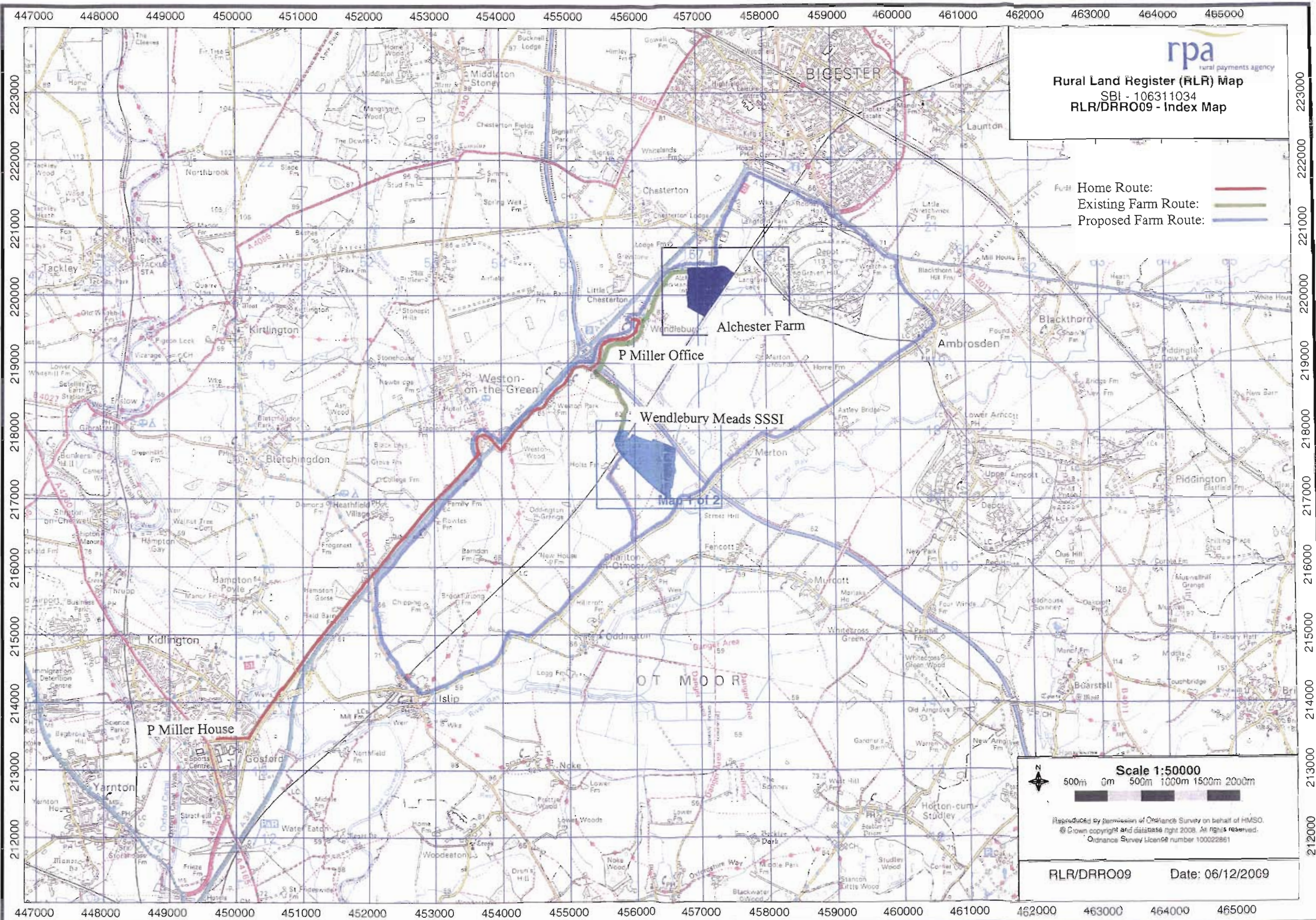


OBJ/241/4

APPENDICES

to Proof of Evidence of
C R J ANSTEY
on behalf of
Mr. PAUL MILLER

APPENDIX 1



rpa
rural payments agency

Rural Land Register (RLR) Map
SBI - 106311034
RLR/DRRO09 - Index Map

Home Route: —
 Existing Farm Route: —
 Proposed Farm Route: —

Scale 1:50000
500m 0m 500m 1000m 1500m 2000m

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RLR/DRRO09 Date: 06/12/2009

APPENDIX 2

Environmental Stewardship

Environmental Stewardship Agreement



Orish Hill, Wiltshire, County of La Fleche, ROI



Rural Development
Service



ENVIRONMENTAL STEWARDSHIP

Entry Level and Higher Level Stewardship Agreement

Agreement no AG00168677

This Agreement is between Executor of G E Miller
of

HOME FARM COTTAGE
CHURCH LANE
WENDLEBURY
BICESTER
Oxfordshire
OX25 2PN

and the Secretary of State for Environment, Food and Rural Affairs
of

RDS South East (Reading)
Block A
Government Buildings
Coley Park
Reading
Berkshire
RG1 6DT

This Agreement covers all of the land parcels listed on the table entitled 'ELS/HLS options and points/payments summary' at Part 2.

This Agreement will run from 01/05/2006 to 30/04/2016.

Defra agrees to pay you annually according to the schedules in Part 1, 2 and 4.

This Agreement is made up of the following parts

- Part 1 ELS annual payment (if applicable)
- Part 2 Summary of ELS/HLS options and points/payments and an Annual Payment Schedule for HLS options excluding capital works
- Part 3 HLS Management of Environmental Features - Specific options, prescriptions and Indicators of Success
- Part 4 HLS Capital Works Plan and payments (if applicable)
- Part 5 Capital works specifications (if applicable)
- Part 6 Grassland Management
- Part 7 Maps

Rural Development Service

Address: PO Box 2423, Reading RG1 6WY
Telephone: 08456 024092
Fax: 0118 939 2263
E-mail: bdcse.genesis@defra.gsi.gov.uk
Website: <http://www.defra.gov.uk>

**Rural Development
Service**



Mrs J Miller
Home Farm Cottage
Church Lane
Wendlebury
Bicester
Oxon OX25 2PN

Our reference: AG00168677
Date: 3 April 2006

Dear Mrs Miller,

**Environmental Stewardship -
Entry Level and Higher Level Stewardship Agreement**

Agreement no. AG00168677 (Please quote in future correspondence).

I am pleased to confirm that your application for Entry Level and Higher Level Stewardship (ELS/HLS) has been successful. I attach with this letter the following papers:

- 1) Declarations for you to sign and send back to this office.
- 2) Your ELS/HLS Agreement which is effective from 01 May 2006 to 30 April 2016 and consists of 7 parts as follows:

- Part 1: Annual payment for ELS part of your agreement
- Part 2: Summary of ELS/HLS options and points/payments and an Annual Payment Schedule for HLS options, excluding Capital Works
- Part 3: HLS Management of Environmental Features - Specific options, prescriptions and Indicators of Success
- Part 4: HLS Capital Works Plan and payments (if applicable)
- Part 5: Capital works specifications (if applicable)
- Part 6: Grassland Management
- Part 7: Maps

Under this Agreement, Defra undertakes to pay to you the amounts set out in Parts 1, 2 and 4 of your Agreement, in accordance with the rules contained within the ELS and HLS Scheme Handbooks.

In return, you will enter into a legal commitment to carry out the ELS/HLS options listed in Part 2 of your Agreement. You must also undertake, if applicable, the capital works listed in Part 4 in accordance with the specifications set out in Part 5. In addition, you will also be bound to follow the general management prescriptions on all of your agreement land (unless specifically stated otherwise in your agreement) as set out in your ELS and HLS Scheme Handbooks.



RDS is part of the Department for
Environment, Food & Rural Affairs



working towards **Natural England** for people, places and nature

Please read each part of this agreement carefully together with the ELS and HLS Scheme Handbooks. In particular you should note the section called 'General conditions on all HLS agreement land' on page 53 of the HLS handbook to ensure that you are fully aware of the commitments that you have undertaken during the period covered by your agreement.

It is important that you follow the rules outlined in the ELS and HLS Scheme Handbooks. If, on inspection, you are found not to be complying with these rules you may be in breach of your agreement and some or all of your annual payment may be withheld or recovered. Please refer to the ELS and HLS Scheme Handbooks for more information on penalties.

If there is anything in your agreement which you think is incorrect, or which you do not fully understand, please do not hesitate to discuss with me **before you sign**.

Once you have satisfied yourself that you fully understand all of the conditions and requirements that comprise this Agreement, please sign declaration 1. Send this to my colleague, Michelle Leek, at the address above within 7 days of receipt of this letter. Please do not return the agreement direct to me.

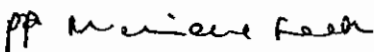
Please retain this letter and attached document, together with the ELS and HLS Scheme Handbooks, since these are all part of your Agreement. You should also be aware that the ELS Options Map which you submitted and we are now returning to you, also forms an integral part of your agreement and must be retained.

If you wish to proceed only with your ELS options but not the HLS ones, please sign Declaration 2 (attached) and return it to Reading within 7 days of receipt of this letter. As explained in the ELS Scheme Handbook, your new five year ELS agreement would then start from 01 May 2006.

If, having read the agreement document, you do not wish to proceed with your agreement at all, please sign Declaration 3 (attached) and return it to Reading within 14 days of receipt of this letter.

May I take this opportunity to thank you for applying to take part in this very important environmental scheme. A sustainable and thriving rural economy is a major priority for the Government and increased environmentally friendly farming is a vital part of this. Your participation in this scheme will help to secure this objective. I hope you will find taking part in this Scheme both interesting and rewarding.

Yours sincerely



Alistair Helliwell
Rural Development Adviser
Direct Line: 01993 886544

PART 2
ELS/HLS options and points/payments summary

RLR Field No./Field Boundary No.	RLR Field Size (ha)	LFA Status Y/N	High soil erosion risk?	ELS/HLS OPTIONS								
				EA1 Farm Environment Record (FER)	EB2 Hedgerow management (on one side of hedge)	EB3 Enhanced hedgerow management	A13 Non payment option - permanent gr	HD5 Archaeological features on grassland	HD7 Arable reversion by natural regeneration	HK18 Supplement for haymaking	HK3 Manage permanent grassland with very low	HK6 Maintenance of species-rich, semi-natural grassl
				Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
SP56172177	.10	N	N				0.10ha				0.10ha	
SP56175847	1.04	N	N				1.04ha					1.04ha
SP56175628	1.12	N	N				1.12ha			1.12ha		1.12ha
SP56170587	1.44	N	N				1.44ha					1.44ha
SP56171576	2.61	N	N				2.61ha					2.61ha
SP56174813	3.14	N	N				3.14ha			3.14ha		3.14ha
SP55177888	3.36	N	N				3.36ha			3.36ha		3.36ha
SP57192097	4.05	N	N				4.05ha	4.05ha			4.05ha	
SP57202514	4.31	N	N				4.31ha	4.31ha			4.31ha	
SP56209826	5.04	N	N				5.04ha	5.04ha			5.04ha	
SP56173857	5.91	N	N				5.91ha			3.00ha		5.91ha
SP55179273	6.68	N	N				6.68ha			6.66ha		6.68ha
SP56174274	6.82	N	N				6.82ha			6.82ha		6.82ha
SP56173631	7.82	N	N				7.82ha			7.82ha		7.82ha
SP57202730	8.32	N	N						8.32ha			

RLR Field No./Field Boundary No.	RLR Field Size (ha)	LFA Status Y/N	High soil erosion risk?	ELS/HLS OPTIONS			Total points/ £s
				HR6 Supplement for small fields	GS Supp: Use of Native Seed		
				Amount	Amount	Features	
SP56172177	.10	N	N				
SP56175847	1.04	N	N	1.04ha		G06: Lowland meadows and pastures- BAP habitat	
SP56175628	1.12	N	N	1.12ha		G06: Lowland meadows and pastures- BAP habitat / W07: Pond	
SP56170587	1.44	N	N	1.44ha		G06: Lowland meadows and pastures- BAP habitat / H04: Large scale archaeological feature	
SP56171576	2.61	N	N			G06: Lowland meadows and pastures- BAP habitat / H04: Large scale archaeological feature / W07: Pond	
SP56174813	3.14	N	N			G06: Lowland meadows and pastures- BAP habitat / H04: Large scale archaeological feature	
SP55177888	3.36	N	N			G06: Lowland meadows and pastures- BAP habitat / H04: Large scale archaeological feature / SB05: Grey Partridge / W07: Pond	
SP57192097	4.05	N	N			G02: Semi-improved grassland / H02: Below ground historic feature / H04: Large scale archaeological feature / SB01: Barn owl	
SP57202514	4.31	N	N			G02: Semi-improved grassland / H02: Below ground historic feature / H04: Large scale archaeological feature / H04: Large scale archaeological feature / H07: Building - farm - traditional roofed / SB06: Kestrel	
SP56209826	5.04	N	N			G01: Improved grassland / H02: Below ground historic feature / H04: Large scale archaeological feature	
SP56173857	5.91	N	N			G06: Lowland meadows and pastures- BAP habitat / H04: Large scale archaeological feature	
SP55179273	6.68	N	N			G06: Lowland meadows and pastures- BAP habitat / H04: Large scale archaeological feature	
SP56174274	6.82	N	N			G06: Lowland meadows and pastures- BAP habitat / SB12: Snipe / T02: Mature or over mature tree / W07: Pond	
SP56173631	7.82	N	N				
SP57202730	8.32	N	N			A01: Arable / H04: Large scale archaeological feature	

Part 3

HLS - MANAGEMENT OF ENVIRONMENTAL FEATURES

SPECIFIC OPTIONS, PRESCRIPTIONS AND INDICATORS OF SUCCESS

HD5 - Archaeological features on grassland

Land Parcels Managed Under This Option: SP56209826, SP57192097, SP57202514

General Description of the Management Required

This management is intended to benefit the following features:

- HO2 Below ground historic feature;
- H04 Large scale historic feature

Management Requirements

The following rules apply across the whole area being managed under this option.

- Maintain a continuous grass sward and do not allow bare patches of soil to develop (for example, by considering carefully the regular routing and rotation of stock movements, and gathering points such as water troughs).
- Do not supplementary feed on or next to the archaeological site.
- Control weed growth and prevent scrub development.
- Minimise the use of heavy vehicles on the site, particularly in wet weather, to prevent damage caused by wheel rutting and compaction.
- Do not tip or dump any material on the site.
- Do not harrow or roll earthworks (including ridge and furrow).
- Do not locate water troughs, mineral licks etc, in such a way as to cause poaching on or next to the archaeological site.
- Do not plough or re-seed.

Additional Management Conditions

- A bonfire site may continue to be located in the centre of field 2514.

HD7 - Arable reversion by natural regeneration

Land Parcels Managed Under This Option: SP57202730, SP56199896

General Description of the Management Required

This option creates areas of grassland on arable, set-aside or grass leys through the process of natural regeneration to protect archaeological sites. This option is used where there are subsurface features at risk of damage through the standard method of establishment that involves some form of cultivation such as ploughing. This option can also help to protect vulnerable soils, reduce diffuse pollution & run-off and strengthen the grassland element of mixed and pastoral landscapes.

This management is intended to benefit the following features:

- H04 Large scale archaeological feature.

Management Requirements

The following rules apply across the whole area being managed under this option.

- Do not plough, sub-surface cultivate or reseed. Allow vegetation to develop naturally.
- Cut the vegetation at least 3 times in year 1 to encourage grasses to tiller and suppress weeds.
- Do not use machinery likely to cause rutting or compaction.
- Do not install new drainage or modify existing drainage systems. This includes subsoiling and mole ploughing.
- Do not chain harrow or roll.
- Do not place new fences or create any other ground disturbance on archaeological features.
- Do not excavate (e.g. scrape and pond creation).
- * Do not allow scrub or bracken to develop.
- Do not allow the development of burrows on archaeological features, however the presence of the existing badger sett in the hedge between 2514 and 2730 is accepted.
- Site access routes away from archaeological features, including those routes used routinely by stock.
- Field operations and stocking should be avoided when the land is wet, as this can cause damage to soil structure, soil fauna and the sub-surface features.
- * Do not allow poaching by livestock.
- Do not place feeders, water troughs or anything likely to cause sward damage, bare ground or poaching on archaeological features.
- * Manage the sward between 1 Jan and 31 Dec by grazing and/or cutting.

Additional Management Conditions

- In field 9896 do not apply fertilisers, organic manures or waste materials (including sewage sludge).
- In field 2730 well-rotted farmyard manure may be applied at a maximum rate of 12.5 tonnes/ha/yr. In addition, inorganic nitrogen fertiliser may be applied at max rate of 100 kg-N, 25 kg-phosphate and 25 kg-potash /ha/y. There must be no other application of nutrients such as fertilisers, other organic manures

or waste materials (including sewage sludge). Do not apply manures or fertilisers within 10 metres of a watercourse.

Indicators of Success

- By year 2 there should be at least 95% vegetation cover without any bare patches.
- By year 3, the sward height throughout the year should be between 5cm and 30cm.
- There should be no signs of increased burrowing activity within 20m of existing archaeology. The badger sett should not get any larger.
- Earthworks should be protected and suffer no further degradation.

Feature Specific Management Requirements and Indicators of Success

- The existing temporary grass ley in field 9896 should be retained and enhanced through the spreading of "green hay" from Wendlebury Meads in year 1. The field should be cut for hay or big bale silage one year in three to encourage the spread of wild flowers and native grasses.
- After harvesting the 2006 barley crop in field 2730, a permanent grass mix may be direct drilled. The seed mix should be agreed in advance with your Defra adviser.
- Fencing may be erected providing that scheduled monument consent is received.

HK3 - Manage permanent grassland with very low inputs

Land Parcels Managed Under This Option: SP56172177, SP56209826, SP57192097, SP57202514

General Description of the Management Required

Grassland managed with no fertiliser has a higher value for wildlife. Over 90% of traditionally managed grassland has been lost to agricultural intensification so it is important to maintain and where possible, increase this resource. This option can be used on a whole or part-field basis.

This management is intended to benefit the following features:

- GO1 Improved grassland;
- G02 Semi-improved grassland.

Management Requirements

The following rules apply across the whole area being managed under this option.

- Maintain as grass, do not plough or re-seed.
- * • You may apply up to 12.5 tonnes/ha (5 t/acre) of FYM a year in a single application, but only where the grassland is regularly cut. FYM must not be applied between 1 April and 30 June to avoid damage to ground nesting bird sites. No other type of fertiliser or manure may be applied. You may find it useful to refer to the table in appendix 2 of the ELS handbook showing average total N supplied by various manures.
- Do not cultivate.
- Do not supplementary feed.
- * • Manage by grazing and/or cutting, to remove the year's grass growth, but do not cut or top between 1 April and 30 June.
- Do not harrow or roll between 1 April and 30 June.
- * • Apply herbicides only to spot treat or weed wipe for the control of injurious weeds (i.e. creeping or spear thistle, curled or broadleaved dock, or common ragwort), or invasive alien species (e.g. Himalayan balsam, rhododendron or Japanese knotweed).

Additional Management Conditions

- * • Piles of cut branches, from willow pollarding, should be heaped up in field parcel 2177 to create "dead wood" habitat. This field may also be used as a bonfire site to burn material arising from hedge restoration projects.
- The site of the old farm buildings, to the SW of field parcel 2514, may be used for the supplementary feeding of sheep.

HK6 - Maintenance of species-rich, semi-natural grassland

Land Parcels Managed Under This Option: SP56174274, SP56174813, SP56175628, SP56170587, SP56175847, SP55179273, SP56171576, SP56171651, SP56173631, SP56173857, SP55177888

General Description of the Management Required

This option is targeted at the maintenance and protection of areas of species-rich grassland. The importance of species-rich grassland is recognised by the UK Biodiversity Action Plan (BAP). The option can also contribute to protecting valued landscapes and archaeology, and the promotion of good soil conditions.

This management is intended to benefit the following features:

- G06 Lowland meadows and pastures forming part of Wendlebury Meadows SSSI.

Management Requirements

The following rules apply across the whole area being managed under this option.

- * • From year 1, manage the sward by grazing and/or cutting to achieve a sward height of between 3cm and 5cm in October / November.
- Do not install new drainage or modify existing drainage systems unless agreed in writing with your Defra adviser. This includes subsoiling and mole ploughing. Maintain existing drains in working order.
- * • Supplementary feeding is confined to the autumn feeding of hay taken from the site. Feeders may be placed preferably in field 9273, although field 2177 may be used as an alternative. Any poaching should be repaired by chain harrowing and rolling the following spring.
- * • Control undesirable species such as Creeping Thistle / Spear Thistle /Curled Dock /Broad-leaved Dock /Common Ragwort /Common Nettle so that, their cover is less than 5% of the area. Agree all methods of control with your Defra Adviser.
- Ploughing, sub-surface cultivation and reseeding are not permitted. Chain harrowing or rolling are permitted except between 1 April and 31 July.
- * • Field operations and stocking must not damage the soil structure or cause heavy poaching. Small areas of bare ground on up to 5% of the field are acceptable. Take particular care when the land is waterlogged.
- * • Well-rotted farmyard manure may be applied at a maximum rate of 12.5 tonnes/ha/yr, but not within 10 metres of a watercourse. There must be no other application of nutrients such as fertilisers, other organic manures or waste materials including sewage sludge.
- * • To protect the historic interest do not place anything likely to cause ground disturbance, such as feeders, on the ridge and furrow, except in field 9273 where a feeder may be sited adjacent to the building or in 2177.

Indicators of Success

- * • All SSSI land should be in favourable condition.
- The Soil Phosphate Index should be 0 or 1.
- By year 1, at least 2 indicator species Yellow Rattle, Green-winged Orchid, Betony and Great Burnet for BAP grassland habitat lowland neutral grassland should be frequent and 2 occasional in the sward.
- By year 1, cover of wildflowers in the sward (excluding undesirable species but including rushes and sedges), should be between 40% and 90%. At least 40% of wild flowers should be flowering during May-June.

HK18 - Supplement for haymaking

Land Parcels Managed Under This Option: SP56174274, SP56174813, SP56175628, SP55179273, SP56171651, SP56173631, SP56173857, SP55177888

General Description of the Management Required

This option aims to ensure the continuation or re-introduction of hay-making on sites that would commercially be managed as pasture due to the ready availability of livestock and the climatic difficulty of hay-making. These fields will have high existing or potential value as meadow land and are at risk as the income forgone for management as hay meadows is substantially higher than managing as pasture. This option can also help to reduce diffuse pollution, benefit the integrity of the historic landscape as well as reinforcing the landscape character of the area. It will also help ensure hay-making techniques and traditions are not lost to future generations.

This management is intended to benefit the following features:

- G06 Lowland meadows and pastures forming part of Wendlebury Meadows SSSI.

Management Requirements

The following rules apply across the whole area being managed under this option.

- Cut and remove field-dried hay each year.
- Do not cut or top before 1 July.
- * • Graze the aftermath each autumn with cattle, removing them by 31 Dec, to achieve sward height indicators.
- * • Field operations and stocking must not damage the soil structure or cause heavy poaching. Small areas of bare ground on up to 5% of the field are acceptable. Take particular care when the land is waterlogged.

Indicators of Success

- By year 2, species such as Yellow rattle, Betony, Meadowsweet and Great Burnet should be frequent.

HR6 - Supplement for small fields

Land Parcels Managed Under This Option: SP56175628, SP56170587, SP56175847

General Description of the Management Required

Small fields, their boundaries and their margins are important features of the local landscape and the historic environment and have wildlife value. They can represent our earliest enclosed land used for agriculture, dating back to prehistoric times in some cases. But they are often more expensive to manage due to, for example, the higher proportion of headland and reduced yields, increased unproductive fieldwork, and additional labour cost per unit of land area and per head of stock. This supplement aims to compensate for this where such factors apply, and where small fields are judged to be important for meeting scheme objectives.

This management is intended to benefit the following features:

- F01 hedgerows,
- FO2 BAP hedgerows,
- FO8 wet ditches, and
- G06 Lowland meadows and pastures forming part of Wendlebury Meadows SSSI.

Management Requirements

The following rules apply across the whole area being managed under this option.

- Do not remove or damage boundaries.
- * • If gateways need any alteration, written permission must be obtained from your Defra adviser before any works commence.

Part 5

CAPITAL WORKS SPECIFICATIONS

LIVESTOCK HANDLING FACILITIES

The design and construction of appropriate facilities is dependent on site-specific conditions. The approved design must consider as a minimum animal welfare, health and safety of staff, livestock type, and visual impact of the structure.

The location and design must be agreed with your Defra adviser.

You should ensure any relevant consents are gained before carrying out the work e.g. consent from English Nature for work affecting a SSSI.

The handling facilities must be maintained in good condition for the duration of the agreement.

Additional Requirements

Location reference	Quantity (no./ area / length)	Notes
Alchester	Portable sheep handling facilities as per quote from Alligator dated 10 March 2006.	The facilities may be moved around the Alchester Scheduled Monument and should not be used elsewhere. No part of these facilities should require to be dug into the ground.

POND RESTORATION

General

If a management plan is required you should not start any work until the plan has been completed and agreed with your Defra adviser. Restoration work must follow the agreed plan.

You should ensure any relevant consents are gained before carrying out the work e.g. Scheduled Monument Consent from English Heritage or a licence from English Nature to carry out works where great crested newts are present.

Timing

Work must be carried out between late July and the end of January, preferably between August and October. The timing of restoration work will depend on a number of factors, such as what the work entails and whether there are any key species still present in the pond. For instance, work on a pond with water voles should be undertaken between October and January, while work on a pond supporting great crested newts should be undertaken between November and January. Removal of invasive non-native species may need to be undertaken in spring.

Restoration work

Dredging and clearance work must not cut deeper into the bed or banks of the pond than the original level, unless the banks are being re-profiled to benefit wildlife. Avoid making drastic changes and as a rule of thumb do not remove more than one cubic metre of sediment (3-4 buckets of a JCB) for every 100m sq of pond area in any one year. If re-profiling, the bank slopes should be variable and not steeper than 1:4, unless sections of steeper banks are desirable for species such as water vole. Gently sloping margins will create a larger drawdown zone and extensive shallows. Excavated surfaces should be left rough.

Features of archaeological interest in the pond must be retained.

The use of herbicides to control aquatic plants and bankside vegetation will only be allowed in exceptional circumstances and with prior approval from your Defra adviser.

Cut vegetation must be placed far enough away from the top of the bank to prevent decaying material from falling in and polluting the pond. Dredgings and spoil must not be used to fill and level adjacent wet areas, or be put on any areas of archaeological or ecological importance.

Introducing New Species to Ponds

It is usually unnecessary to plant up ponds following restoration. No plants or animals should be introduced unless agreed with your Defra adviser. Fish, wildfowl and non-native plants must not be artificially introduced. Do not feed wildfowl in or around the pond.

Planting

If agreed with your Defra adviser, trees and shrubs may be planted near the pond to provide shade and shelter. Do not plant around the southern margin of the pond, or anywhere around a pond within an open landscape.

MANAGEMENT PLAN PREPARATION - PONDS

A management plan must be prepared following the brief given below for the ponds in fields 1576 and 7888. The plan should be submitted to your Defra adviser by 1 September 2006. Any work identified in the management plan must not be started until it has been agreed with your Defra adviser.

Content of the Plan

The management plan should consist of a detailed survey of the ponds including a species list to include botanical aquatic, semi-aquatic and marginal vegetation as well as an assessment of the aquatic invertebrate and any amphibians present. In particular, a presence/absence survey is required for great crested newts within both ponds on the site. Survey methods should include: egg searches, torch survey and netting, with the survey taking place in mid-April to mid-May depending on climatic conditions. Two visits between mid-April to mid-May, in suitable weather conditions, should be satisfactory.

A brief specification (no more than 1 side of A4) should then be prepared for the benefit of the contractor detailing the works required for the restoration of the pond in field 1576. Factors taken into account should include:

- a consideration of how much, if any, intervention is required in the form of litter/silt removal;
- the existing wildlife value;
- the need and justification for removal of vegetation in or around the pond, and
- the creation of new habitats such as shallow grassy areas for invertebrates.

POST AND WIRE FENCING

General

All types of fencing should be erected in accordance with British Standard 1722. Before erecting new fencing, all old fencing material must be removed. New fencing should be put up in straight lines, between strainer posts. Strainer posts should be used at each end of the fence and at each corner and turning point. They may also be necessary where there is a significant difference in gradient. All softwood timber must be fully peeled and tanalised or treated with an approved preservative. Durable hardwood, such as oak or sweet chestnut, may be used and does not require treatment with preservatives. Square or half round section timber can be used as an alternative to the round sections given below. Timber sizes quoted are minimum requirements.

Barbed wire should not be used where fencing runs alongside access routes, unless this is unavoidable.

New fencing should avoid sites of archaeological or historic importance. You should ensure any relevant consents are gained before carrying out the work e.g. Scheduled Monument consent from English Heritage.

Fences must be maintained to this specification for the life of the agreement.

Post and Wire Fencing

Wire fencing should be at least 1.05 metres high. Use galvanised 4mm mild steel plain or 2.5mm barbed wire, or equivalent as stated in BS 4102.

Straining posts should be at least 125mm top diameter, 2.1 metres long and at a spacing not exceeding 150 metres.

Struts should be 65mm top diameter, 2.1 metres long and notched into the straining post.

Intermediate posts should be 65mm top diameter, 1.7 metres long and at a spacing not exceeding 3.5 metres.



Additional Requirements

The Capital Works Plan and Payments table in Part 4 of your agreement shows the amount of work to be carried out during the lifetime of the plan. The work must be carried out in the location(s) shown on the agreement map in Part 7. The quantity of work you must carry out has been specified in the following locations:

Location reference	Quantity (no./ area / length)	Notes
1576 / 4274 Boundary 22	138 m	Fencing on both sides.

Fencing

There is a presumption against fencing around a pond except adjacent to intensive grassland, although partial fencing that excludes stock from part of the pond may be considered. Fencing should not be erected around the pond without the agreement of your Defra adviser. If fencing is agreed, it should be placed at least 1m away from the bank top.

Margin

Where the pond is adjacent to arable land or improved grassland, you must ensure an adequate buffer is provided to protect the pond from agricultural inputs and run-off e.g. an ELS option to buffer in-field ponds.

* Additional Requirements

The Capital Works Plan and Payments table in Part 4 of your agreement shows the amount of work to be carried out during the lifetime of the plan. The work must be carried out in the location(s) shown on the agreement map in Part 7. The quantity of work you must carry out and/or the year has been specified in the following locations:

Location reference	Quantity (no./ area / length)	Notes
1576	100m2	The above specification may be amended in discussion you're your Defra adviser following the completion of the pond management plan.

SHEEP FENCING

General

All types of fencing should be erected in accordance with British Standard 1722. Before erecting new fencing, all old fencing material must be removed. New fencing should be put up in straight lines, between strainer posts. Strainer posts should be used at each end of the fence and at each corner and turning point. They may also be necessary where there is a significant difference in gradient. All softwood timber must be fully peeled and tanalised or treated with an approved preservative. Durable hardwood, such as oak or sweet chestnut, may be used and does not require treatment with preservatives. Square section timber can be used as an alternative to round sections. Timber sizes quoted are minimum requirements. Barbed wire should not be used where fencing runs alongside access routes, unless this is unavoidable.

New fencing should avoid sites of archaeological or historic importance. You should ensure any relevant consents are gained before carrying out the work e.g. Scheduled Monument consent from English Heritage.

Fences must be maintained to this specification for the life of the agreement.

Sheep Fencing

The fence must be at least 1.05 metres high. If extra height is required, this should be obtained by fixing additional strands of plain or barbed wire.

Wire should be galvanised and comply with BS 4102.

Straining posts should be at least: 125mm top diameter, or 100mm x 100mm cross-section sawn; 2.15 metres long if not set in concrete, or 1.85 metres if in concrete. The spacing between strainer posts should not exceed 150 metres where mild steel line wire is used, or 300 metres for high tensile wire.

Struts should be at least: 80mm top diameter, or 75mm x 75mm if sawn; 1.9 metres long if not set in concrete and at least 1.6 metres where set in concrete. Struts should be notched into the straining post at an angle of no more than 45 degrees.

Intermediate posts should be 65mm top diameter, or 75mm x 75mm if sawn, 1.7 metres long, and spaced no further than 3.5 metres apart.

Additional Requirements

* The Capital Works Plan and Payments table in Part 4 of your agreement shows the amount of work to be carried out during the lifetime of the plan. The work must be carried out in the location(s) shown on the agreement map in Part 7. The quantity of work you must carry out has been specified in the following locations:

Location reference	Quantity (no./ area / length)	Notes
2730 All boundaries	1238 m	All fencing works on the Alchester Scheduled Monument will require scheduled monument consent.
9896 Boundaries 3&4	704 m	

HEDGEROW SUPPLEMENT - REMOVAL OF OLD FENCE LINES

Prior to the hedge being restored, old fencing and wire should be completely removed and disposed of appropriately.

Associated hedge restoration must be carried out to the relevant specification.

Additional Requirements

The Capital Works Plan and Payments table in Part 4 of your agreement shows the amount of work to be carried out during the lifetime of the plan. The work must be carried out in the location(s) shown on the agreement map in Part 7. The quantity of work you must carry out and/or the year has been specified in the following locations:

Location reference	Quantity (no./ area / length)	Notes
2730 Boundary 7	508 m	
1576 / 4274 Boundary 22	69 m	

NATIVE SEED MIX

The seed mix is dependent on site-specific conditions and variables and should be agreed in advance with your Defra adviser.

The seed or plants of native origin will have originally been collected from the wild and their genetic variation is inherited from and typical of wild populations in Great Britain. The following are eligible:

- Crop-grown seed of British-native origin, consisting of species that are typical of the target semi-natural communities found on particular soils in the locality.
- Directly harvested seed mixtures from species-rich vegetation using, for example, brush or vacuum harvesting.
- Directly harvested seed transferred in green hay (freshly cut material from species-rich vegetation)
- Directly harvested seed transferred in brash or mulch (e.g. heather seed).
- Plants, which have been sourced from the wild as seed or cuttings and then propagated for re-introduction to the wild (e.g. juniper or woodland ground flora).

This item should not be used to pay for seed of certified agricultural or amenity grass or legume varieties, even though these may be varieties of a species which can occur in the wild. In some circumstances, the native seed may be mixed with certified grasses or short-lived legumes to act as a nurse crop and establish a green cover quickly, for example where soil protection is important. However, this item must not be used to fund these additional grasses or legumes.

In order to comply with the Seed Marketing Legislation, the native seed supplement form, which records the source or supplier of your seed, must be returned with any claim.

Additional Requirements

The Capital Works Plan and Payments table in Part 4 of your agreement shows the amount of work to be carried out during the lifetime of the plan. The work must be carried out in the location(s) shown on the agreement map in Part 7. The quantity of work you must carry out and/or the year has been specified in the following locations:

Location reference	Quantity (no./ area / length)	Notes
Donor site: part 4274 Wendlebury	4 Ha	"Green hay" to be spread - see Technical Advice Note 28. Work to be carried out in Year 1.
Recipient site: 9896 Alchester	11 Ha	

HEDGEROW RESTORATION - LAYING

Laying must achieve a complete reconditioning of the hedge in which all or selected stems are partially cut near ground level, laid over at an angle of 35-45°; from horizontal and tucked tightly together to form a stock proof barrier. The stems can be retained in position by staking and top-binding where appropriate in terms of local styles and tradition. Hedge laying should, where possible, always be in the same direction and hedges should not be laid downhill. Work should be carried out between late September and late April while the hedge is still dormant. If undertaking hedge laying after 1st March (the bird nesting season) you must ensure you are also meeting your obligations on the protection of birds under the Wildlife and Countryside Act 1981.

Preparation

Before laying, any old fencing or wire should be removed.

Cut and pull out bramble, clematis or other scrambling plants as these will hinder the laying process. Cut out elder plants, as these cannot be laid due to the brittleness of the stems. Treat the stumps with herbicide to prevent regrowth, although a few may be left to grow back for wildlife. In organic systems control should be agreed with your Defra adviser.

Cutting and Laying Pleachers

Usually the stems to be laid will be 5-10cm in diameter at the base, and 2.5-3.5m in height. Stems should be partially cut at ground level, bent down, and held in position by vertical stakes. However, it is possible to lay hedges (using a chainsaw) where the stems are up to 25cm in diameter. Stems larger than 25cm are best cut off completely or left to grow into hedgerow trees.

Existing hedgerow trees should be retained. Where appropriate, saplings of suitable species should be left uncut to develop into future hedgerow trees where these are characteristic features of the landscape.

Disposal of Cut Material



All cut branches should be removed from the immediate site and disposed of by burning or chipping. This operation should only be carried out where there will be no environmental damage.

Protection

Damage by livestock and other grazing animals must be prevented. Protective fencing (on one or both sides of the hedge) may be required. Fencing must be set back at least 1.2m from the centre of the hedge.

Weed Control

Check the hedge at least once during the first growing season, and take action as necessary if weeds have grown up. In particular bramble and cleavers can seriously effect the growth of a newly laid hedge.

Follow-up Management

For the first two to three years the hedge should be lightly trimmed to encourage bushy growth. Do not trim to the same point each year, instead allow the hedge to become a little taller and wider at each cut.

Additional Requirements

The Capital Works Plan and Payments table in Part 4 of your agreement shows the amount of work to be carried out during the lifetime of the plan. The work must be carried out in the location(s) shown on the agreement map in Part 7. The quantity of work you must carry out has been specified in the following locations:

Location reference	Quantity (no./ area / length)	Notes
1576 / 4274 Boundary 22	69 m	This is a wide boundary which now comprises two hedgerows with scrub in between. The hedge adjacent to 1576 should be layed now, with the other being considered in 5yrs time. A small bonfire site can be located between the two hedges or material can be stacked in 2177.

HEDGEROW SUPPLEMENT - SUBSTANTIAL PRE-WORK

Work is to be carried out as agreed with your Defra adviser.

Associated hedge restoration should be carried out to the relevant specification.

Additional Requirements

The Capital Works Plan and Payments table in Part 4 of your agreement shows the amount of work to be carried out during the lifetime of the plan. The work must be carried out in the location(s) shown on the agreement map in Part 7. The quantity of work you must carry out and/or the year has been specified in the following locations:

Location reference	Quantity (no./ area / length)	Notes
1576 / 4274 Boundary 22	69 m	This is in recognition that a certain amount of coppicing works and cutting back will be needed to gain access to the line of the hedge which is to be layed.

HEDGEROW SUPPLEMENT - TOP BINDING AND/OR STAKING

Finish off the laid hedge and hold down pleachers by using top binding and/or stakes, crooks or rails, depending on the traditional style of the area.

Binding should be made of hazel, ash, willow or other suitable springy growth.

The associated hedgelaying should be carried out to the relevant specification.

Additional Requirements

The Capital Works Plan and Payments table in Part 4 of your agreement shows the amount of work to be carried out during the lifetime of the plan. The work must be carried out in the location(s) shown on the agreement map in Part 7. The quantity of work you must carry out and/or the year has been specified in the following locations:

Location reference	Quantity (no./ area / length)	Notes
1576 / 4274 Boundary 22	69 m	

SPECIAL PROJECT

Work carried out as a Special Project must follow the specifications or brief given below:

The access to this 50Ha block of Wendlebury Meads SSSI is restricted to one main gateway which has fallen into disrepair. The species-rich sward on either side (0587 & 1576) is now being damaged by hay making machinery and cattle poaching. The poor condition of the gateway, which is often under water, means that the essential hay making operations are more time consuming than they should be.

- 1) Take levels along the line of the existing shallow ditches.
- 2) 100m of ditching, removing the minimum amount of spoil necessary to achieve flow of water into ditch between 1651 & 3857. 3 Strand barbed wire fence.
- 3) New culvert under the gateway between 0587 & 1576.
- 4) Spread clean graded hardcore in and on either side of gateway, approx 60 sq metres.
- 5) Spreading of topsoil from ditch around the edge of the hardcore to infill existing ruts.

Before starting work English Nature consent must be obtained.

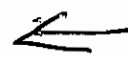
TREE SURGERY MAJOR TO INCLUDE MAJOR POLLARDING

General

Major tree surgery, including pollarding, must only be carried out in accordance with advice from an arboricultural expert. You must ensure an appropriately qualified expert is consulted and their advice is followed when the work is carried out.

You should ensure any relevant consents are gained before carrying out the work e.g. consent relating to Tree Preservation Orders from the Local Authority.

- * The surgery must be done between October and March. The tree must be cut cleanly close to a stem. The cuts must be angled so that they slope away from the centre of the crown and allow water to run off.



Tree surgery

Tree surgery applies to mature, fully grown trees. Major tree surgery may apply to work where cutting of limbs over 20cms diameter is required.

Pollarding

You may reintroduce restoration cutting where the practice of pollarding trees has lapsed. Pollarding to an ancient tree can kill it if not done carefully.

Disposal of Cut Material

- * All material should be retained on site as close to the tree as possible. Alternatively it may be relocated to an alternative similar situation. Where the material is from veteran or ancient trees then all material should be retained on site as close to the tree as possible, especially large diameter cut wood.

Additional Requirements

The Capital Works Plan and Payments table in Part 4 of your agreement shows the amount of work to be carried out during the lifetime of the plan. The work must be carried out in the location(s) shown on the agreement map in Part 7. The quantity of work you must carry out and/or the year has been specified in the following locations:

Location reference	Quantity (no./ area / length)	Notes
0587 Boundary 20	1 willow	Cut material at Wendlebury should be stacked on around the perimeter of the site of the old farmhouse (2177). Surplus material can be burnt, on the same site
4274	8 willows	
3631 Boundary 28	1 willow	
2730 Boundary 8	14 willows	Cut material at Alchester should either be removed from site, stacked at the base of the tree, or the lop and top may be burnt on the existing bonfire site in 2514
9896 Boundary 3	1 willow	

PART 6

GRASSLAND MANAGEMENT

Where this Agreement includes grassland management, you must maintain the areas of permanent grassland, and at least 80% of the area of temporary grassland, on your farm* as set out below for the duration of your agreement.

* In addition, you must not over-graze or under-utilise any of these areas and you must not exceed the maximum stocking density as also set out below.

Permanent Grassland (RLR field number)	Total area of field (ha)
SP55177888	3.36
SP55179273	6.68
SP56170587	1.44
SP56171576	2.61
SP56171651	9.18
SP56172177	0.10
SP56173631	7.82
SP56173857	5.91
SP56174274	6.82
SP56174813	3.14
SP56175628	1.12
SP56175847	1.04
SP56209826	5.04
SP57192097	4.05
SP57202514	4.31
Total permanent grassland	62.62
Total temporary grassland	11.09
Total area of grassland (permanent + temporary)	73.71

* Maximum stocking density for your farm permitted under this Agreement	3.0
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* "Farm" means the coherent area of land which is managed under the charge of the Agreement Holder for the period of this Agreement. Land occupied under short term tenancies and temporary grass keeps should not be included.

APPENDIX 3

Our Ref: PC/P2.3.4/CE3/0003

Mr P Miller
Home Farm Cottage
Church Lane
Wendlebury
Bicester
Oxfordshire
OX25 2PN

7th April 2009

Dear Mr Miller,

Railway Level Crossings – Oxford to Bicester Line – Chiltern Railways Evergreen 3 Project – Private Level Crossings

You may be aware that the Chiltern Railways Evergreen 3 Project is providing a new railway through route between Oxford and London Marylebone. Chiltern Railways is undertaking the project as one of its Franchise commitments.

Part of this project requires the upgrade of the current Oxford to Bicester railway line. It is currently a single railway line with a very limited passenger service. Upon completion, trains will run at up to 100 miles per hour, every half hour between Marylebone and Oxford on new double tracks.

The attached gives details of the upcoming consultation exhibitions and gives some more information about the project.

Part of the upgrading works will be to ensure that safety standards are met for a 100mph railway and to achieve this, level crossings on the line need to be assessed. In their current form they are acceptable for the railway as it was constructed in the 19th century and as it has always been used. But, if any intensification of use is to be carried out they must all be improved.

Safety improvement can be carried out by either upgrading the current crossings with new signalling and CCTV or they can be bridged. They can also be closed by the acquisition of owners crossing rights, or ensuring physical closure where crossing rights have been

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foregone by owners. Upgrading is generally considered not to be appropriate for the private crossings along this line, because of their locations and physical characteristics. The remaining safety risk is not acceptable. Bridging is safe, but can still have the associated issues of visual intrusion, land take needs to meet statutory requirements and cost. As a number of the crossings appear to be little or not used, closure is thought to be more appropriate than bridging.

Due to these issues, all of the existing crossings have been investigated to determine what are thought to be the best options and preferred options have been determined. We are writing to you to outline what is considered to be appropriate for the crossing in the vicinity of your property. This is the start of the consultation process required in advance of Chiltern's application for the compulsory purchase powers, which are required to facilitate the overall upgrading works. We are sending this letter out in advance of the public consultation meetings as set out on the attached leaflet, so that affected owners will be aware of what is being proposed.

These powers are required to enable the acquisition of land for the construction of bridges, to acquire crossing rights where crossing closure is the preferred option and to acquire land around stations for station expansions. It is not intended that the railway alignment is widened to accommodate double tracking, as this was formerly a double line. If it is intended to acquire crossing rights, owners of the crossing rights will be compensated under the compulsory purchase compensation code.

From Land Registry records it appears that you own land on both sides of Home Farm crossing, as it is referred to by Network Rail, as is shown on the attached plan. However, it appears that you only own a relatively small area of land on the side of the railway that the crossing gives access to. It would not be a cost effective option to bridge the line to replicate the crossing, it is therefore intended to acquire your crossing rights so that the crossing can be closed.

Please contact me if you would like to discuss this proposal or the scheme further. If you would like to meet I can see you at one of the exhibitions as set out on the attached, or I can visit you at your property.

Yours sincerely,





Paul Clarke
Associate Director

Email – paulclarke@ardent-management.com
Tel – 07900 052307

Encl. Consultation leaflet
Plan 2 of 2

APPENDIX 4

Landowners Option 10: 
Landowners Option 11: 
Landowners Option 12: 