route between these existing resources. It would also maintain the connectivity of promoted equestrian routes along Percoed Lane and between Green Lane and Hawse Lane. This proposal is supported by Monmouthshire County Council.
- c) A new public bridleway would be created running eastwards along Rush Wall from North Row to the south of the new carriageway, linking to Barecroft Common. This route would provide an off-road link between NR4 at North Row and Magor, thereby enhancing active travel facilities in accordance with the Active Travel (Wales) Act 2013. Part of this route would be along a new private means of access from Barecroft Common. This route would also provide an alternative route for NMUs who currently use the local highway known as Greenmoor Lane to the north of

Barecroft Common. As part of the published Scheme Greenmoor Lane would be re-classified as a public bridleway to enable horse riders (with mounting blocks) and cyclists to continue to be able to use it. Notwithstanding its status it will comprise a looped route under the motorway and alongside the railway and will not be up to active travel standards. This proposal is supported by Monmouthshire County Council.

- d) A new public footpath would be created along the fence line of the proposed new section of motorway from public footpath 372/86/1 to the north of the existing M4 to meet St Bride's Road to the west. This public footpath would provide an alternative for those not wishing to walk through the widened Mill Reen Culvert. It would also provide a new link to the local network westwards from St Bride's Road via the permanently diverted public footpath 372/69/13 and, by enabling pedestrian access to St Bride's Road, mitigate for the loss of north-south access currently provided by a number of public footpaths (all to be permanently stopped up) from the western edge of Magor to the Magor Services via Junction 23A. This proposal is supported by Monmouthshire County Council.
- e) A new public bridleway would be created from public footpath 372/12/4 to the south of the existing M4 to meet St Bride's Road to the west. As outlined above, this public bridleway would provide an alternative for those not wishing to walk through the widened Mill Reen Culvert to access resources to the north of the existing M4 and would enhance the local network for walkers. It would also provide a north-south link for all NMUs via the new St Bride's Road Underbridge as described above. This proposal is supported by Monmouthshire County Council.
- f) A new public bridleway would be created from public footpath 372/12/4 to the south of the existing M4 to meet Grange Road to the east. Together with the new public bridleway between public footpath 372/12/4 and St Bride's Road described above, this route would be available for all NMUs between St Bride's Road and Grange Road with north-south access at both ends. This proposal is supported by Monmouthshire County Council.

- 7.44 Further to consultation, a new shared-use path (approximately 1 kilometre in length) on the B4245 between Undy and Rogiet in the vicinity of the proposed new motorway junction would also be provided as part of the Scheme.

Construction Effects

- 7.45 Some public rights of way would need to be temporarily stopped up to allow for works on the carriageway, junctions, bridges and NMU crossings to be undertaken, or where they fall within temporary construction or storage areas or within temporary construction traffic arrangements. These are listed in Table 8 below and shown on Figure 1 [WG 1.10.3].

Table 8: Public Rights of Way Temporarily Affected During Construction

PRoW Ref	Location	Temporary Effect
390/11	The western end of the public footpath to its junction with Pound Hill within the temporary construction area.	The permanent diversion of this section of the public footpath would be provided at the end of construction. During construction a temporary diversion would be provided outside the construction area.
390/15	The southern part of the public footpath within a temporary construction area to the south and the mitigation land.	This part of the public footpath would be temporarily stopped up.
390/17	The northern section of the public footpath would be within the mitigation land to the north of the Scheme.	This part of the public footpath would be temporarily stopped up.
390/18	The public footpath, from its junction with public footpath 390/15 to its junction with footpaths 390/14 and 390/23 would be between the permanent land take area and the construction area to the south and west.	This public footpath would be temporarily stopped up.
399/25	The western part of the track along which public footpath runs from the A48.	Track used for construction access to the new water treatment area and traffic management would be put in place.
399/50	Along track between the new Bryn Ivor Lodge Care Home and the Castleton Grow Your Own site.	Track used for construction access and traffic management would be put in place.
401/4	A section of the public footpath along which the Wales Coast Path and Newport Coast Path runs to the east of the River Usk, under the railway and to the south of the Solutia works, up to that section of the same public footpath that would	The part of the public footpath along which the Wales Coast Path and Newport Coast Path runs would be temporarily stopped up.

PRoW Ref	Location	Temporary Effect
	be permanently stopped up as part of the Scheme.	
372/12/4	Public footpath through Mill Reen culvert.	The public footpath would be temporarily stopped up during the construction of the new Mill Reen Culvert.

- 7.46 Where practicable, temporary diversions or temporary traffic management measures would be put in place to maintain safe public access during the construction stage of the Scheme. For public footpath 372/12/4 at Mill Reen, public access would be available at weekends. Temporary diversions for the Wales Coast Path and National Cycle Network (NCN) routes that have been discussed with the relevant parties are described below.
- 7.47 During the construction of the River Usk Crossing, a temporary diversion of the Wales Coast Path would be put in place for that section temporarily stopped up running to the east of the River Usk from the western end of Stephenson Street to the Solutia site. This diversion would start from the junction of Corporation Road and Stephenson Street and run south along Corporation Road before turning east into Traston Road. From the non-vehicular section of Traston Road, the temporary diversion would run southwards through the fields to the east of the Solutia Works to Nash Road and then run south to join the existing alignment of the route to the west of Pye Corner.
- 7.48 A section of NR4, which runs along the same route as the Wales Coast Path and Newport Coast Path to the south of the Solutia works, would be temporarily stopped up during the construction works associated with the River Usk Crossing. An alternative on-road route following Traston Road and Nash Road would be waymarked during this time.
- 7.49 During the construction of the new Dairy Farm Overbridge to the west of the River Ebbw a temporary diversion of the Wales Coast Path may be required.
- 7.50 The potential need for a temporary diversion of NR88, within the permanent and temporary land take areas for the Scheme, has been identified since the

publication of the Draft Orders. This may be required during some phases of the construction programme e.g. during the construction of the NMU bridge sub-structure and placement of the steel structure, to ensure the safety of all NMUs. An indicative alignment for such a temporary diversion is illustrated between Point A and Point B on Figure S14.1 of the September 2016 ES Supplement [Document 2.4.4]. The route would be a minimum of 3 metres in width with a suitable hardened surface. These temporary arrangements have been discussed with Sustrans.

Operational Effects

- 7.51 On completion of the construction phase, those public rights of way and other linear recreational routes that were partly or fully stopped up on a permanent basis would have been diverted and those that were partly or fully stopped up temporarily during the construction phase would have been reinstated along their original alignment. In addition, the new routes created as part of the Scheme would be operational as shown on Figure 2 [WG 1.10.3].
- 7.52 Changes in the overall amenity of journeys made by pedestrians, equestrians and cyclists during the operational phase resulting from changes to the visual and noise environments have been considered in the Landscape and Visual Effects and Noise and Vibration assessments as set out in Chapters 9 and 13 respectively of the March 2016 ES [Document 2.3.2] and the Proofs of Evidence for these topics [WG 1.8.1 and WG 1.14.1 respectively].

8. Responses to Concerns raised in Representations

Agricultural Land Use

- 8.1 Concerns have been raised by a number of the farm holdings affected by the Scheme.
- 8.2 Welsh Government is in contact with the owners of these holdings to try to discuss their objections and consider any concerns about the effects of the Scheme on the use of the agricultural land within their holdings so that their objections to the Scheme can be addressed. The current status of matters included in each of these Objections is described below, including agreed and proposed modifications and the Inquiry will be updated on these matters as they progress. Plot numbers referred to below are shown on Figure R15.8 of the ES Supplement [Document 2.4.4].

Objection 0019 – Pencarn Farms Ltd (Plot 219a)(CPO reference 5/6 series)

- 8.3 A concern has been raised by the landowners of this area of land regarding continued access to the remainder of the land parcel directly affected. The Scheme would permanently affect approximately just over 1ha of this family owned block of 12.8ha that is contract farmed on their behalf. Welsh Government have responded with a proposed modification (CPO MOD 51) to ensure that access would be maintained to the remaining area of land following the implementation of the Scheme and the owner has been asked to confirm that the provision of this access addresses his concerns.

Objection 145 – Maerdy Farm (Plot 201a and 213a,c,e)(CPO reference 3/4 series, 4/4 series, 20/2 and 20/3)

- 8.4 The concerns raised in the objection to the Scheme include the following:
- a) The justification for the use of the land within Parcel 3/4d on the CPO schedule, Plot 201a
 - b) The small areas of land at Maerdy Farm left isolated by the orders (Plot 213) which would be uneconomic to farm.

- c) The loss of CPO Plots 20/2 and 20/3 on the land referencing plan (Plot 213) for essential mitigation.

8.5 This would include the following.

- a) A permanent loss of approximately 9.53 ha of land (6% of the holding) affected within the highway boundary and other permanent land take areas.
- b) In addition, the inclusion of land at Maerdy Farm as a potential area for ecological mitigation would affect a further area of 34.78 ha of land within this holding.

8.6 The requirement for the land at Maerdy Farm to be included within the SSSI mitigation strategy is described in the Proofs of Evidence of Dr Peter Ireland [WG 1.7.1] and Dr Keith Jones [WG 1.18.1].

8.7 Overall, therefore the land take from the holding would comprise a total of 44.31 ha of land which represents approximately 28.6% of the holding. The land at Maerdy Farm is managed for arable production within the Gwent Levels through share-farming agreements with other local farmers. Whilst there would be a significant loss of income derived from the agreements, a large arable holding comprising in excess of 100 ha would still remain unaffected based at Great Osbaston Farm, located close to Monmouth.

8.8 Following discussions with the owner of land at Maerdy Farm at a meeting on 2nd August 2016, a modification (CPO MOD 59) has been proposed to amend the boundaries of the proposed essential mitigation area to the east of Church Lane. It has been possible to accommodate the area of species rich grassland proposed in this area within the southern facing embankments of the new section of motorway the land take required within an area of high quality arable land could therefore be reduced.

8.9 It is accepted that the land currently shown within the CPO requirements for different purposes does leave small areas of isolated land and that these would be uneconomic to farm as isolated plots. Welsh Government have

responded to the owner identifying that the area of land bound by land by CPO plots 5/3b, 5/3g, 5/3h and 5/3j could be included as a modification to the CPO for the Scheme (CPO MOD 59) for the purpose of SSSI mitigation.

Objection 212 – (Plot 221)

- 8.10 As part of this objection concerns have been raised as to the viability of the agricultural land. The land within this ownership comprises a block of approximately 30.8ha of land located to the south of the railway line west of Lighthouse Road. Approximately 4.53 ha of land is permanently required for the Scheme and is located at the northern end of the holding, immediately to the south of the railway line. Access to the remaining area of approximately 26.3 ha of land to the south of the new section of motorway would remain following the implementation of the Scheme.
- 8.11 The agent acting on behalf of this owner has confirmed that whilst the owner maintains an objection to the Scheme, issues relating to the landholding are now solely a matter of compensation, which is not a matter for the Inquiry.

Objection 213 – Old Court Farm (Plots 515a,b,c,d, and 580a)(CPO Reference 17/5 series, 18/4 series and 23/3)

- 8.12 This objection raises concerns about the viability of the agricultural holding following the loss of land and the inability to forward plan the running of the agricultural unit.
- 8.13 The effects of the Scheme on this landholding include:
- a) A permanent loss of approximately 22.82 ha of land from this holding arising from the new section of motorway.
 - b) In addition, the inclusion of Caldicot Moor as a potential ecological mitigation area would affect a further 5.99 ha of land within this holding.
 - c) A temporary loss of approximately 4.13 ha of land from this holding, associated temporary storage, laydown and borrow areas.

- 8.14 A revised Draft SSSI mitigation strategy has been submitted as part of the December 2016 ES Supplement [Document 2.4.14 (Appendix SR11.35)]. This identifies a reduced area of land take required on Caldicot Moor as part of the Strategy. This strategy would remove approximately 5.99 ha of the required land take on Caldicot Moor from this holding.
- 8.15 Therefore, taking into account the revised Draft SSSI strategy and a reduced area of approximately 22.81 ha of land would be permanently lost from the holding and this represents approximately 47.5% of the total land holding. The temporary areas of land would be restored at the end of the construction period using best practice techniques already identified in the pre-construction environmental management plan [Document 2.4.14 (Appendix SR 3.2)] and returned to the holding. However, in regards to the areas of borrow within this holding, whilst it may be possible for these areas to be reclaimed to an agricultural use, a precautionary approach has been taken to the likely potential quality of the restoration and it has been assessed that the agricultural quality of the restored land is unlikely to comprise the best and most versatile Grades 1, 2 or 3a land.
- 8.16 The land within the ownership of the holding is not farmed by the landowners who are in retirement but is let out on a series of agreements to local farmers, including Green Farm. There would be a considerable and significant effect on the income being derived from the land by the owners.
- 8.17 However, there would not be an effect on any farming enterprise based at Old Court Farm. The effects on agricultural productivity are rather on other local enterprises, including Green Farm who is known to farm some of this land on a regular basis and on the availability of agricultural grassland for the local farming community.

Objection 214 – S Anstey – Court Farm (Plot 511a-g)(CPO reference 17/3 series, 18/7 series, 22/3 and 23/7)

- 8.18 This objection raises concerns about the viability of the agricultural holding following the loss of land and the inability to forward plan the running of the agricultural unit.

- 8.19 The effects of the Scheme on this landholding include:
- a) A permanent land loss of approximately 2.98 ha of land from this holding arising from the new section of motorway.
 - b) In addition, the inclusion of Caldicot Moor as a potential ecological mitigation area would affect a further 18.77 ha of land within this holding.
 - c) There would be a temporary requirement for approximately 9.51 ha of land to be taken within this holding, mainly for temporary stockpiles to the north of the existing motorway between The Elms and Bencroft Lane, but also a small requirement for a strip of land close to Court Farm required in connection with drainage works in this vicinity.
- 8.20 A revised Draft SSSI mitigation strategy has been submitted as part of the December 2016 ES Supplement [Document 2.4.14 (Appendix SR 11.35)] . This identifies a reduced area of land take required on Caldicot Moor as part of the Strategy.
- 8.21 This draft strategy would reduce the land take on this holding by approximately 5.1ha. This would therefore reduce the overall land take from this holding on Caldicot Moor to approximately 13.67ha.
- 8.22 In total, therefore a reduced area of approximately 16.65 ha of land would be permanently lost from the holding and this represents approximately 46 % of the total land holding. The temporary areas of land would be restored at the end of the construction period using best practice techniques already identified in the Pre-Construction Environmental Management Plan [Document 2.4.14 (Appendix SR 3.2)] and returned to the holding.
- 8.23 The land within the ownership of the holding is not farmed by the landowner but is let out on a series of agreements to local farmers. There would be a considerable and significant effect on the income being derived from the land by the owners. The effects on agricultural productivity are rather on other local enterprises and on the availability of agricultural grassland for the local farming community. In addition, whilst the income from the land would be lost

from this individual holding, the management of the SSSI Mitigation areas would be as grazing marsh and therefore would remain in agricultural use, potentially by the local farming community.

Objection 215 – Great House, Undy (Plot 514a,b and 523a)(17/6 series, 22/3)

- 8.24 The objection raises concerns about the viability of the agricultural holding following the loss of land under the headings of Title, Title Mitigation and Licence during the road construction.
- 8.25 There would be a permanent loss of less than 3.66 ha of land associated with the new section of motorway. The holding comprises approximately 5% of a total ownership of approximately 67 ha.
- 8.26 During construction there would also be the temporary loss of approximately 3.1ha of land associated with the use of land for materials storage. Following the construction period, this land would be restored, using best practice techniques as identified in the Pre-Construction Environmental Management Plan [Document 2.4.14 (Appendix SR 3.2)] The land within the ownership of the holding is not farmed by the landowner but is let out on a series of agreements to local farmers. There would be a loss of income being derived from the land by the owners. However, the effects on agricultural productivity are rather on other local enterprises and on the availability of agricultural grassland for the local farming.
- 8.27 At a meeting within the landowner's agent on the 24th May, it was indicated that the landowner here also owned the land shown as RES (Plot 523a, CPO Reference 22/3) on Caldicot Moor. Monmouthshire County Council had granted planning permission for two turbines to be erected on the land in August 2014, but the application was subsequently called in by the Welsh Government in December 2014 and no further planning documentation has been submitted since that time. RES have raised no objection to the Draft Orders and it has since been confirmed by RES that the land has now reverted to the ownership of Great House Farm, Undy.

8.28 Plot 523a comprises approximately 28.56ha of land and is identified for essential ecological mitigation as part of the SSSI mitigation strategy. This additional loss of land from the holding would represent a significant further loss of 43% of the income to the land holding where the land is not farmed in hand but let out on a series of agreements to local farmers. Although the income from the land would be lost from this individual holding, the management of the SSSI Mitigation areas would be as grazing marsh and therefore would remain in agricultural use, potentially by the local farming community.

Objection 216 – Fair Orchard Farm (Plot 215)(CPO reference 5/9, 6/3, 6/10, and 7/2 series occupier)

8.29 The objection raises the following concerns:

- a) The viability of the agricultural holding following the loss of land under the headings of Title, Title Mitigation and licence during the construction
- b) Inability to forward plan running of the agricultural unit
- c) Concerns in relation to access to the farm during and post construction

8.30 The permanent land take from this holding would include approximately 10.4 ha from the land that is owner occupied, approximately 0.27 ha of land tenanted from Newport City Council and approximately 4.5 ha of land farmed on behalf of a family member (OBJ 212). This land take would represent a loss of approximately 7% of the land within the ownership of the holding and approximately 5% of the wider holding.

8.31 The land take for the alignment of the new section of motorway would permanently sever a group of fields that run east to west across the holding from the railway line to the banks of the River Ebbw and would also affect the main access that runs into the north side of the complex of buildings. The land take would also affect the area of land currently let out to St Brides Bangers.

- 8.32 The permanent land take and particularly the severance of fields and access across the holding would affect the day to day management of the holding, including the numbers of livestock that are based on the holding and their movement. The use of land to the north of the buildings by St Brides Bangers would also be directly affected.
- 8.33 An area of approximately 0.11 ha of land would be temporarily affected during construction within the ownership of the holding. Whilst the area of land temporarily affected during construction is limited, the works being undertaken within and in the vicinity of the holding would be likely to cause considerable disruption to the operation of the holding during this period. The disturbance would include the following.
- a) Disruption to farm access due to realignment of Lighthouse Road.
 - b) Disruption to farm access due to the realignment of the access to New Dairy Farm (Wales Coast Path).
 - c) Disruption to field access across land within the holding affected where fields are severed between the railway line to the west and the banks of the River Ebbw at the eastern side of the holding.
 - d) Disruption to drainage and water supplies due to temporary works to the reed network across the holding. The maintenance of the drainage network during this period is described in the evidence of Mr Barry Woodman (WG 1.6.1).
- 8.34 In relation to concerns regarding the continued access arrangements, the project team reviewed the southern access from the farm off Lighthouse Road. Options for a proposed modification have been prepared and in order to address this concern and have been discussed at meetings held on 20th September 2016 and January 10th 2017.
- 8.35 Access would be maintained from the main buildings on Lighthouse Road and also to land from the access road to New Dairy Farm. However, this livestock holding is permanently severed from west to east across the main

part of the ownership block and this would have long term implications for the future organisation and management of the holding, but not to such an extent that it would threaten the continued operation of the holding as a whole.

Objection 217 – New Dairy Farm (Plot 302c)(6/9 series)

- 8.36 The Objection includes concerns as to the viability of the holding following the loss of land and also to the severance of land following the construction of the road including difficulties regarding access.
- 8.37 The construction of the new section of motorway would affect the main farm access that runs from Lighthouse Road (close to Duffryn High School) south east towards New Dairy Farm. Access would be maintained to the holding at all times, but there would be disruption to the management of the holding associated with the use of this access during the construction period. The main farm access route that exists now would be replaced by the New Dairy Farm overbridge.
- 8.38 The permanent loss of land from this holding includes an area of land to the north of the farm access road, which would include a total of approximately 4.1 ha of land. In addition, a further temporary area of approximately 1.6ha of land would be used in association with the works needed to provide the new overbridge and adjusted farm access route.
- 8.39 Whilst there would be temporary disruption to the holding during construction, the permanent loss of land represents approximately 2% of this large farming enterprise and would not therefore affect the continued operation of the holding following the construction of the new section of motorway.
- 8.40 Following meetings with the agent representing the owner in May and July 2016 it is understood that the owner is concerned about the viability of retaining the small areas of land remaining in the block of land severed. A modification to provide access to these areas has been proposed (CPO MOD 47) and this has subsequently been discussed at a meeting with the landowner on 20th September 2016.

- 8.41 It has been confirmed in writing that the owner accepts the proposed modification to maintain access to these areas and that whilst the owner maintains an objection to the Scheme issues relating to the landholding are now solely a matter of compensation, which is not a matter for the Inquiry.

OBJ 218 – Arch Farm (Plot 374a)(CPO 10/5 series)

- 8.42 The objection raises concerns about the severance effects of the realigned Nash Road together with the water attenuation area proposed on the agricultural use of this plot. In order to address the concerns of the owner, a proposed CPO modification (CPO MOD 46) has been drafted to adjust the design of the water treatment area (WTA) to reduce the land take as far as possible within the plot. Access into the plot would be retained from the realigned Nash Road. The agent acting on behalf of this landowner has confirmed that the objection is withdrawn subject to matters of compensation being appropriately dealt with in due course.

OBJ 219 – DG Harris Executors (460b,c)(15/11 series)

- 8.43 This objection raises concerns about the severance of the land immediately to the north of Green Moor Lane (460b), although this objection is in relation to development potential rather than farming considerations. The remaining area of Plot 460b would continue to have access from the provision of a new connection from Kensington Park to Green Moor Lane which would allow vehicle access to the agricultural land and allotments along Green Moor Lane. The land is currently let for horse grazing and could continue to be used for this purpose, albeit on a reduced area.

OBJ 220 – (Plot 418a)(13/5 series)

- 8.44 This objection raises concerns about the severance of the field immediately to the east of North Row. The alignment of the road does sever the field, but in agricultural terms the land is not farmed in hand as part of a farm holding, and is let out to local farmers. Access would be retained to the remaining northern and southern areas of the plot following the implementation of the Scheme to enable the use of these remaining areas to continue.

OBJ 223 North Court Farm (422 h) and OBJ 224 Penterry Farm (422c,f) (13/7e, 14/5 series, 14/9, 15/3 series)

- 8.45 These objections are considered together as both of these areas of land are farmed as part of North Court Farm. Both the objections raise the same concerns regarding the severance of land resulting in the inability to utilise resultant areas. No concerns are raised with regards to the effect on the overall viability of the farm holding at North Court Farm.
- 8.46 The land lies to the east of North Row situated between the Rush Wall Track to the south and the A4810 to the north. With regards to Plots 422 c and 422f, there are currently two access locations into these plots from the A4810 as well as an access from Rush Wall. Whilst the access from Rush Wall would no longer be available to North Court Farm, situated further south along North Row, the access locations from the A4810 would remain with the new section of motorway in place.
- 8.47 For the parcel of land further east, 422h, this is currently accessed close to the junction of the A4810 and Barecroft Common. The proposals include the provision of a new access road to the south of the new section of motorway from Barecroft Common to the remaining part of plot 422h.

OBJ 225 – Red House Farm (Plot 429c)(CPO Reference 15/8 series)

- 8.48 This objection includes concerns about the viability of the agricultural holding following the loss of the land to the new section of motorway. The Scheme would permanently affect a total of approximately 2.4ha of land situated to the east of the A4810 and immediately north of Barecroft Common. In addition, a small area of approximately 0.2ha is required for use as a temporary compound adjacent to the permanent land take in the same location.
- 8.49 Red House Farm is situated in Llandavenny. The holding comprises a total of approximately 50ha of land, but comprises only 7.7ha of land within the ownership of the holding. The owner of the land has historically had other business interests in addition to operation of the farm holding. The loss of the land would represent a total of approximately 10% of the land within the

ownership and tenancy agreements and 5% of the wider holding. Whilst the loss of the land within the ownership would require an adjustment to numbers of the beef herd, these numbers are variable, with 55 at the time of the farm interview, compared to a historical maximum of 100. The holding currently relies on the availability of unsecured land on short term arrangements to maintain the beef herd and this situation would continue to affect the extent of the enterprise irrespective of the loss of the land for the section of new motorway.

OBJ 226 – Barnetts Farm (Plots 582a, 583a, 590a and 587a)(23/4 series)

- 8.50 This objection raises concerns regarding:
- a) The viability of the agricultural landholding owned on Caldicot Moor if acquired for mitigation purposes. The proposal severs fields and a commercial block of land with the balance that would be left being unviable and likely to be affected by any change of management of the acquired land.
- 8.51 Based on the draft SSSI mitigation strategy produced to accompany the Draft Orders in March 2016, the inclusion of Caldicot Moor as a potential area for ecological mitigation would affect 27.12 ha of land within this holding. This represents approximately 15% of the ownership of the holding and 8% of the wider area of the holding. This loss of this land would affect the day to day management of the holding, including the numbers of livestock that are based on the holding and the flexibility to locate livestock in different areas of the holding, depending on seasonal and ground conditions.
- 8.52 A revised Draft SSSI mitigation strategy has been submitted as part of the December 2016 ES Supplement [Document 2.4.14 (Appendix SR11.35)]. This identifies a reduced area of land take required on Caldicot Moor as part of the Strategy and the land within the ownership of Barnetts Farm would no longer required within the revised draft SSSI strategy.
- 8.53 It has now been confirmed in writing that subject to the removal of this land from the Scheme, the objection is withdrawn.

OBJ 227 – New Park Farm (Plot 49c, e)(1/3 and 2/2 series)

- 8.54 This objection includes concerns about:
- a) The viability of the agricultural holding following the loss of land.
 - b) Inability to forward plan the running of the agricultural unit.
- 8.55 There would be a permanent loss of approximately 13.23ha of land within this holding and this would affect a strip of land running from the west of the holding immediately to the north of the existing M4, together with fields to the east of the farm buildings running eastwards to Pound Hill. This land take would affect arable land to the west of the farm buildings and the grassland area used for the beef enterprise to the east of the buildings.
- 8.56 During construction, there would be a temporary loss of approximately 3.13ha of land for the use of construction access and also the use of land for materials storage. Following the construction period, these areas of land would be restored in accordance with best practice and returned to the holding.
- 8.57 Discussions held with the landowner on the 20th May identified a potential modification that might address concerns raised in the objection. Following this discussion Welsh Government have responded to the owner with plans showing a proposed modification (CPO MOD 27) to reduce the land take immediately to the east of the farm buildings and move proposed planting areas further to the east, adjacent to Pound Hill. The removal of this land close to the buildings would reduce the loss of the arable land within the holding, including an area of Grade 2 land as identified in the ALC survey work. This modification has been further discussed at a meeting held on 20th September 2016.
- 8.58 In terms of the farming operation, the holding is primarily a large arable based operation, with land farmed within the ownership, but the enterprise also contract farms additional arable areas on behalf of other local owners. Whilst the loss of the land would affect the income generated from the arable area and the grassland area associated with the limited beef enterprise, it would

not threaten the continuation of the main arable farming enterprise. The land affected is situated on the southern fringe of the holding alongside the M4 and access to the remaining land can therefore be maintained without severance of individual remaining areas during construction and operation.

OBJ 228 – Carrowhill Farm (Tyn y Brwyn) (Plot 140d)(2/18)

- 8.59 This objection includes concerns about the viability of the agricultural land at Tyn-y-Brywn farm during and post construction.
- 8.60 Approximately 10.24ha of agricultural land on this holding would be temporarily affected by location of soils storage areas and compound on this plot. This would temporarily affect approximately 3.6% of a large arable based farming enterprise comprising approximately 283ha of land. The main holding is based at some distance from Tyn-y-Brywn. Whilst the temporary loss would reduce the arable acreage at this location where the total acreage is approximately 40ha (100 acres), this would not threaten the continued operation of the wider arable enterprise.
- 8.61 The Pre-Construction Management Plan [Document 2.4.14 (Appendix SR 3.2)] identifies that a detailed soil management plan would be produced to ensure that best practice measures would be implemented for the stripping, storage and replacement of soils on areas of temporary land take during construction. The implementation and on-site supervision of these bespoke measures for different soil types within different construction areas would enable the land to be returned to its former agricultural use following the completion of construction.
- 8.62 The agent acting on behalf of this owner has confirmed that whilst the owner maintains an objection to the Scheme, concerns in relation to the landholding are now solely a matter of compensation which is not a matter for the Inquiry.

OBJ 230 – Cefn Llogell (Plots 135/136)(CPO reference 2/16 series)

- 8.63 This objection raises concerns regarding the viability of the agricultural holding following the loss of the agricultural land.

- 8.64 There would be a permanent loss of approximately 5.69 ha of land from the holding together with a temporary loss of approximately 0.3ha of land associated with temporary storage and construction access requirements.
- 8.65 The plots identified as part of the holding comprise approximately 27ha of land in total. Whilst the loss of the land to the new section of motorway would affect the income to the landowner, the land is not farmed in hand and is rented out for arable production (maize at the time of survey) by another local farmer. The agent acting on behalf of this owner has confirmed that whilst the owner maintains an objection to the Scheme, concerns in relation to the landholding are now solely a matter of compensation which is not a matter for the Inquiry.

OBJ 231 – Manor Farm (Windmill Cottages) (Plots 539a, 539b)

- 8.66 The objection raises concerns about the viability of the agricultural landholding owned on Caldicot Moor if acquired for mitigation purposes. It continues that the proposal severs fields and a commercial block of land with the balance that would be left unviable and likely to be affected by the change of management on the acquired land.
- 8.67 The effects on this individual land holding arising from the Scheme include the temporary loss of approximately 0.85ha of land required for the provision of an access road for construction purposes, together with the permanent loss of approximately 11.75ha of land on Caldicot Moor for essential ecological mitigation as part of the SSSI mitigation strategy.
- 8.68 The temporary loss of approximately 0.85ha of land would lead to the severance of an area of arable land during the construction period, leading to additional management difficulties during this period. In terms of the permanent loss of 11.75ha of arable land on Caldicot Moor, the holding comprises approximately 100 ha of arable land that is managed using contractor services. Whilst there would be a loss of income associated with the reduction in the arable area, the loss of this would not threaten the continued management of the remaining arable area within the land holding located mainly to the north of the A 48M by contractors.

OBJ 232/233/ 237 Green Farm (Plots 477a,b,f,516a, 520a)(15/8 series, 17/9 series, 18/3 series, 22/5 series and 23/5 series)

- 8.69 These objections raise the following concerns in regard to this farming enterprise:
- a) The impact of the proposed area to be taken for Title and Licence during the construction on the running of the productive dairy and mixed use intensive farm, both during and post construction;
 - b) The potential loss of viability of the unit and threat in particular to the dairying operation which will be adjacent to an area that is to be quarried for stone;
 - c) Additional difficulty and cost effectiveness of running the farm with loss of land at two locations, restricting economies of scale;
 - d) Concern at mitigation land distant from proposed motorway being acquired reducing viability of farm and remaining land;
 - e) Bio-security due to proximity of proposed workings adjacent to farm; and
 - f) Concern about the quality of reinstatement on borrow areas.
- 8.70 In terms of the permanent loss of land from the holding and concerns raised in points 1, 3 and 4, there would be a permanent loss of approximately 7.2 ha of land from the ownership of the holding associated with the land required within the highway boundary and other permanent land take areas. The losses would be to the western parts of Plots 477a and b together with land to the north of the existing M4 along the southern fringe of Plot 516a to the south of Green Dairy and a field to the south of the existing M4 (plot 520a OBJ 232). No farm buildings would be affected by the land take.
- 8.71 The loss of this land represents approximately 4% of the ownership of the holding and 3% of wider area of the holding, which is a relatively limited proportion of the overall operation. This loss would affect the land within the immediate vicinity of Green Dairy, which is important for the operation of the

dairy enterprise based here. Also, interviews with surrounding landowners indicate that this enterprise currently farms land by agreement in Plots 511 (Court Farm) and 514 (Great House, Undy), which would also be affected by the new section of motorway. The addition of Plot 527a in the Supplementary order is also understood to be farmed as part of Green Farm.

- 8.72 The ES published in March 2016 also included Caldicot Moor as part of the SSSI mitigation strategy which would affect a further 14.28 ha of land within this holding. A revised Draft SSSI mitigation strategy has been submitted as part of the December 2016 ES Supplement [Document 2.4.14 (Appendix SR11.35)]. This identifies a reduced area of land take required on Caldicot Moor as part of the Strategy and the land within the ownership of Green Farm would no longer be required within the revised draft SSSI strategy.
- 8.73 With regards to the concerns of the effects of the construction requirements on the holding raised in points 2, 5 and 6, there would also be a temporary loss of approximately 15.26 ha of land from the holding. This land includes land that is located to the north of the existing M4, in connection with an area used as a borrow pit (12.62 ha) located to the south west of the building complex at Green Dairy, together with a haul route required to access Ifton Quarry. There would also be disruption to the holding during the process of the realignment of Bencroft Lane, although access between the two sets of farm buildings at Green Dairy and Green Farm would be retained at all times.
- 8.74 In total, during the construction period, there would be a loss of 22.46 ha from the productive area of the holding (including the permanent land take plus the temporary areas but excluding land on Caldicot Moor) and this would represent approximately 14% of the ownership of the holding. This total loss of this land would require adjustments to livestock numbers and significant changes to the day to day management of this farming operation during the construction period. In addition, the temporary loss of land in the vicinity of the dairy and effects arising from the excavation operations and construction activities close to the dairy buildings could significantly affect the ability to maintain the operation of the dairying enterprise based here.

8.75 In relation to the concerns about the quality of the reinstatement of the borrow areas, the natural topsoils and subsoil materials would be stripped stored and restored using recognised best practice as indicated in the pre CEMP and within this holding would be returned to agricultural use. However the assessment within the ES states that within the borrow pit areas, where the soils are stripped and restored, the land may not be returned to its pre-working physical characteristics. Whilst it may be possible for these areas to be reclaimed to an agricultural land use, a precautionary approach has been taken to the likely potential quality of the restoration and it has been assessed that the agricultural quality of the restored land is unlikely to comprise the best and most versatile Grades 1, 2 or 3a land. The nature of the soil profiles in these areas is naturally free draining and when the borrow material is removed it is likely to be replaced by slowly permeable clayey soils from the Newchurch association, intermixed with some peaty and lighter soil materials. It is considered that the change in the nature of the underlying substrate material could create a slowly permeable layer below restored topsoil and subsoil materials and may change the drainage characteristics of formerly free draining materials. Hence the quality of the restoration and potential for best and most versatile land to be re-established is considered uncertain. On this basis the assessment has assessed that the 6.3 ha of Grade 3a land within the borrow area within this holding would be unlikely, if infilled with this type of material, to be returned to the “best and most versatile” quality.

8.76 Following the reinstatement of the temporary areas, the permanent loss of agricultural land within the ownership of the holding would reduce by approximately 7.2ha or 4%. Whilst all of the land within the temporary areas could be returned to agricultural use, dependent upon the nature of the fill material and detailed design of the borrow areas, this land is unlikely to be restored to its former quality or versatility of agricultural use.

OBJ 235 – The Beeches (Plot 490a, d)(CPO Reference 16/7 series)

8.77 The objection raises the following concerns:

- a) The loss of the land under the headings of Title, Title Mitigation and Licence during construction will have a severe effect on the viability of the agricultural holding part of which will be acquired for the proposed road.
- 8.78 The losses from this holding would include the permanent loss of 2.03 ha of land affected by the new section of motorway and associated landscaping requirements. The land lost would be in the fields immediately surrounding The Beeches to the south and east of the property. An access would be provided remaining land within the property but the permanent area of land to be used for the limited beef fattening enterprise would be reduced following the implementation of the Scheme.
- 8.79 The temporary effects would require an additional use of approximately 1.92 ha of land associated with the provision of temporary stockpiles and temporary access routes. There would also be effects on farm access routes as there is currently access for large vehicles to access the barn and the caravan site from the lane to the east of The Beeches house. This temporary loss of additional land during construction would leave no grazing land in the immediate vicinity of the Beeches property to support the limited beef fattening enterprise or the military hardware enterprise that is operated from the property.
- 8.80 Whilst the permanent loss of 2.03ha of land to the Scheme would affect the grazing land around the property used to turn out cattle and for practice firing for military equipment, the farming interests are a part-time occupation for the landowner together with the main interests in the military hardware business and the revenue from the caravan park. In addition, approximately 41ha (95%) of the agricultural land within the ownership would remain, following the restoration of land during construction.

OBJ 236 (999 aw/ay)(CPO reference 15/9)

- 8.81 This objection raises concerns about the viability of holding following the loss of the land during and post construction. Two areas of land are affected within this ownership. The southern field (Plot 999 aw) is taken entirely within the

area of land required to build the section of new motorway. Only part of the second plot to the north (Plot 999ay) is required where the new section of motorway runs through the western part of the area. The remaining part of this plot would be accessible from the re-opened highway link from Kensington Park into Green Moor Lane. Whilst there would be a loss of land from the ownership, this land is not farmed in hand, but is let out to local land owners. Also, Plot 999ay is currently unfenced and regularly informally accessed from Green Moor Lane by members of the public for recreational use.

OBJ 238 – Orchard Farm (510a)(CPO Reference 16/17 series)

- 8.82 This objection raises concerns about the viability of the remainder of the agricultural land in the ownership and the effect on the remaining land during and post construction.
- 8.83 Further to discussion, a modification has been proposed (CPO MOD 33) to remove part of the permanent land take requirements where landscape screening is no longer required. This modification has been agreed by the owner. The permanent land take required from this holding is therefore reduced as far as possible from approximately 0.9ha to approximately 0.5ha of land. There would also be a temporary effect on the holding associated with the realignment of the private access to the buildings on this plot from The Elms.
- 8.84 The agent acting on behalf of this owner has confirmed that whilst the owner maintains an objection to the Scheme, concerns in relation to the landholding are now solely a matter of compensation, which is not a matter for the Inquiry.

OBJ 241 – Upper Grange Farm (Plot 410b)(CPO reference 16/3 and 19/5 series)

- 8.85 This objection raises concerns about:
- a) The viability of the holding following the loss of land, including land affected by proposed easement on valuable grazing land on land adjacent to St Brides Road.

- b) Potential problems from stone extraction on adjacent land in respect of noise, dust and difficulties incurred as a result with a dairy farming operation.
- 8.86 At a meeting with agent representing the objector on the 24th May 2016 and also in the response to the objection on 7th July 2016, clarification on the nature of the easement for the “right to flood” was provided. The response explains that whilst the easement is required across an area of approximately 33 acres, the potential increase in area of land affected by flooding in an area that is already within the floodplain would be marginal in the event of a 1 in 100 year event, with small pockets of land affected at the margins of the area. The easement and the right to flood would therefore have no noticeable effect on the day to day management of the farming enterprise across this area of land.
- 8.87 The permanent loss of land from this holding associated with the new section of motorway includes approximately 3.68ha of land associated with the alignment of the road and provision of a water treatment area. This would affect a total of approximately 3.5% of the ownership of the farm, but it would affect land within the immediate vicinity of the farm. This land is important to the operation of the dairy enterprise based here, although the land affected is not immediately adjacent to the buildings and its loss would not threaten the continued operation of the dairying enterprise based at Upper Grange Farm.
- 8.88 There would also be a temporary loss of approximately 0.45ha of land as a strip of land that would run from St Brides Road east across the southern most edge of plot 410b to reach the area of construction for the water treatment area. This land would be returned to the holding following the construction process.
- 8.89 The concerns regarding the potential for borrow areas adjacent to the land and potential effects on the dairy herd relate to the area of temporary land identified to the east of Plot 410b, between Knollbury and the Beeches. For clarification, this area is identified for materials storage and not as an area of borrow.

- 8.90 The agent acting on behalf of this owner has confirmed that whilst the owner maintains an objection to the Scheme, concerns in relation to the landholding are now solely a matter of compensation which is not a matter for the Inquiry.

OBJ 322 – Hollywood Farm, Plot 64a, (CPO Reference 1/4)

- 8.91 This objection raises concerns about the impact on the agricultural based business. Approximately 0.91 ha of land would be permanently lost from the holding, with a further 0.49ha of land affected temporarily during the construction period. Whilst the permanent loss would affect approximately 9.6% of the 9.4ha landholding, the land is not farmed in hand but let out for limited sheep grazing. This use could continue as before, following the implementation of the Scheme, but on a reduced area.

OBJ 6891 Eastman Tenant Great House Farm, Nash (CPO Reference 9/2/bj)

- 8.92 This objection raises concerns about the practical issues that would affect the use of the retained land once the Scheme is operational. This includes the maintenance of access to the land and reprovision of a drinking slip that is currently available. Access to the remaining area of this parcel would be maintained for the Tenant and the reprovision of the drinking slip would be a matter for accommodation works.

Other general agricultural issues

- 8.93 Additional issues raised in OBJ 152 include:
- a) The total loss of agricultural land in general and effect on farming in the local area.
 - b) The loss of good quality farmland on the Levels, irrespective of its classification according to the Ministry of Agriculture Fisheries and Food ALC system.
- 8.94 In respect of the total loss of agricultural land and its impact on farming in the local area, the total loss of farmland arising from the Scheme includes approximately 231.97 ha of productive agricultural land. The ES assessment has taken into account that there would be a wider local effect on the

availability of grazing land and loss of arable productivity on areas of better quality land associated with the land take required for the Scheme. These losses may result in increased local difficulties for some farmers in finding suitable summer grazing land on the Levels. The effects of the loss of agricultural land for each individual holding have also been taken into account in the assessment.

8.95 The quality of the land on the Levels has been assessed according to the ALC guidelines [Document 16.1.1] which considers not only productivity, but also the flexibility of the land to produce a range of cropping. The system acknowledges that whilst lower quality land including grades 3b and 4 land are less significant on a national scale, such land can be locally valuable to agriculture and the rural economy where poorer farmland predominates.

8.96 In the descriptions of the land categories within the different grades of land, the system identifies that in regards to lower quality Grade 4 land, (which the detailed survey work across the areas of the levels has shown to be typical of the soil type across the area):

“It is mainly suited to grass with occasional arable crops (e.g. Cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation”.

8.97 The guidelines therefore indicate that whilst yields from this land can be moderate to high which would reflect the view expressed in the concerns raised in this objection, the flexibility of cropping potential is reduced and the risk to failure of certain types of cropping on such areas is increased where the degree of physical limitation on the quality of the land is greater.

Community Facilities

Newport City Council

8.98 The response from Newport City Council (NCC) dated April 2016 confirms that the Authority has registered its support for the project overall and that their response is considered to be for the assistance and guidance of the Welsh Ministers in their decision to confirm, or not, Highway and Compulsory

Purchase Orders and determine if Environmental Impacts of the Scheme have been fully assessed. Regarding community assets NCC confirms the following:

- a) The main impact on community and tourist assets is in relation to the PROW network (including the Wales Coast Path and National Cycle Network), which is addressed in Section 5 of this Proof of Evidence.
- b) The effects of the Scheme on common land have been considered and there will be no net loss of common land within the authority.
- c) Community severance of the local highway network has been considered in the short to medium construction phases and also in the long term final network proposals.

Monmouthshire County Council

8.99 Monmouthshire County Council (MCC) did not request clarification on matters relating to community assets in their letter dated 29th April 2016.

Gwent Wildlife Trust (OBJ 0270)

8.100 Gwent Wildlife Trust, in their response to the Draft Orders dated 4th May 2016, stated that an area of land at Barecroft is part of their Magor Marsh Nature Reserve.

Response: In relation to the use of the Magor Marsh Nature Reserve, as a recreational and educational resource, the information on the extent of the Reserve on the Trust's web-site and on the information board at the Reserve guides the public towards the 'Dragonfly Trail' and the 'Butterfly Trail' which are located to the west of the car park, between Whitewall Reen and Blackwall Reen. There is signage to the Nature Reserve from the junction of the B4245 and Newport Road in Magor. The land at Barecroft Fields is within the landholding of Gwent Wildlife Trust and is currently in grassland use with some horse grazing. It lies over 840 metres to the west of the nearest point of the 'Dragonfly Trail' and the 'Butterfly Trail' and is not signed from the M4 or

the A4810. Access into this land is from Barecroft Common via a padlocked gate.

Parc Golf Club (OBJ 049)

- 8.101 Mr Hicks, the owner of the Parc Golf Club, has objected to the loss of land included in the CPO which forms part of the Parc Golf Course and the impact on the golf course and associated facilities as a result of this.

Response: Discussions have been held with Mr Hicks and his agent to discuss the potential effects of the Scheme on the golf club. Proposed amendments have been subsequently made to the landscape mitigation area to reduce the amount of planting in this location, which is included in the proposed CPO modification (CPO MOD 29). This would ensure that there are no effects on the 1st green or the driving range. Confirmation has not been received from Mr Hicks that this proposed CPO modification is acceptable.

Based on a report prepared by a golf course consultant on behalf of the Club, proposals are being developed for a 225 yard long driving range and an alternative layout for a 9 hole short course, to enable both facilities to be incorporated on the land within Parc Golf Club to the south of the Scheme. These works would be subject to financial compensation negotiations with Welsh Government.

Magor with Undy Community Council (OBJ 0314)

- 8.102 In their letter of objection dated 4th May 2016, Magor with Undy Community Council (MUCC) expressed their concerns about the impact on the community of Magor, Undy and surrounding communities.

Response: The environmental assessment on 'Community and Private Assets' as set out in Chapter 15 of the Environmental Statement shows that 3 individual residential properties within the permanent land take area for the Scheme in Magor would be lost, two of which are owned by the Welsh Government with a blight application in progress for the third; there would be no loss of community facilities; and a new area of allotments at Green Moor Lane would be provided to mitigate for the loss of part of the existing site.

Overall, it is therefore considered that this would not affect the integrity of the settlement as a whole or its key characteristics.

The forecast reductions in the volumes of traffic along the B4245 post construction are addressed in the Traffic Proof of Evidence of Mr Bryan Whittaker [WG 1.2.1]. Impacts during construction are addressed in the Construction Proof of Evidence of Mr Barry Woodman [WG 1.6.1]. Changes to the amenity of properties in Magor and adjoining settlements are addressed in the Landscape Proof of Evidence of Mr Nicholas Rowson [WG 1.8.1] and the Noise and Vibration Proof of Evidence of Mr Phillip Evans [WG 1.14.1].

The impact on Magor Services is addressed in the Economics Proof of Evidence of Mr Stephen Bussell [WG 1.3.1].

Other matters

- 8.103 Natural Resources Wales has provided no response on the assessment of effects on community assets.

Recreation

Newport City Council

- 8.104 The response from Newport City Council (NCC) dated April 2016 confirmed that the Authority has registered its support for the project overall and that their response is considered to be for the assistance and guidance of the Welsh Ministers in their decision to confirm, or not, Highway and Compulsory Purchase Orders and determine if Environmental Impacts of the Scheme have been fully assessed. In that regard the response makes a number of points in relation to public rights of way under their comments on Chapters 1-5 in support of the assessment of effects on NMU resources. This includes confirmation that the EIA has considered the severance of the development on the local highway and PRoW network and community severance; the provision of replacement road bridges including delineated shared use routes and an equestrian bridge to maintain the connectivity of the route of the Newport Cardiff Cycleway along Percoed Lane; and maintenance of the

connectivity of the PRoW network, including the Wales Coast Path, the Cardiff Newport Cycle Way and other PROW routes, during construction and operation.

8.105 In relation to Chapter 14 All Travellers of the March 2016 ES [Document 2.3.2], NCC noted the detailed discussions and negotiations held with the Welsh Government on matters affecting all travellers, community severance and the amenity of NMUs and confirmed that these detailed discussions, consultation responses and requirements have been reflected in the proposals and that the issues raised throughout the process have been dealt with. NCC is therefore satisfied that the outcomes for the PROW and NMU networks over the corridor have been dealt with to ensure the best outcome. They are also satisfied that the network will remain connected during the construction phases of the Scheme and that the Welsh Government will ensure that users will be able to access national routes such as the Wales Coast Path and the National Cycle Network. NCC's immediate concern is the length of time that diversions on key routes will have to be in place to enable the works and they have requested further detailed discussion, particularly in relation to the route of the Wales Coast Path where a number of diversions are required. In this regard a commitment (Commitment 171) has been added to the Register of Environmental Commitments Update [Appendix SR18.1 of the December 2016 ES Supplement [Document 2.4.14]] which states that *“Prior to construction a Rights of Way Interface Plan will be prepared, and then implemented during construction, by the contractor detailing how the interface between walkers and other NMUs and construction activities will be managed during the construction period. NRW, Newport City Council, Monmouthshire County Council and Sustrans will be consulted on the plan”*.

8.106 NCC confirms that the consultation has considered the impact of stopping up orders on the local network and suitable turning head facilities have been proposed where required. In this regard they require details on the extent and finish for removal of road surfacing for stopped up roads. They also confirm that in relation to the stopping up of ‘Green Lane’ or Pont Ystyll they are

satisfied that connectivity will remain via the newly created private means of access to Maerdy Farm which will be designated as bridleway from the point at which it leaves Green Lane to the point where it meets the link at the base of the new Percoed Lane Bridge.

8.107 NCC noted that confirmation has been provided that all bus stops affected by the development have been identified and provision has been made at other locations on the network so that there is no impact on the public. They confirmed that they will seek further clarification as the development details emerge throughout the construction process to ensure no community severance occurs and require a HGV movement management plan to be prepared.

8.108 NCC requested that public footpath 390/12 is connected to the A48 via the access leading to properties at Ty'n-y-Brwyn. This proposed SRO modification (SRO MOD 2) to the Scheme creates a new footway along the length of the access track and has been agreed with NCC.

Monmouthshire County Council (ISU 002)

8.109 Monmouthshire County Council (MCC) requested further clarification on a number of matters relating to public rights of way and other linear recreational resources in their letter dated 29th April 2016 and also provided additional comments on public rights of way matters (incorporating further responses to the Welsh Government response dated 30 August 2016; additional issues raised by the September 2016 ES Supplement [Document 2.4.4]; and additional rights of way issues arising from a detailed assessment of the draft side roads orders). These comments were discussed at a meeting with Monmouthshire County Council in November 2016.

8.110 At the meeting, Monmouthshire County Council welcomed the addition of the following commitment (Commitment 172) on the Register of Environmental Commitments Update (Appendix SR18.1 of the December 2016 Environmental Statement Supplement [Document 2.4.14]). This states that *“Prior to the commencement of construction of the published Scheme, consultation on the detailed design of public rights of way (surfacing etc.) and*

associated infrastructure (bridges, signage etc.) will be undertaken with NRW, Newport City Council, Monmouthshire County Council and Sustrans. This will take into account the various countryside access design standards of the relevant local authority and active travel guidance where appropriate”.

8.111 Other matters relating to new/diverted public rights of way were agreed, including a minimum width of 3 metres for the public bridleway between Longlands Lane and Barecroft Common and the public bridleway status of the affected section of Green Moor Lane.

8.112 It was also confirmed that the following commitments have been added to the Register of Environmental Commitments Update (Appendix SR18.1 of the December 2016 Environmental Statement Supplement [Document 2.4.14]):

- Commitment 171 in relation to construction arrangements in relation to public rights of way, which states *“Prior to construction a Rights of Way Interface Plan will be prepared, and then implemented during construction, by the contractor detailing how the interface between walkers and other NMUs and construction activities will be managed during the construction period. NRW, Newport City Council, Monmouthshire County Council and Sustrans will be consulted on the plan”.*
- Commitment 176 in relation to the cross-section of new and diverted public rights of way which states *“The geometric design of new and diverted lengths of public footpaths and public bridleways will take into account the guidance provided in the Design Manual for Roads and Bridges. For public footpaths the designed width will be no less than 1.5 metres and for public bridleways the designed width will be no less than 3.0 metres”.*

8.113 Monmouthshire County Council confirmed that there were no outstanding issues with regards to public rights of way.

Natural Resources Wales (OBJ 0268)

8.114 Comments provided by Natural Resources Wales (NRW) focussed on the potential impacts on the Wales Coastal Path (WCP). Following further consultation, NRW has confirmed that subject to the provision of a commitment on construction measures there are no significant issues with regards to the WCP that cannot be resolved. As a result the following commitment (Commitment 171) has been added to the Register of Environmental Commitments Update (Appendix SR18.1 of the December 2106 Environmental Statement Supplement [Document 2.4.14]).

“Prior to construction a Rights of Way Interface Plan will be prepared, and then implemented during construction, by the contractor detailing how the interface between walkers and other NMUs and construction activities will be managed during the construction period. NRW, Newport City Council, Monmouthshire County Council and Sustrans will be consulted on the plan”.

Magor with Undy Community Council (OBJ 0314)

8.115 MUCC, in their letter dated 4th May 2016 provided comments and observations on a number of matters. Those relevant to this topic, together with the responses from Welsh Government, are set out below.

- a) Despite conversations with officers regarding 'non motorised' access routes, there does not appear to be any proposals to support and/or deliver the much needed cycle/pedestrian path between the villages of Undy and Rogiet. The proposal for an M48 link at Llanfihangel Rogiet will make pedestrian and cyclist activity along the B4245 between Undy and Rogiet even more dangerous and precarious.

Response: A new shared-use path on the B4245 between Undy and Rogiet is included as part of the published Scheme and provision has been made in the Land and Orders drawings.

- b) There will be three large compounds with two of those based at Undy/Rogiet, and proposals for road, bridge and rights of way closures will leave residents and businesses with major issues going about the daily business.

Response: I describe the temporary measures that would be put in place with regards to public rights of way in Section 7 of my Proof of Evidence. Other matters regarding the construction of the Scheme are addressed in the Construction Proof of Evidence of Mr Barry Woodman [WG 1.6.1].

Railway Paths Ltd (Sustrans) (OBJ 0148)

8.116 In addition to matters relating to land ownership, which are addressed in the Engineering Proof of Evidence of Mr Ben Sibert [WG 1.5.1], Sustrans provided comments on the potential impacts of the Scheme on the National Cycle Network and the provision of new active travel infrastructure. As I describe in Section 5 of my Proof of Evidence, meetings have been held with Sustrans to discuss the temporary and permanent effects on cycle routes and to agree measures to be incorporated into the Scheme to ensure that these resources remained open during the construction and operational phases. Proposals for the provision of new routes available to cyclists as part of the Scheme were also developed in consultation with Sustrans.

Cycling UK (OBJ 0247)

8.117 Cycling UK provided comments on a range of issues, to which the Welsh Government responded in full.

Response: In relation to Cycling UK's concerns about the impact on cyclist and pedestrians the Welsh Government's response made reference to Chapter 14 'All Travellers' of the ES and the requirements on the Welsh Government under the Active Travel (Wales) Act 2013. It also set out, in accordance with these requirements, the details of the new routes for non-motorised users that would be provided as part of the Scheme to improve active travel provision.

Mr and Mrs J Major (OBJ 229)

8.118 An objection to the Scheme was received from Mr and Mrs Major in relation to the effect of the Scheme on their property at Langley Villa, St Bride's Road, Magor. In relation to this topic they expressed their concern about the

proposal to create a new public bridleway to the north of their property and potential effects on their privacy.

Response: As a result of the concerns expressed by the owners of Langley Villa, a draft modification to the CPO (CPO MOD 34) and SRO (SRO MOD 9) plans as published are proposed to move the proposed public bridleway to the north of the Water Treatment Area in the adjoining field.

8.119 The agent acting on behalf of the owners has since confirmed that they wish to accept the proposed modification and that whilst the owners maintain an objection to the Scheme, concerns in relation to the landholding are now solely a matter of compensation, which is not a matter for the Inquiry.

9. Conclusion

Agricultural Land Use

- 9.1 I have assessed the effects of the Scheme on agricultural land quality and individual farm holdings.
- 9.2 In terms of agricultural land quality, the Scheme would lead to the loss of approximately 231.97 ha of agricultural land. The majority of the land taken for the operation of the Scheme comprises non-agricultural (44%), Grades 4 (25%) and Grade 3b (13 %) land. At the eastern and western ends of the proposed new section of motorway, where the quality of the agricultural land is higher the land take would affect approximately 69.7 (17%) of Grades 2 and 3a “best and most versatile” land.
- 9.3 Discussions have taken place, wherever possible, with landowners affected to understand the nature of farm holdings likely to be affected by the Scheme. The assessment of individual land holdings has identified the following land holdings that would be permanently affected in the long term by the new section of motorway. These include:
- a) New Park Farm.
 - b) Berryhill Farm
 - c) Maerdy Farm
 - d) Fair Orchard Farm.
 - e) North Court Farm.
 - f) Green Farm.
 - g) Upper Grange Farm.
 - h) Court Farm.
 - i) Old Court Farm.

- j) Great House Farm, Undy
- k) Barnetts Farm.

9.4 Objections to the Draft Orders have been received from the owners and/or tenants of these holdings with the exception of Berryhill Farm. In addition, a number of further objections from agricultural land holdings have been received, all of which have been assessed and are reported in the March 2016 ES [Document 2.3.2] and the September and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively]. Welsh Government, having identified the land requirements for the Scheme, has been liaising with the landowners and their agents to reduce, as far as possible, the effects of land take on their holdings and address the concerns raised in their objections. Based on these discussions, a number of modifications to the orders are proposed to address particular concerns raised in relation to New Park Farm, Maerdy Farm, Fair Orchard Farm, Green Farm, Court Farm, Old Court Farm, and Barnetts Farm. I will update the Inquiry on the status of these objections as necessary.

Community Facilities

- 9.5 I have assessed the effects on community facilities resulting from the land take, construction and operation of the Scheme and this is reported in Chapter 15 of the March 2016 ES [Document 2.3.2] and in the September and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively]. These show that there would be no loss of doctors' surgeries; hospitals; aged person's homes; schools; shops; post offices; places of worship; and parks, play areas, sports centres etc. as a result of the Scheme.
- 9.6 My Proof of Evidence identifies that those community facilities affected by the Scheme fall under the category of 'Land Used by the Community' and comprise a strip of Registered Common Land (RCL) unit CL1 running along the eastern foreshore of the River Ebbw and the northern part of the Green Moor Lane allotment site. In both cases mitigation measures will take the form of the provision of exchange land offered as a replacement to the land

affected by the Scheme. Consultation has been undertaken with Newport City Council and the Open Spaces Society with regard to the area of RCL unit CL1, and with Magor with Undy Community Council in relation to the statutory allotments. None of these parties have raised any objections to the proposals.

Recreation

- 9.7 As I have described in Section 7 of my Proof of Evidence, public rights of way, or sections thereof, that fall within the permanent land take area for the Scheme would be permanently stopped and diversions that have been developed as part of the design of the Scheme would be put in place in all but one location to maintain the connectivity of the local network. These diversions have been developed in consultation with Newport City Council and Monmouthshire County Council.
- 9.8 In addition to these permanent diversions, new routes totalling approximately 3140 metres (3.14km) in length (two new public footpaths and four new public bridleways) would be created as part of the Scheme. The new bridleways would be available for use by walkers, horse riders and cyclists in order to enhance the provision of active travel facilities. Further to consultation, a new shared-use path (approximately 1 kilometre in length) on the B4245 between Undy and Rogiet in the vicinity of the proposed new motorway junction would also be provided as part of the Scheme.
- 9.9 Some public rights of way would need to be temporarily stopped up to allow for works on the carriageway, junctions, bridges and NMU crossings to be undertaken, or where they fall within temporary construction or storage areas. Where practicable, temporary diversions or temporary traffic management measures would be put in place to maintain safe public access during the construction phase of the Scheme.
- 9.10 During the construction of the River Usk Crossing, a temporary diversion of the Wales Coast Path would be put in place for that section temporarily stopped up running to the east of the River Usk from the western end of Stephenson Street to the Solutia site. A section of National Cycle Network

Route 4, which runs along the same route as the Wales Coast Path to the south of the Solutia works, would also be temporarily stopped up during the construction of the River Usk Crossing. An alternative on-road route following Traston Road and Nash Road would be waymarked during this time. Natural Resources Wales and Sustrans have been consulted on these temporary arrangements.

- 9.11 On completion of the construction phase, those public rights of way and other linear recreational routes that were partly or fully stopped up on a permanent basis would have been diverted and those that were partly or fully stopped up temporarily during the construction phase would have been reinstated along their original alignment. In addition, the new routes created as part of the Scheme would be operational, which would enhance facilities for all non-motorised users.
- 9.12 Consultation has been undertaken with Newport City Council, Monmouthshire County Council, Natural Resources Wales, Sustrans and a number of other parties in relation to the effects on and proposals for non-motorised users. I will update the Inquiry on these matters as required.