



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-

Summary Proof of Evidence

Julia Tindale, BSc (Hons), MI soil SCI

Welsh Government, Land Use, Community and Recreation

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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.
- 1.2 My evidence is given on behalf of the Welsh Government and 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.

2. Scope of Summary Proof of Evidence

- 2.1 My summary evidence will address the effects of the Scheme on the following land use, community and recreational resources resulting from the land take, construction and operation of the Scheme. These resources comprise:
- a) Agricultural land use;
 - b) Community facilities and land used by the community; and
 - c) Public Rights of Way and other linear recreational routes.
- 2.2 The remainder of my summary evidence is presented in the following structure:
- a) Section 3: Effects of the Published Scheme on Land Use, Community and Recreation
 - b) Section 4: Responses to Concerns raised in Representations;

c) Section 5: Conclusion.

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

Land Use

Agricultural Land Classification and Soils

3.1 The loss of agricultural land quality resulting from the Scheme, with mitigation in place, based on the March 2016 Environmental Statement (ES) [Document 2.3.2] and the September 2016 and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively] is summarised in Table 1 below.

Table 1: 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		4.4	1
TOTAL	286.95	110.7	15.22	412.87	100

3.2 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 – Temporary Effects during Construction

- 3.3 As I have assessed in the March 2016 ES [Document 2.3.2] and in the September 2016 and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively], the location of the larger areas required during the construction period are 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 (Carrowhill Farm), both arable based enterprises. Ty'n y Brwyn (Carrowhill Farm) would mainly be affected during the construction phase, whereas New Park Farm would also lose a proportion of land permanently to the Scheme.
- 3.4 At the eastern end, the temporary areas would particularly affect Green Farm, where a total of approximately 15.26 ha of land would be affected.
- 3.5 A number of other holdings would notably be affected at the eastern end of the Scheme. These include the following:
- a) Court Farm, where the land is not farmed in hand but let to local farmers.
 - b) Old Court Farm, where the land is not farmed in hand but let to local farmers.
 - c) Great House Farm, Undy, where the land is not farmed in hand but let out to local farmers.

Farm Holdings – Summary of Overall Permanent Effects

- 3.6 Table 2 below summarises the combined effects within each landholding based on the March 2016 ES [Document 2.3.2] and the September 2016 and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively].

Table 2: 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		
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, 14/5series,	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)
	14/9 and 15/3 series freehold, 13/2 series tenant				
416a	13/3, 13/13a	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 16/15a	Knollbury	0.69		
510a	16/17series	Orchard Farm	0.92		
511a-g	17/3 series,	Court Farm	2.98	18.77	

Ownership Plot		Farm Holding	Land Take Highway Boundary and Other Permanent Land (ha)	Ecological Mitigation Areas (ha)	Borrow Pit Restored to Agriculture (ha)
	18/7 series, 22/3 and 23/7				
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 1/3		0.4		

3.7 The effects on each holding are assessed within the March 2016 ES [Document 2.3.2] and the September 2016 and December 2016 ES Supplements [Documents 2.4.4 and 2.4.14 respectively]. Those farming enterprises particularly affected by the land take associated with the new section of motorway 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; and

k) Barnetts Farm

Community Assets

Land Take Effects

3.8 There would be no loss of community facilities as a result of the Scheme but there would be land take effects on land used by the community as follows:

a) A strip of Registered Common Land (RCL) unit CL1 running along the eastern foreshore of the River Ebbw totalling 1,342 m² or 0.13 ha would be permanently acquired for the Scheme.

b) The northern part of the Green Moor Lane allotment site totalling 2,288 m² or 0.23 ha would be permanently acquired for the Scheme.

3.9 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.

Construction Effects

3.10 There would be no temporary construction land take from community facilities as a result of the Scheme, but there would be the right to enter part of RCL unit CL1 (totalling 5,713 m² or 0.57 ha) for all purposes connected with the construction and maintenance of the River Ebbw Underbridge. The permanent exchange land, totalling 6,890 m² or 0.69 ha would also be provided as mitigation for the area temporarily required during construction.

Operational Effects

- 3.11 There would be no loss of community facilities or land used by the community as a result of the operation of the Scheme.

RecreationLand Take Effects*Permanent stopping up and diversion of PRoW*

- 3.12 Public rights of way, or sections thereof, that fall within the permanent land take area for the Scheme would be permanently stopped up and diversions that have been developed as part of the Scheme would be put in place in all but one location to maintain the connectivity of the local network (see Table 3 below and Figure 1 in Document WG 1.10.3). These diversions have been developed in consultation with Newport City Council and Monmouthshire County Council.

Table 3: 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).
399/29	Between the existing M4 and the A48 to the north of Castleton	Public footpath within the area required for the Castleton Interchange. No diversion as would be put in place as this route does not link to any other public rights of way.
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 Scheme to public footpath 390/12.
390/17	South of the A48	The south western section of the public footpath would be stopped up and the eastern section, to its junction with Church Lane, would remain on its existing alignment and then be diverted to the east. It would then run to the north to meet the new roundabout on the Duffyn Link and then alongside Church Lane.
390/18	East of Ty'n y Brwyn	The northern section of the public footpath would be diverted to run parallel and south of

PRoW Ref	Location	Land Take Effect
		its existing alignment adjacent to the WTA.
390/22	East of Church Lane and south of the Duffryn Link	The public footpath would be diverted along the Scheme fence line towards Church Lane and then south to meet the new Church Lane Overbridge (SBR 0460).
412/11	Along the track to New Dairy Farm east of Lighthouse Road	Sections of the Wales Coast that run along the public footpath would be diverted across the New Dairy Farm Overbridge (SBR 0805).
401/4 Wales Coast Path	South of the Solutia works	A section of the Wales Coast Path would be diverted around the new River Usk Crossing (SBR 1000) and to the south of the Scheme to link with the remaining section that runs southwards, west of Pye Corner.
372/92/1	West of the A4810	The eastern section of the public footpath would be diverted 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 Scheme fence line as a public footpath 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 public footpaths at the extended Mill Reen culvert (SMN 2140) would be diverted 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 from public footpath 372/29/1 to meet The Elms road would be diverted to meet Rockfield Road.

Creation of new routes

- 3.13 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 Figure 2 of WG 1.10.3). The new public 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.

Table 4: New recreational routes

Type	Location
Public footpath	From public footpath 400/1 eastwards to meet Pound Hill to the north of the existing M4
Public bridleway	From Green Lane 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
Public bridleway	Eastwards along Rush Wall from North Row to the south of

Type	Location
	the new carriageway, linking to Barecroft Common, providing an off-road link between NR4 at North Row and Magor.
Public footpath	From public footpath 372/86/1 to the north of the existing M4 to meet St Bride's Road to the west.
Public bridleway	From public footpath 372/12/4 to the south of the existing M4 to meet St Bride's Road to the west.
Public bridleway	From public footpath 372/12/4 to the south of the existing M4 to meet Grange Road to the east.
Shared-use path	Along the B4245 between Undy and Rogiet.

Construction Effects

3.14 Public rights of way that would need to be temporarily stopped up during construction are listed in Table 5 below and shown on Figure 1 of WG 1.10.3.

Table 5: 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 a temporary construction area.	The permanent diversion of this section of the public footpath would be created at the end of the construction period. During construction a temporary diversion would be put in place.
390/15	The southern part of the public footpath within a temporary construction area and mitigation land.	This part of the public footpath would be temporarily stopped up.
390/17	The northern section of the public footpath within mitigation land.	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 between the permanent land take area and the construction area.	This public footpath would be temporarily stopped up.
399/25	The western part of the track along which public footpath runs from the A48.	Traffic management along track used for construction access to the new WTA.
399/50	Along track between the 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.	This part of the public footpath would be temporarily stopped up.
372/12/4	Public footpath through Mill Reen culvert.	The public footpath would be temporarily stopped up (except at weekends).

- 3.15 Temporary diversions for the Wales Coast Path and National Cycle Network routes have been developed in consultation with the relevant local authorities, NRW and Sustrans.

Operational Effects

- 3.16 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 of WG 1.10.3.

4. Responses to Concerns Raised in Representations

Agricultural Land Use

- 4.1 A summary of concerns raised by the owners of individual agricultural holdings with regards to the agricultural use of the land are summarised in Table 6 below.

Table 6: Summary of Objections Relevant to Agricultural Land Use

Objector Reference	Land Holding	Concerns	Response
0019	Pencarn Farms Ltd	Access to land following construction of Scheme	Proposed Modification [CPO MOD 51] has been produced to maintain access to the land.
0145	Maerdy Farm	<ol style="list-style-type: none"> 1. Loss of high quality land to east of Church Lane 2. Severance of small parcels at Maerdy Farm 3. Loss of land for Ecological Mitigation 	<p>Points 1 and 2. Proposed Modification [CPO MOD 59] to address these concerns.</p> <p>Point 3. Land required as part of SSSI Mitigation Strategy. This would not threaten the continued operation of the remaining area of this large arable holding through share farming arrangements.</p>

Objector Reference	Land Holding	Concerns	Response
0212	CPO Series 5/9	Effect on overall viability of the holding	<p>The land is not farmed in hand, but by a family member (Fair Orchard Farm). The loss of 4.53ha of land from this 30.5ha of land would not prevent the remaining area of 26.5ha of land being farmed as it is currently from Fair Orchard Farm.</p> <p>It has now been confirmed in writing that whilst the owner maintains an objection to the Scheme, issues relating to the landholding are now solely matters of compensation and that this is not a matter for the Inquiry.</p>
0213	Old Court Farm	Effect on viability and inability to forward plan the running of the unit.	<p>The revised SSSI Mitigation Strategy, Appendix SR 10.35 of the DOC 2.4.14 would reduce land take on this holding by approximately 5.99ha. However approximately 47.5% of the landholding would be taken by the Scheme.</p> <p>The land within the holding is not farmed by the owners but let out to other local farmers. Whilst there would be no effect on a farming enterprise based at Old Court Farm, there would be a significant effect on the income being derived from the land by the owners.</p>
0214	Court Farm	Effect on viability and inability to forward plan the running of the unit.	<p>The revised SSSI Mitigation Strategy, Appendix SR 10.35 of the DOC 2.4.14 would reduce land take on this holding by approximately 5.1 ha. However approximately 46 % of the landholding would be taken by the Scheme.</p> <p>The land within the holding is not farmed by the owners but is let out to other local farmers. Whilst there would be no effect on a farming enterprise based at Court Farm, there would be a significant effect on the income being derived from the land by the owners.</p>
0215	Great House, Undy	Effect on viability.	<p>Approximately 32.22 ha (48%) of this landholding would be permanently required following clarification of Plot 523a (CPO Ref 22/3) being part of this holding. The land is required for the new section of motorway and SSSI Mitigation Land.</p> <p>The land is not farmed by the owner who has retired from farming, but is let out by agreement to local farmers and there would be a significant effect on the income being derived from the land by the owners.</p>

Objector Reference	Land Holding	Concerns	Response
0216	Fair Orchard Farm	<ol style="list-style-type: none"> 1. Access to farm during and post construction 2. Farm viability and inability to forward plan the running of the agricultural unit. 	<ol style="list-style-type: none"> 1. Options for a modification have been prepared and are being discussed with the owner in order to address concerns regarding access onto Lighthouse Road from the property. 2. The permanent land take would affect approximately 10.4ha (7%) of the ownership of the holding. Whilst this would not threaten the overall future of the farming enterprise based here, the severance of the holding from west to east would have long term implications for the future organisation and day to day management of this large livestock enterprise.
0217	New Dairy Farm	<ol style="list-style-type: none"> 1. Severance of areas of land following construction. 2. Viability of the holding 	<ol style="list-style-type: none"> 1. CPO MOD 47 is proposed to ensure that access is maintained to severed parcels of land. 2. The permanent loss of land from this holding represents approximately 2% of this large farming enterprise and would therefore not affect the overall future operation of the holding. <p>It has been confirmed in writing that the owner accepts the proposed modification and that whilst the owner maintains an objection to the Scheme, issues relating to the landholding are now solely a matter of compensation and that this is not a matter for the Inquiry.</p>
0218	Arch Farm	Severance effects of realigned Nash Road and the water attenuation area (WTA) proposed within this holding	<p>CPO MOD 46 has been prepared to adjust the design of the WTA to reduce land take as far as possible within the holding.</p> <p>This objection has been withdrawn.</p>
0219	Plot 460b	Severance of land north of Green Moor Lane	The remaining area of land (Plot 460b) would have access from Green Moor Lane. The remaining land could continue to be let for horse grazing.
0220	Plot 418a	Severance of land immediately to the east of North Row	The land is severed by the new section of motorway, but access would be retained to the northern and southern areas to enable the land to continue to be let out for agricultural use by the owner.
0223	North Court Farm	Severance of land and inability to use remaining areas	Access to all remaining plots would be retained from the A4810 and from Barecroft Common. However, access to land to the north of the new section of motorway would no longer be possible from Rush Wall.

Objector Reference	Land Holding	Concerns	Response
0225	Red House Farm	Effect on viability	The loss of land represents 10% of the land within the ownership and 5% of the wider holding. The loss of this land could require a adjustment in livestock numbers but the size of the enterprise is variable with the beef herd size currently reduced to 55 from a historical high of 100. The holding relies on short term grazing arrangements and this situation would continue to affect the extent of the enterprise irrespective of the implementation of the Scheme.
0226	Barnetts Farm	Effect of the loss of land from Caldicot Moor on farm viability.	The revised SSSI Mitigation Strategy, Appendix SR 10.35 of the DOC 2.4.14 removes this land from the SSSI mitigation strategy requirement and would remove the land owned by Barnetts Farm from the Scheme. It has now been confirmed in writing that subject to the removal of this land from the Scheme, the objection is withdrawn.
0227	New Park Farm	The viability of the holding Inability to forward plan the running of the unit	CPO MOD 27(b) has been proposed to reduce the land take east of the farm building complex and move planting further east away from the main arable area. There would be a loss of approximately 13.23ha (10.3%) of land from this large arable enterprise. Whilst the loss of the land would affect mainly the area of grassland used for a limited beef enterprise it would not threaten the continuation of the main arable farming enterprise.
0228	Carrowhill Farm(Tyn y Brywn)	Effect on viability during and post construction	Approximately 10.24ha of arable land would be affected during construction by soils storage and compound areas. Whilst the loss of this area would reduce the arable acreage temporarily it would not threaten the continuation of the wider arable enterprise which comprises a total of 283 ha. It has now been confirmed in writing that whilst the owner maintains an objection to the Scheme, issues relating to the landholding are now solely matters of compensation and that this is not a matter for the Inquiry.

Objector Reference	Land Holding	Concerns	Response
0230	Cefn Llogell	Effect on viability	<p>There would be a permanent loss of approximately 5.69ha from the identified holding of 27ha in total. Whilst the loss of the land would affect the income to the landowner, the land is not farmed in hand and is rented out for arable production.</p> <p>It has now been confirmed in writing that whilst the owner maintains an objection to the Scheme, issues relating to the landholding are now solely matters of compensation and that this is not a matter for the Inquiry.</p>
0231	Manor Farm (Windmill Cottages)	Viability of the land holding owned on Caldicot Moor if acquired.	Approximately 11.74 ha of land would be acquired from this holding on Caldicot Moor. The holding comprises approximately 100ha of arable land which is farmed using contractor services. Whilst there would be a reduction in income from the loss of the land at Caldicot Moor, this would not threaten the use of the remaining areas of arable land within the holding which are mainly based to the north of the existing M48.
0232/233/237	Green Farm	<ol style="list-style-type: none"> Impact of the proposed area to be taken on the running of the farm Effect on viability 	<ol style="list-style-type: none"> During the construction period there would be a loss of approximately 22.46ha of land (excluding Caldicot Moor). This reduction would require significant changes to the management of the holding during this period and excavation and construction activities could significantly affect the ability to maintain the operation of the dairying enterprise based at Green Dairy. Following the reinstatement of temporary areas the permanent loss of land would reduce to approximately 7.2ha (4% of the ownership of the holding), but dependent upon the nature of the restoration of the excavated areas, a further 12.62ha of land is unlikely to be restored to its former quality or versatility of agricultural use.

Objector Reference	Land Holding	Concerns	Response
0235	The Beeches	Effect on viability	There would be a permanent loss of 2.03ha of land affected within the holding from a total ownership of 43ha with an additional area of 1.92ha required during construction. The agricultural enterprise is one of a number of interests based at the Beeches including a caravan park and a military hardware business. During construction there would be no land in the vicinity of the Beeches to maintain the limited beef fattening enterprise close to the buildings. Following construction, a total of approximately 41ha of land within the ownership would remain to support the farming interest.
0236	Mr W Reece CPO reference 15/9 series	Effect on viability	Two areas of land are affected within this ownership. One field to the south of Green Moor Lane is lost in its entirety, but only part of the second area north of Green Moor Lane is affected. This land is not farmed in hand but let to local farmers. The land to the north of Green Moor Lane is currently unfenced and informally accessed by the public.
0238	Orchard Farm	Effect on viability	CPO MOD 33 is proposed to reduce the land take from this holding as far as possible and has been agreed with the owner. It has now been confirmed in correspondence that whilst the owner maintains an objection to the Scheme, issues relating to the landholding are now solely a matter of compensation and that this is not a matter for the Inquiry.
0241	Upper Grange Farm	<ol style="list-style-type: none"> 1. Effect on viability of the holding 2. Potential problems from stone extraction on adjacent land 	<ol style="list-style-type: none"> 1. The permanent loss of land includes approximately 3.68ha (3.5%) of the ownership of the farm associated with the alignment of the road and the provision of the WTA. The land is not located immediately adjacent to the dairy buildings and its loss would not threaten the continuing operation of the enterprise. 2. Construction areas located on land east of the farm are not identified as required for borrow. <p>It has now been confirmed in correspondence that whilst the owner maintains an objection to the Scheme, issues relating to the landholding are now solely a matter of compensation and that this is not a matter for the Inquiry.</p>

Objector Reference	Land Holding	Concerns	Response
0322	Hollywood Farm	The proposed acquisition would extinguish an agricultural business.	The Scheme would permanently affect approximately 0.91ha of land in this block of 9.4ha. The land is not farmed in hand but is let out informally for sheep grazing. This use could continue on the reduced area following the implementation of the Scheme.
6891	Eastman Tenant - Great House Farm, Nash	Practical issues relating to the use of the retained land, once the Scheme is operational	Access to the remaining area of this parcel would be maintained for the Tenant and concerns relating to the provision of a drinking slip would be a matter for accommodation works.

Community Facilities

- 4.2 A summary of objections relevant to community facilities are listed in Table 7.

Table 7: Summary of objections relevant to community facilities

OBJ Ref	Objector	Objection	Response
0270	Gwent Wildlife Trust	Land at Barecroft affected by the Scheme is part of their Magor Marsh Nature Reserve.	In relation to the use of the Reserve as a recreational and educational resource, publicly accessible information does not indicate that any land at Barecroft forms part of it. The public are guided towards the 'Dragonfly Trail' and the 'Butterfly Trail', over 840 metres to the east the land at Barecroft Fields.
049	Parc Golf Club	Impact on the golf course and associated facilities.	Proposed CPO modification (CPO MOD 29) to landscape mitigation planting to reduce the effects on the 9 hole facility and remove the effects on the 1 st green. Based on a report 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 the 9 hole short course.
0314	Magor with Undy Community Council	Impact on the community of Magor, Undy & surrounding communities.	Three residential properties in Magor would be lost. There would be no loss of community facilities; a new area of allotments at Green Moor Lane would be provided to mitigate for the loss of part of the existing site. Other impacts are addressed in the following Proofs of Evidence: Documents WG 1.2.1; WG 1.3.1; WG 1.6.1; WG 1.8.1; WG 1.14.1.

Recreation

4.3 A summary of objections relating to recreational resources are listed in Table 8 below.

Table 8: Summary of objections relating to recreational resources

OBJ Ref	Objector	Objection	Response
0268	Natural Resources Wales	Potential impacts on the Wales Coast Path	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 Commitment 171 has been added to the Register of Environmental Commitments Update (Appendix SR18.1 of the December 2016 ES Supplement).
0314	Magor with Undy Community Council	There are no proposals for cycle/foot path between Undy and Rogiet	A new shared-use path on the B4245 between Undy and Rogiet is included as part of the Scheme and provision has been made in the Land and Orders drawings.
0148	Railway Paths Ltd (Sustrans)	Potential impacts on the National Cycle Network and provision of new active travel infrastructure	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.
0247	Cycling UK	Impact on cyclists and pedestrians	New routes for non-motorised users would be provided as part of the Scheme to improve active travel provision.
229	Mr and Mrs Major	Potential effects on their privacy from new public bridleway to the north of their property	A draft modification to the CPO (CPO MOD 34) and SRO (SRO MOD 9) plans as published are proposed to move the new public bridleway to the north of the Water Treatment Area in the adjoining field. The agent on behalf of Mr and Mrs Major has confirmed in correspondence that the proposed modification would address this concern.

5. Conclusion

- 5.1 I have assessed the effects of the Scheme on agricultural land use, community facilities and recreational resources in line with appropriate guidance. These assessments are set out 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].
- 5.2 Impacts on agricultural, community and recreational resources have been reduced wherever possible through the design process of the Scheme.
- 5.3 In terms of agricultural land quality, the majority of the land taken for the operation of the Scheme comprises non-agricultural (44%), Grades 4 (25%) and Grade 3b (13 %) land, with 17% comprising Grades 2 and 3a “best and most versatile” land. Welsh Government 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.
- 5.4 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. In this Proof of Evidence I describe the strip of Registered Common Land unit CL1 running along the eastern foreshore of the River Ebbw and the northern part of the Green Moor Lane allotment site that would be affected by the Scheme. In both cases mitigation measures, developed in consultation with the relevant stakeholders, will take the form of the provision of exchange land offered as a replacement to the land affected.
- 5.5 Diversions for those public rights of way and other recreational routes affected by the Scheme have been developed in consultation with Newport City Council and Monmouthshire County Council. In addition, 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.

5.6 I can confirm that this evidence represents my true and professional opinion.