

From: [Eifion Bibby](#)
To: [AwelyMor](#)
Subject: Re-; Written Representation -Deadline -: 24th October 2022 - Proposed Development- Awel y Mor Offshore Wind Farm Scheme Our Clients:- Mr JB & Mrs E Evans [REDACTED] Our Ref:- AWE..EVA.J.-1-C
Date: 24 October 2022 17:04:14
Attachments: [Option Plan.pdf](#)
Importance: High

Dear Sirs

RE: AWEL Y MÔR OFFSHORE WINDFARM PROJECT
OUR CLIENT /INTERESTED PARTY :- MR JB & MRS E EVANS, [REDACTED]
[REDACTED] REGISTRATION NO:- **20031650 RR-038**

Further to the relevant representation lodged on 27/06/22 the following supplemental written representations are submitted in respect of our client, being the owners of Faenol Bropor farm (and whom together with their son Mr Emyr Evans operate the agricultural enterprise) which is proposed to be adversely affected, to a most significant degree, by the above mentioned Awel y Môr Scheme (by means of the intended cable route and also the construction of a proposed substation thereon):-

1. Whilst the principle for renewal energy requirements is accepted there is objection to the inevitable devastating impact that the proposed scheme will have on the viability of Faenol Bropor agricultural unit (being the 'property' shown for identification purposes only edged in red on the attached 'option plan') and accordingly the associated enterprise, given it is proposed that in excess of 54% (up to 83.01acres /33.59 ha) of 'prime' agricultural land is to be acquired to locate a substation (together with 'mitigation/ bio diversity enhancement ') and a further 6% (9.55 Acres/3.86 ha) is earmarked for 'temporary occupation and use'(potentially ,it is currently anticipated ,up to 2030) in respect of the intended cable corridor and outfall pipe (in aggregate extending to over 60% of the farm).
2. Given that the land required for the permanent substation itself is understood to be 12.36 acres (5.00 ha) ,and bio diversity net gain of 10% is perceived to be the 'norm'(whilst effective screening of the proposed development is regarded as imperative), it is considered that the total area of land allocated for acquisition is excessive (bearing in mind that a significant proportion of the subject area is classified as Grade 3a and therefore bio-diversity enhancements disproportionately compete with effective land needed for food production).
3. Whilst item 8 (Schedule 2) of the Draft DCO is noted there is concern that information on location and type of permanent screening from Faenol Bropor homestead against adverse visual impact together with noise and light pollution (during construction and post development) together with vibration management (during scheme operations) is regarded as somewhat non-specific . Requests to arrange a site meeting and for further comprehensive information to address associated concerns (and for inclusion of coniferous species as part of the proposed woodland mixture-so as to enhance screening during the winter) are not being accommodated . Also, visualisation drawings from Faenol Bropor homestead do not depict the effectiveness of screening during winter months or adequately, for the duration, from planting to maturity .
4. As screening will be located on the proposed acquisition land, whilst item 9 (Schedule 2) of the draft DCO is noted, there is concern as to what obligations will exist after year 5 for maintenance /replacement of damaged or diseased trees . Accordingly ongoing perpetual obligations ,in this regard , is considered necessary for inclusion in the Development Consent Order.

5. As regards to damaging the viability of retained land (**being all the property excluding that tinted red on the accompanying 'option plan'**) , laying infrastructure (such as cables) at a depth of 0.75m below ground level will limit the ability to effectively subsoil and/or mole-plough ,when needed to address compaction to maintain natural drainage .Such apparatus should therefore be installed at a minimum of 0.9 m below surface level (to accord with, what is regarded as 'established standard practice with such schemes ') to mitigate impact on productive capacity . Furthermore , where excavations apply it is considered imperative that topsoil , subsoil, and the boulder clay are all kept separate within our client's land and are reinstated in sequence (of boulder clay followed by sub soil and then topsoil) with the aim of protecting the structure of the soil strata.
6. Also, clarification as to depth of cables below existing drainage ditches on retained property is required given the need for ongoing future maintenance operations to the watercourses.
7. It is also considered that the Applicant (at own expense) is obligated to reasonably arrange for -:
 - a) ditches and culverts on Faenol Bropor retained land to be suitably upgraded (to our client's reasonable satisfaction) to duly accommodate ground and surface water discharging in consequence of the proposed development (so as to prevent land saturation and flooding).
 - b) a 4m gated access to apply from the right of way extending from point C to the residual severed parcel to the south of point B ,as shown for identification purposes only , on the accompanying Option Plan .
8. Comprehensive provisions for remediation together with post development compensation (for damage and loss reasonably sustained) need to be included in the Development Consent Order -:
 - a)given concerns apply to interruption of existing drainage systems benefiting Faenol Bropor , owing to effective flood alleviation measures having been formerly implemented .Also specific design information is required to be made available for technical scrutiny and modification if deemed reasonable by an independent Drainage consultant (commissioned at the Applicant's expense) .
 - b)as regards to all disrupted services benefiting our clients retained property at Faenol Bropor (to include ,amongst others the private water supply from a well source located on land proposed to be acquired for the development) .

Specifically, also, there is an underground telephone cable installed alongside the driveway leading to the homestead within the Order limits corridor which requires to be protected (and remedied forthwith if damaged).

9. Access for all purposes requires to be maintained along the existing driveway leading to Faenol Bropor homestead throughout and subsequent to the proposed development.
10. Detailed provisions need to be included in the Development Consent Order as to the applicant (and assigns) being responsible for the installation (where appropriate) and maintenance of all boundaries between the area(s) proposed to be acquired (as shown tinted in red on the accompanying option plan) and Faenol Bropor retained property to a livestock (cattle and sheep) proof standard (to our clients reasonable requirements) .
11. Provision is required to be contained within the Development Consent Order for a right of way for all purposes , for the benefit of Faenol Bropor retained property , from A-B-C as shown ,for identification purposes only ,on the accompanying 'option Plan' (in order to mitigate access disruption for farming operations).
12. Detailed information as to proposed location & dimension of surface intrusive apparatus such as manholes is required at the earliest opportunity, pre -development (with such apparatus to be kept to the minimum and sited to cause least disruption of farming operations) .
13. In respect of negotiations involving proposed voluntary documentation -:
 - a. detailed clarification and justification is required as regards to 'Environmental Mitigation Works' and intrusive surveys prior to completion of acquisition .
 - b. the applicant needs to promptly and duly comply with all due diligence requirements

attributed to **Money Laundering & Terrorist Financing & Transfer of Funds
(Information on the payer) Regulations 2017 (as amended)**

Yours faithfully,

Eifion Bibby

J Eifion Bibby MRICS FAAV

Director & RICS Registered Valuer

For and on behalf of :

**Davis Meade Property Consultants, Plas Eirias Business Centre, Abergele Road, Colwyn Bay,
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[REDACTED]

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