

Please find attached information regarding Julie Ann Mason's property in Burgh le Marsh in Lincolnshire which will be dramatically affected by the Outer Dowsing Offshore Wind scheme if it is allowed to be developed as proposed. In our opinion, not only is the route inappropriate but the level of compensation currently being offered to my client is minimal in the circumstances.

I would be grateful if you would consider my client's position when you are determining the Development Control Order for the scheme.

Outer Dowsing Offshore Wind

Electromagnetic Field Assessment for Export Cable Crossing Under Caravan Park at KP11 – Technical Note

Date: 26-07-2024

Document Number: PP1-ODOW-ONC-EL-TCN-0001

Revision: 01

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Company:	Outer Dowsing Offshore Wind	Asset:	Whole Asset
Project:	Whole Wind Farm		
Document Title:	Electromagnetic Field Assessment for Export Cable Crossing Under Caravan Park at KP11 – Technical Note		
Document Number:	PP1-ODOW-ONC-EL-TCN-0001		

The technical note addresses the calculation of maximum expected 50 Hz electric and magnetic fields in the Caravan Park at KP11 and reviews the compliance of calculated results against the UK guidelines and policies.

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Revision History

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01	Issued for Review	26-07-2024	Not applicable – first issue

Document Holds

Hold Reference	Description of Hold
<Hold01>	

Referenced Documents

Reference	Document Number	Document Title
[1]	PP1-ODOW-CMN-EN-STA-0001_02	Environmental Statement – Project EMF Assessment
[2]	Department of Energy and Climate Change	Power Lines: Demonstrating compliance with EMF public exposure guidelines. A voluntary Code of Practice. London, 2012.
[3]	National Grid	EMFs.info, Electric and magnetic fields and health, https://www.emfs.info/sources/overhead/ohl-calculating/calculator
[4]	Department of Energy and Climate Change	National Policy Statement for Electricity Network Infrastructure (EN-5). London: The Stationary Office, 2011.
[5]		

Abbreviations & Acronyms

Abbreviation / Acronym	Description
AC	Alternating Current
DC	Direct Current
EIA	Environmental Impact Assessment
ELF	Extremely Low Frequency
EMF	Electric and Magnetic Field
Hz	Hertz
HDD	Horizontal Directional Drilling
HPA	Health Protection Agency
HVAC	High Voltage Direct Current
HVDC	High Voltage Alternating Current
IARC	International Agency for Research on Cancer
ICNIRP	International Commission on Non-Ionising Radiation Protection

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Abbreviation / Acronym	Description
IPC	Infrastructure Planning Committee
kV/m	Kilovolt per meter
NPS	National Policy Statement
NRPB	National Radiological Protection Board
ODOW	Outer Dowsing Offshore Wind Project
PHE	Public Health England
SCENIHR	Scientific Committee on Emerging and Newly Identified Health Risks
TJB	Transition Joint Bay
WHO	World Health Organisation
μT	Microtesla

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1 Introduction

Outer Dowsing Offshore Wind (ODOW) is a joint venture project between TotalEnergies, Corio Generation and Gulf Energy. The consortium was successful in The Crown Estate (TCE) R4 Seabed Lease for the project site located in the Easter Regions zone and was awarded Preferred Bidder status in February 2021 and secured the lease in January 2023 with a project capacity up to 1500 MW.

The ODOW Project has received the Agreement for Lease in February 2023, and it is working towards it’s DCO submission in 2024.

The project, when operational, will be a key element in fulfilling the Government targets to reduce carbon emissions (including the 2050 ‘net zero’ emissions target) and meet international climate change obligations.

The Outer Dowsing Offshore Windfarm is in the North Sea, circa 53 km off the Lincolnshire coast.

The geographic location of the project is shown in Figure 1.



Figure 1 – ODOW Preliminary Project Area

ODOW is at a basic development stage of Front-End Engineering Design. The project will use High Voltage Alternating Current (HVAC) technology operating at 50 Hertz (Hz). From a consenting perspective, the current project envelope assumes 4 Export Cable circuits and a maximum of 4 Offshore Substations as shown in [1].

Landfall and the location of Transition Joint Bay is planned to be at Wolla Bank.

Grid Connection Point with the 400 kV National Grid network will be at Weston Marsh (approximately 62 km cable length from the landfall).



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2 Legislation and Policy

2.1 Policy Framework for the Protection of People

At high enough levels, EMFs can cause biological effects, which depending on the frequency of the fields can impact nerve function or blood flow. Whilst there are no statutory regulations in the UK that limit the exposure of people to power-frequency EMFs, responsibility for implementing appropriate measures for the protection of the public lies with the UK Government, which has a clear policy, restated in October 2009 and incorporated in NPS EN-5 [4], on the exposure limits and other policies they expect to see applied. Practical details of how the policy is to be implemented are contained in Codes of Practice [2] agreed between industry and the Government.

The Government in turn acts on the scientific advice from Public Health England (PHE), which has responsibility for advising on non-ionising radiation protection, including power-frequency EMFs. In 2004, the Government adopted exposure guidelines for the public published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), in line with the terms of the 1999 EU Recommendation on public exposure to EMFs. National Policy Statement EN-5 documents these policies, and they are explained fully below.

National Policy Statement EN-5

As summarised above, the Government has set out clear policies on control of EMF exposures in general. NPS EN-5 gives clear guidance on the EMF requirements of all electricity infrastructure projects.

NPS EN-5 has its principal application to Nationally Significant Infrastructure Projects (NSIPs) in England and Wales requiring Development Consent. For EMFs, the principles it sets out are applicable to all developments. NPS EN-5 states that Government policy is that the NSIPs should comply with the relevant exposure guidelines, and that this should be demonstrated according to the provisions of the Code of Practice. As set out in paragraph 1.2.3 of EN-5, the National Policy Statement (NPS) may be a material consideration in projects to be consented under the Town and Country Planning Act (1990) and so can be reasonably applied to other major electrical infrastructure projects such as ODOW.

2.2 Exposure Limits

Table below summarises the recommended values set out by the Government.

Table 1 - Recommended Values for Power Frequencies

Public Exposure Levels	Electric fields	Magnetic fields
	AC	
Basic restriction (induced current density in central nervous system)	2 mA/m ²	
Reference level (external unperturbed field)	5,000 V/m	100 µT

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Field corresponding to the basic restriction	9,000 V/m	360 μ T
	Static	
Basic restriction	None	40,000 μ T

The ICNIRP guidelines are set to prevent external exposure to EMFs that could cause currents to be induced in the body large enough to cause effects on nerves, with a substantial safety margin. These induced currents can be expressed as a current density, and it is on current density that the guidelines are based. The ICNIRP guidelines recommend that the general public are not exposed to levels of EMFs able to cause a current density of more than 2 milliamps per metre squared (mA/m^2) within the human central nervous system, as shown in Table 1 above. This recommendation is described as the “basic restriction”. The external fields that have to be applied to the body to cause this current density to have to be calculated by numerical dosimetry, since in-vivo measurements of current density are not practical.


The ICNIRP guidelines also contain values of the external fields called “reference levels”. For the public, the reference level for electric fields is 5 kV/m, and the reference level for magnetic fields is 100 μ T. The 1999 EU Recommendation uses the same values as ICNIRP. In the ICNIRP guidelines and the EU Recommendation, the actual limit is the basic restriction. The reference levels are not limits but are guides to when detailed investigation of compliance with the actual limit, the basic restriction, is required. If the reference level is not exceeded, the basic restriction cannot be exceeded, and no further investigation is needed. If the reference level is exceeded, the basic restriction may or may not be exceeded.

The Code of Practice on compliance endorses this approach and gives the values of field corresponding to the basic restriction, stating:

“The 1998 ICNIRP exposure guidelines specify a basic restriction for the public which is that the induced current density in the central nervous system should not exceed 2 mA/m^2 . The Health Protection Agency specify that this induced current density equates to uniform unperturbed fields of 360 μ T for magnetic fields and 9.0 kV/m for electric fields. Where the field is not uniform, more detailed investigation is needed. Accordingly, these are the field levels with which overhead power lines (which produce essentially uniform fields near ground level) shall comply where necessary. For other equipment, such as underground cables, which produce non-uniform fields, the equivalent figures will never be lower but may be higher and will need establishing on a case-by-case basis in accordance with the procedures specified by Health Protection Agency. Further explanation of basic restrictions, reference levels etc is given by the Health Protection Agency.”

The Code of Practice also specifies the land uses where exposure is deemed to be for potentially a significant period of time and therefore where the public guidelines apply. These land uses are, broadly, residential uses and schools.

Therefore, if the EMFs produced by an item of equipment are lower than 9 kV/m and 360 μ T, the fields corresponding to the ICNIRP basic restriction, it is compliant with the ICNIRP guidelines and

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hence with PHE recommendations and Government policy. If the fields are greater than these values, the equipment is still compliant with Government policy if the land use falls outside the residential and other uses specified in the Code of Practice and it may still be compliant if the fields are non-uniform.

2.3 Summary of Policy

The EMF policies applying to high-voltage electricity equipment comprise compliance with the exposure guidelines; If a development complies with these policies, adequate protection for the public is ensured.

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3 Baseline Environment Onshore

Onshore ODOW would be located within a mixture of primarily rural and semirural areas, which accommodate existing electrical assets. All equipment that generates, distributes, or uses electricity produces EMFs. The UK power frequency is 50 Hz, which is the principal frequency of the EMFs produced, although HVDC circuits are also present which will be a source of additional DC fields.

Electric and magnetic fields both occur naturally. The Earth's magnetic field, which is caused mainly by currents circulating in the outer layer of the Earth's core, is approximately 50 μT in the UK. This field may be distorted locally by ferrous minerals or by steelwork such as in buildings. At the Earth's surface there is also a natural electric field, created by electric charges high up in the ionosphere, of approximately 100 V/m in fine weather.

The Earth's natural fields are static, and the power system produces alternating fields. In homes in the UK that are not close to high-voltage overhead lines or underground cables, the average "background" power-frequency magnetic field (the field existing over the whole volume of the house) ranges typically from 0.01 – 0.2 μT with an average of approximately 0.05 μT , normally arising from currents in the low voltage distribution circuits that supply electricity to homes. The highest magnetic fields to which most people are exposed arise close to domestic appliances that incorporate motors and transformers. For example, close to the surface, fields can be 2000 μT for electric razors and hair dryers, 800 μT for vacuum cleaners, and 50 μT for washing machines. The electric field in most homes is in the range 1 – 20 V/m, rising to a few hundred V/m close to appliances.

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4 Assessment methodology

4.1 Predicted Field Levels

The magnetic field produced by the currents in an electrical circuit falls with distance from the circuit. The magnetic field is highest at the closest point to the conductors and falls rapidly with distance.

For sources of fields with a simple, defined geometry, such as underground cables, calculations are the best way of assessing fields and are acceptably accurate. The calculations of fields presented here follow the provisions specified in the Code of Practice on Compliance [2] and were performed using specialized computer software that has been validated against National Grid On-line magnetic field calculator [3].

Calculations from overhead lines and cables usually assume that the line or cables are infinitely long and straight, known as a two-dimensional calculation. The Code of Practice specifies that such calculations are always acceptable.

Since field strengths are constantly varying, they are usually described by reference to an averaging calculation known as the “root mean square” or RMS. Future mention of power-frequency field strengths in this section will mean the RMS amplitude of the power-frequency modulation of the total field, which is the conventional scientific way of expressing these quantities.

To assess compliance with exposure limits, the Code of Practice on Compliance [2] specifies that the maximum fields the installation can produce should be calculated using the following conditions (other conditions in the Code of Practice apply only to overhead lines and are not reproduced here):

magnetic fields: for the highest rating that can be applied continuously in an intact system (i.e., including ratings which apply only in cold weather, but not including short-term ratings or ratings which apply only for the duration of a fault elsewhere in the electricity system); and

electric and magnetic fields: for 1 m above ground level of the unperturbed field of the 50 Hz component ignoring harmonics, ignoring zero-sequence currents and voltages and currents induced in the ground or earth wire.

These provisions ensure that the calculations for each of the cable design options and crossing points represent worst-case conditions. The circuits will not always operate at this maximum rating, therefore resulting in lower magnetic fields for some of the time, but compliance is assessed for the worst-case conditions.

These calculations assume that there is no attenuation of magnetic fields from any surrounding material (e.g., seabed, earth, grout mattresses, etc.) and that there are no unbalanced currents flowing along the outer sheaths of the cables. Finally, the effect of the cable armouring (ferromagnetic shielding) to reduce the magnetic field outside the cable was not included. Complex modelling of similar cables demonstrated that the armour cable in fact accounted for a 2-fold reduction in the magnetic field. The modelling assumptions were made to ensure that the calculated magnetic-field levels will overestimate the actual field level at any specified loading.



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4.2 Assessment of Effects

The ODOW export cables would be assessed as having an adverse effect if non-compliance with the EMF exposure limits was demonstrated, using the principles set out in Codes of Practice [2]. Conversely, as specified in NPS EN-5, if the proposed projects comply with the exposure limits, EMF effects are assessed as not significant, and no mitigation is necessary.

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5 Assessment of EMF from ODOW Under Caravan Park at KP11

The earthed metallic shield that is applied over the insulation of HVAC cables ensures that the electric field will be contained entirely within the insulation, and no external electric field will be emitted. The proposed underground cables produce no external electric fields, so are not considered further.

Magnetic fields are not shielded in the same way as electric fields and will be produced outside the ODOW export cables, and this has been assessed for the technology option and installation planned under the Caravan Park at KP11 as shown in Figure 2 below.

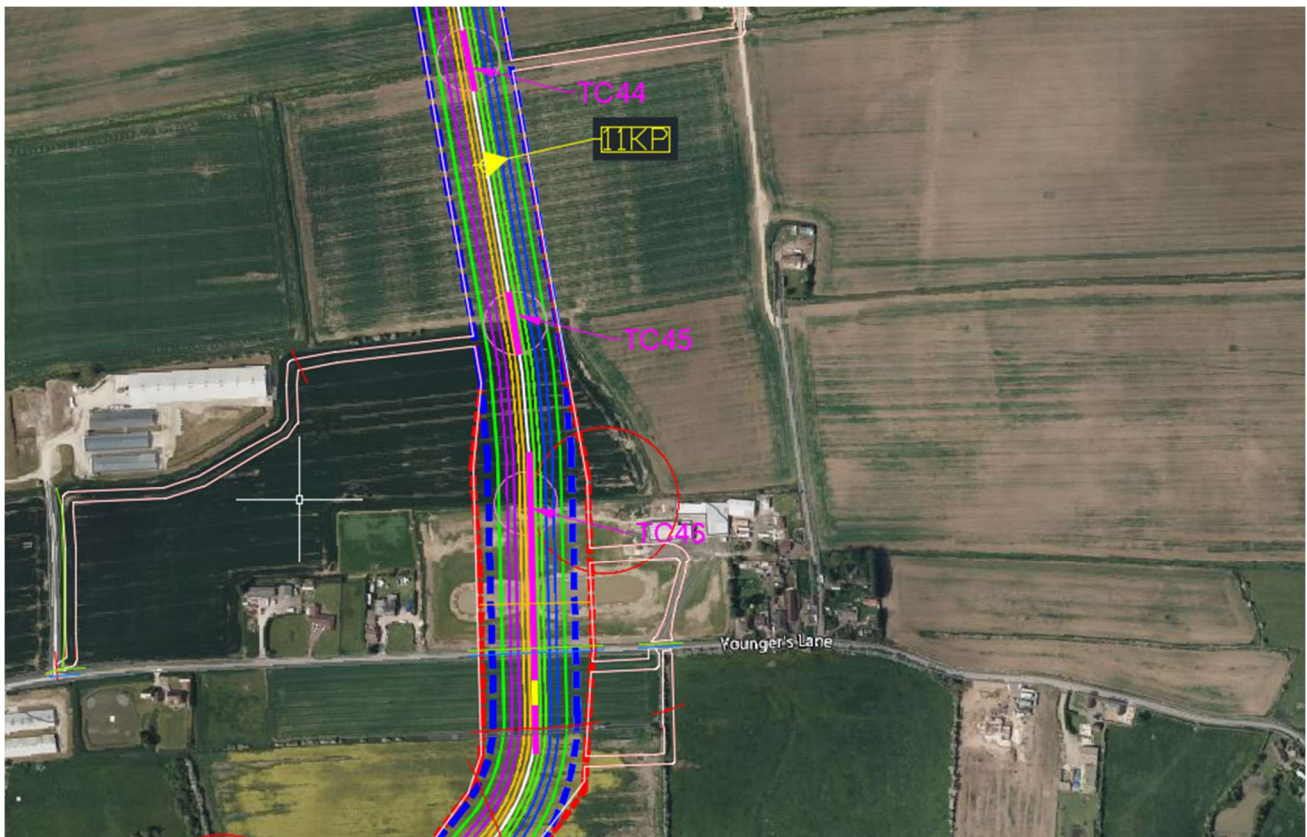


Figure 2. ODOW land export cable route under the Caravan Park at KP11

5.1 Main EMF Assessment Assumptions

Assumption 1: As shown in Figure 2, it is assumed that at the KP11, the Caravan Park is located above the ODOW buried cables. The cables are installed in an HDD at minimum 8 m depth below the ground surface. With the elevated ground level of the Caravan Park and the minimum HDD depth, the minimum distance at the elevated ground level is at 8.5 m.

Assumption 2: It is assumed that the export cables are single core, 2000 mm² aluminium Milliken conductor, and XLPE insulation.

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Assumption 3: It is assumed that the Export Cable voltage is 275 kV and the maximum current in each cable circuit is 1250 A (this value includes a 25% margin to the maximum current expected at the KP11 and is considered conservative).

Assumption 4: It is assumed that the HDD Export Cable layout will be in trefoil and the separation distance between the cable circuits will be 12 m and between the phases in circuit inside the HDD will be 0.25 m (max).



All assumptions are considered conservative with respect to magnetic field intensities above the ground in the vicinity of the cable circuits.

When 3-phase electrical circuits are in proximity the magnetic fields interact with one another adding and subtracting. The phasing of each circuit is a crucial factor in how the fields interact with one another, affecting the direction of the magnetic field. If magnetic fields are aligned in the same direction, they add to one another producing a greater total field, whereas if they are in opposite directions, they subtract from one another producing a lower field. This not only affects the maximum field, but how quickly the field reduces with distance. The effect of phasing is more prominent when phase conductors increase in distance from one another.

The phase arrangement within each cable circuit can significantly change the magnetic field level above the cables. This is due to the mutual cancellation of magnetic fields from adjacent cables and circuits. Phase optimisation is one of the low-cost measures to reduce magnetic field levels, consistent with recommendations of the World Health Organization. All permutations of phase arrangements have been checked to determine, firstly, the maximum magnetic field level and secondly, the minimum magnetic field levels. The results are shown below with the maximum field levels well below the limits of 360 μ T. Clearly, the selection of the final phasing design does not need to be based on magnetic field levels.

The phase arrangements for the various installation techniques are as follows:

Table 2: Phase arrangement used for each three-phase circuit (worst case with max magnetic field and best case with minimum magnetic field)

Phasing	Trefoil	Mag. Field (Max/Min)
RYB YBR RYB RYB (trefoil)		Max
RBV BRY BRY RYB (trefoil)		Min

5.2 Results of Magnetic Field Assessment

Based on the cable design parameter assumptions above and performed according to the provisions of the Code of Practice, the AC magnetic fields from the proposed installation technique were

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calculated. All calculations were performed assuming maximum load, minimum circuit separation and minimum burial depth giving a worst-case scenario. For each design, two extreme phase arrangements were modelled to give a worst- and best-case calculation of the magnetic field. A summary of the calculated magnetic fields for each option is provided in Table 3.

Figure 3 shows the magnetic field at 1m above ground for the trefoil design assumed for the land export cable route above the Caravan Park at KP11. The figure indicates the maximum magnetic field and reduction with distance for two different phase arrangements (giving maximum and minimum magnetic fields) indicated in Table 2.

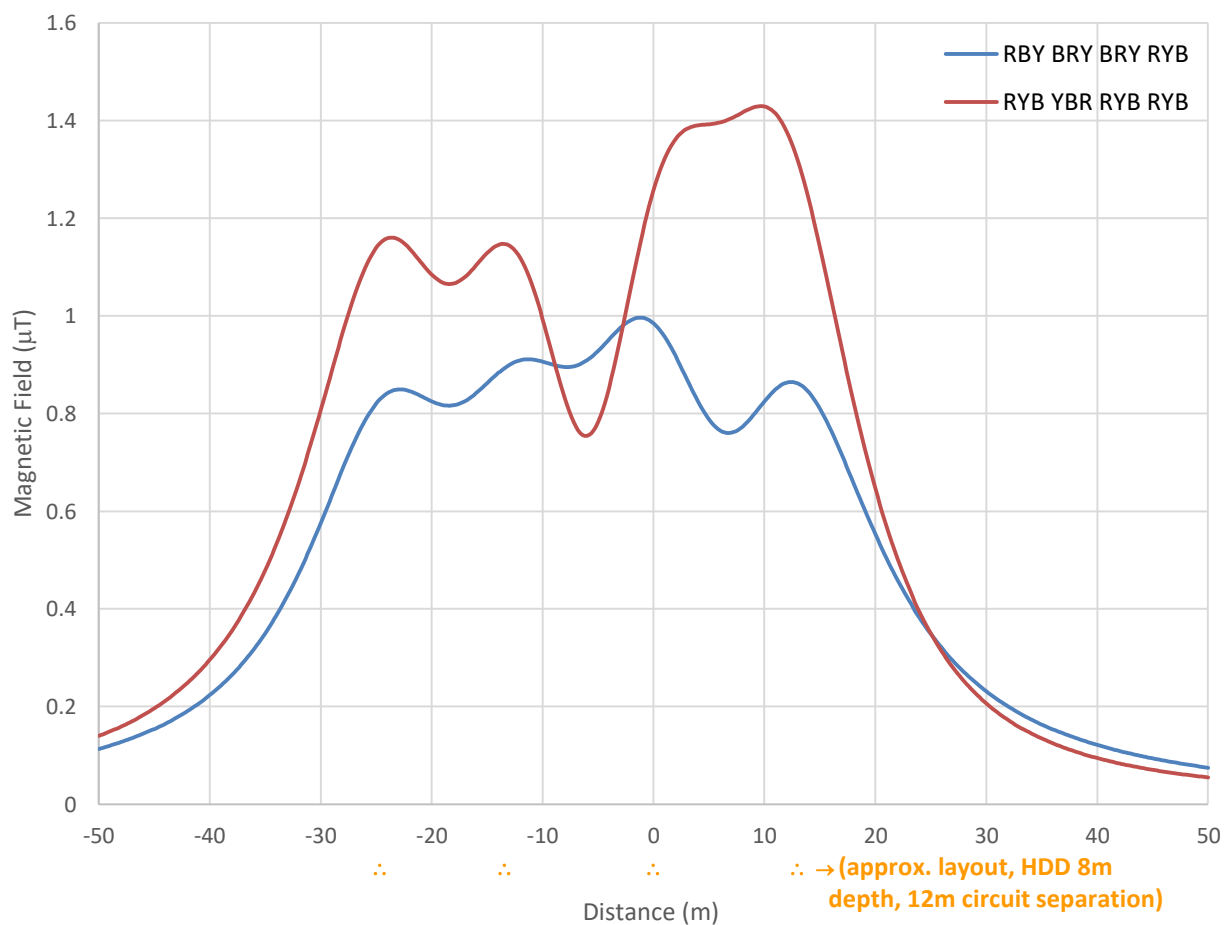


Figure 3: Maximum magnetic fields for 4 ODOW circuits, HDD - Trefoil arrangement. Red line represents RYB YBR RYB RYB phase arrangement, blue line represents RBY BRY BRY RYB phase arrangement.

The phase arrangement has an impact on the maximum magnetic field but also how quickly it reduces with distance from the circuits. The maximum calculated magnetic field for the trefoil design is 1.4 μT

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where the phases are arranged RYB YBR RYB RYB. The maximum field reduces to 1 μT if the phases were arranged RBY BRY BRY RYB.

Table 3: Summary of the calculated maximum magnetic fields and various distances from the outer most conductor for all possible installation scenarios and third-party circuit crossings

Magnetic Field (μT)							
Design	Phasing	Maximum	Maximum (%)*	5m	10m	25m	50m
HDD Trefoil (max)	RYB YBR RYB RYB	1.4	0.39	0.8	0.4	<0.2	<0.1
HDD Trefoil (min)	RBY BRY BRY RYB	1	0.28	0.6	0.3	<0.2	<0.1

* In % of the maximum allowable limit of 360 μT

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6 Conclusions

For onshore power-frequency (AC) fields from the ODOW export circuit above the Caravan Park at KP11, the maximum EMF produced is significantly less than the relevant exposure limit. Therefore, all technology options in all scenarios are compliant with the policies in place in the UK to protect public health and are assessed as having no significant adverse effects.

All the electrical connection options assessed produced magnetic fields significantly below the ICNIRP public exposure limits. The maximum fields were only 0.39% of the exposure limit.

The maximum magnetic field produced by the ODOW export cable circuits above the Caravan Park at KP11 is comparable or lower in size to the magnetic fields produced by the domestic appliances normally used in the households.

3rd May 2024



16 Algitha Road, Skegness, Lincolnshire, PE25 2AG

Mr D Wright
GT R4 Ltd
c/o Dalcour Maclaren
Unit 1 Staplehurst Farm
Weston on the Green
Bicester
Oxfordshire OX25 3QU

By Email: [REDACTED]

Dear David

Outer Dowsing Offshore Wind (ODOW)

Our Client: Miss J A Mason of [REDACTED]
[REDACTED]

The purpose of this letter is to try to explain to you the catastrophic effect that the ODOW Scheme will have upon my client's property and future livelihood.

On 27th June 2022, full planning permission was granted (Application Number S/023/02392/21) for a *change of use of land for the siting of 61 no. static caravans and 1 no. static to be used as a show home/sales reception, construction of internal roads, footpaths and vehicular parking areas ...*

The granting of planning consent was a massive boost for my client and her partner, Mr S McNulty. Being in their mid to late 60s, they proposed to develop the caravan site, sell (on leases) the pitches and have a very comfortable retirement from the profits of sale and ground rents. For their quality of life, they do not propose to operate as a holiday site which would generate a high volume of short term occupancies and require far greater management, staffing and costs.

So far, I understand that they have spent in the region of £[REDACTED] on the following:

- Obtaining full planning permission
- Creating two large lakes (stocked with course fish – now fished for competitively)
- Landscaping including extensive lengths of hedging
- Installing 9 concrete double bases
- Constructing internal roads and providing services
- Purchasing a substantial waste water storage tank and other assets

Please find attached my recent photographs which show the current development of the site. By undertaking the above, the planning consent has been secured. The planning consent requires the site to be developed in phases and phase 1 includes part of the proposed ODOW easement area. The ODOW Scheme proposes to install high voltage electricity cables approximately 8m to 10m below the surface through the centre of the site.

The public are very aware of the possible adverse health effects of living near high voltage electricity cables. The recently announced National Grid Pylon Scheme has been on both national and local news detailing the public's concern. Various studies have been undertaken and even the Health and Safety Executive mention that high voltage cables are "possibly carcinogenic to humans"; higher levels of childhood leukaemia are of particular concern.

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Company Registration Number: 13266182



Even though the ODOW Scheme cables will be below ground level, several studies have suggested that people should not live within 200m to 600m of a high voltage cable; New Field Farm measures less than 300m in length by less than 150m in width. Therefore, there is no part of the site which will be a "safe" distance from the cables. In my opinion, the affected area will not simple be limited to the 3.51 acres as detailed as the Option Area.

There are also concerns regarding the effects associated with electromagnetic fields upon the two lakes stocked with course fish and the freshwater borehole which is situated within the proposed easement area.

The caravan site has planning consent to be occupied between 15th March and 31st October, i.e. 7.5 months per year. The caravans are likely to be purchased by people whom will wish to "reside" in them for the majority of the year. Pitches, once developed with "luxury lodges" can easily retail between £120,000 to £160,000.

My clients have, understandably spoken to existing customers, friends and contacts within the tourism industry to seek their views of the effects of the proposed scheme. Unanimously, everyone was of the opinion that the ODOW Scheme would make all 62 pitches unsaleable.

David Broadhead MRICS of Michael Paul Consultancy provided you with a valuation report which valued the site as it currently exists at £2.5 million. In addition, my clients will lose the profit element from the sale of 62 pitches, sale of caravans and annual ground rent. In the most recent Heads of Terms, you have proposed compensation of only £44,000 with an incentive payment of £8,800. The compensation offered has not even been calculated on the same basis as for all other landowners even though my client's property is far more severely affected.

Due to the substantial costs of developing the site, faced with the uncertainty of being able to sell any pitches, my clients have no option other than to cease development even though the ODOW Scheme has not yet obtained planning consent.

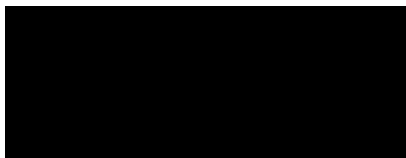
Not unreasonably, my clients have not voluntarily signed the Heads of Terms or Licence permitting Non-Intrusive or Intrusive Survey Access.

In my opinion, it is totally inappropriate that the ODOW Scheme has been designed to cross my client's property. However, if the ODOW Scheme obtains planning consent and is constructed, my clients must be properly compensated for their total losses. The level of compensation currently available gives them no other alternative than to make representation at the appropriate planning stage and if necessary, serve a Blight Notice following a Compulsory Purchase Order.

Should there be any points you wish to discuss then please do not hesitate to contact me.

Kind Regards.

Yours sincerely



J B Boulton M.R.I.C.S. F.A.A.V.

T: 

M: 

E: 

Valuation Report of Newfield Farm Fishing Lakes

Prepared by Michael Paul Consultancy



Michael Paul Consultancy

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michael paul
CONSULTANCY



VALUATION REPORT

CLIENTS: Mr & Mrs McNulty
Dalcour Maclaren

SUBJECT PROPERTY: Newfield Farm Fishing Lakes, Younger's Ln, Burgh le
Marsh, Skegness PE24 5JQ

REFERENCE: MPC109924-DB

DATE: 12th January 2024

PREPARED BY: David Broadhead BSc (hons) MRICS

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1. Executive Summary

Subject Property

- 1.1. The instruction is for the following property:

Newfield Farm Fishing Lakes, Younger's Ln, Burgh le Marsh, Skegness PE24 5JQ

Purpose of Report

- 1.2. Valuation to establish the Open Market Value due to the installation of cables under the subject land, we have been asked to assess the value with the assumption that we are looking for a no scheme valuation and for the land to be valued as though the scheme wasn't taking place.

Location

- 1.3. The property is situated in a rural location 2.5 Km north east of the town of Burgh Le Marsh and 4.5km west of Skegness. Burgh le Marsh is a town and civil parish in the East Lindsey district of Lincolnshire, England and as the name suggests was once an area surrounded by wide spread marshes that have since been drained and turned into lower grade agricultural land.
- 1.4. The town of Skegness is the larger of the two conurbations and is a seaside town and civil parish in the East Lindsey District of Lincolnshire, England. On the Lincolnshire coast of the North Sea, the town is 43 miles (69 km) east of Lincoln and 22 miles (35 km) north-east of Boston. With a population of 21,128 as of 2021, it is the largest settlement in East Lindsey.
- 1.5. Transportation links are relatively good with the A52 and A158 main roads, in close proximity connecting it with Boston and the East Midlands, and Lincoln respectively. Skegness railway station is on the Nottingham to Skegness (via Grantham) line.

Description



- 1.6. Newfield Fishing Lakes is set in 10.5 acres of former agricultural land with lakes which have been recently established to the centre of the property. Prior to the current planning application the site was agricultural land with barns to the north eastern corner. The land is relatively level with hedgerow planting to the boundaries.
- 1.7. Whilst no caravans are currently sited, the site is ready to be fully operational with service connections and infrastructure in place and a large amount of landscaping and planting in place, including the main site road. There are currently 9 concrete pads in situ and the barns have mostly been demolished.
- 1.8. The property has further planning permission in place, to develop the park with 61 units.

Tenure

- 1.9. The property is owned Freehold.

Valuation Summary

- 1.10. I am of the opinion that the open market value with vacant possession is **£2,500,000 (Two Million Five Hundred Thousand Pounds)**

- 1.11. This is a blended amount from the residual valuation and the comparable valuation as per below:

- 1.12. This is broken down amongst the various elements as:

£40,000 per pitch X 62 pitches **£2,480,000**

£40,000 per pitch from comparable analysis

We have used 62 pitches as the planning allows for an additional show home to the 61 sited.



1.13. Our valuation has accounted for the risks and threats outlined in our SWOT analysis with a conservative estimate of value on a comparable basis as is common in the holiday park industry. This has been cross checked with a residual valuation.

Risk & Demand

1.14. I would expect there to be a good demand for the property owing to its scale and location.

1.15. I am of the opinion, there are no extraordinary property risks that would be anticipated for an asset of this nature. Whilst the property is mostly developed, with some outstanding, all development property will carry some risk.

SWOT Analysis

1.16. In our opinion, most potential investors would probably view the strengths, weaknesses, opportunities and threats associated with Newfield Lakes as follows:

Strengths	Weaknesses
<ul style="list-style-type: none">• Good location in terms of access and wider locality• Good sized site• Attractively designed and not crowded.	<ul style="list-style-type: none">• Aversion in the market to development
Opportunities	Threats
<ul style="list-style-type: none">• Potential for further development with sales or letting fleet.• Majority of Infrastructure installed.	<ul style="list-style-type: none">• Increasingly competitive marketplace.• Construction costs and inflation.

Caveat



1.17. The executive summary forms only part of the report, dated 12th January 2024 and should be considered along with the rest of the report and reference should be made to the findings herein.

2. Confirmation of Instruction

- 2.1. Given the development nature, we have undertaken a comparable (market based approach) cross checked with a residual valuation. We have opted for the residual valuation, given the high quality nature of the design and larger than average spacing in a high quality location.

Scope

- 2.2. Please note that this report is provided for the use of the client, associated parties and their professional advisers. Michael Paul Consultancy gives no authorisation for the report to be passed, sold, copied or emailed to any third party. No liability to any third party is accepted whatsoever. On no account is this report to be resold.
- 2.3. The subject property was inspected on 8th January 2024.
- 2.4. The valuation date is at 12th January 2024.
- 2.5. The asset class to be valued comprises a development site for a leisure lodge park for holiday static/lodges.
- 2.6. This report has reported on the location and general condition of the property with our opinion on value.
- 2.7. The property has been valued on the basis requested, as defined in VPS4 of the RICS Valuation Standards (Red Book). Namely: Market Value on the special assumption that it is fully equipped as an operational entity and valued having regard to trading potential.
- 2.8. This report has been prepared by David Broadhead BSc (Hons) MRICS (Director) who accepts responsibility for this report, has sufficient skills, knowledge and understanding to provide an unbiased and objective valuation and undertake this instruction competently. This report has been checked by Michael Paul BSc (Hons) FRICS (Director). They are both members of the RICS Valuer Registration Scheme and are qualified to provide this advice as an External

Valuer in accordance with PS2 and VPS3 of the RICS Valuation – Global Standards (January 2022) published by The Royal Institution of Chartered Surveyors (RICS) (“The Red Book”)

Conflicts of Interest

2.9. We can confirm that we are not aware of any conflicts of interest, whether personal or in relation to the firm, we have not acted for the claimant or defendants on any previous occasion. We can also confirm that we have sufficient Personal Indemnity cover in accordance with the RICS Code of Conduct for this instruction. The company indemnity limit is £3m for each and every claim.

Assumptions & Considerations

2.10. The asset has been valued in GB pounds (£).

2.11. There are no Special Assumptions, as defined in the RICS Global Valuation Standards, in association with this valuation.

2.12. Details of the extent of the property, tenure, tenancies, permitted uses and related matters have been supplied by the customer. Where possible this information has been checked.

2.13. It is assumed:

2.13.1. That there are no environmental issues with the land upon which the property is situated.

2.13.2. That there is clear title to the property and the boundaries used on the plans attached in the appendices are wholly accurate for the purpose of our valuation.

2.13.3. The information provided by the Client is accurate.

2.13.4. That the services are appropriate to allow for the current use.

2.13.5. No laws are broken by the condition of the Property or by its present or intended use.

2.13.6. The Property is not subject to any particularly troublesome or unusual restrictions; it is not affected by any problems which would be revealed by the usual legal enquiries;

and all necessary planning permissions and building regulations consents (including consents for alterations) have been obtained and complied with; and

2.13.7. The Property has the right to use the main services on normal terms; and the sewers, main services and roads giving access to the Property have been “adopted”.

2.13.8. There is full planning and licensing consent.

2.13.9. It should be noted that our inspection of the premises does not constitute an accessibility audit for Equality Act purposes. On the basis that an accessibility audit for Equality Act purposes has not been undertaken, we would recommend that the occupiers commission an audit to ensure compliance with the relevant legislation and undertake those works identified that are considered to be economically viable. However, due to the variety of limiting and disabling impairments covered by the Act, we are unable to properly advise on other matters relating to accessibility as part of this report and it is assumed that the property fully complies.

2.13.10. We have not had sight of any Fire Safety Assessment for this property, and we would recommend therefore that the occupiers take this in hand to ensure that they are in compliance with the legislation. Our valuation assumes on the basis that a Fire Safety Assessment has been carried out and that the findings of the report would not be valuation significant

2.14. Our valuations also assume that a purchaser would engage existing staff, receive the benefit of current and future bookings and would additionally purchase stock at valuation.

2.15. Our valuations do not take into account the cost of settling any outstanding finance or lease agreements.

Valuation Compliance

2.16. This valuation has been prepared in accordance with the RICS Valuation - Global Standards (January 2022), published by the Royal Institution of Chartered Surveyors (“RICS”) (“the Red Book”) and the IVSC International Valuation Standards (IVS).

3. Location

- 3.1. The property is situated in a rural location 2.5 Km north east of the town of Burgh Le Marsh and 4.5km west of Skegness. Burgh le Marsh is a town and civil parish in the East Lindsey district of Lincolnshire, England and as the name suggests was once an area surrounded by wide spread marshes that have since been drained and turned into lower grade agricultural land.
- 3.2. The town of Skegness is the larger of the two conurbations and is a seaside town and civil parish in the East Lindsey District of Lincolnshire, England. On the Lincolnshire coast of the North Sea, the town is 43 miles (69 km) east of Lincoln and 22 miles (35 km) north-east of Boston. With a population of 21,128 as of 2021, it is the largest settlement in East Lindsey.
- 3.3. Transportation links are relatively good with the A52 and A158 main roads, in close proximity connecting it with Boston and the East Midlands, and Lincoln respectively. Skegness railway station is on the Nottingham to Skegness (via Grantham) line.

4. Description

- 4.1. Newfield Fishing Lakes is set in 10.5 acres of former agricultural land with lakes which have been recently established to the centre of the property. Prior to the current planning application the site was agricultural land with barns to the north eastern corner. The land is relatively level with hedgerow planting to the boundaries.
- 4.2. Whilst no caravans are currently sited, the site is ready to be fully operational with service connections and infrastructure in place and a large amount of landscaping and planting in place, including the main site road. There are currently 9 concrete pads in situ and the barns have mostly been demolished.
- 4.3. The property has further planning permission in place, to develop the park with 61 units.

Services & Amenities

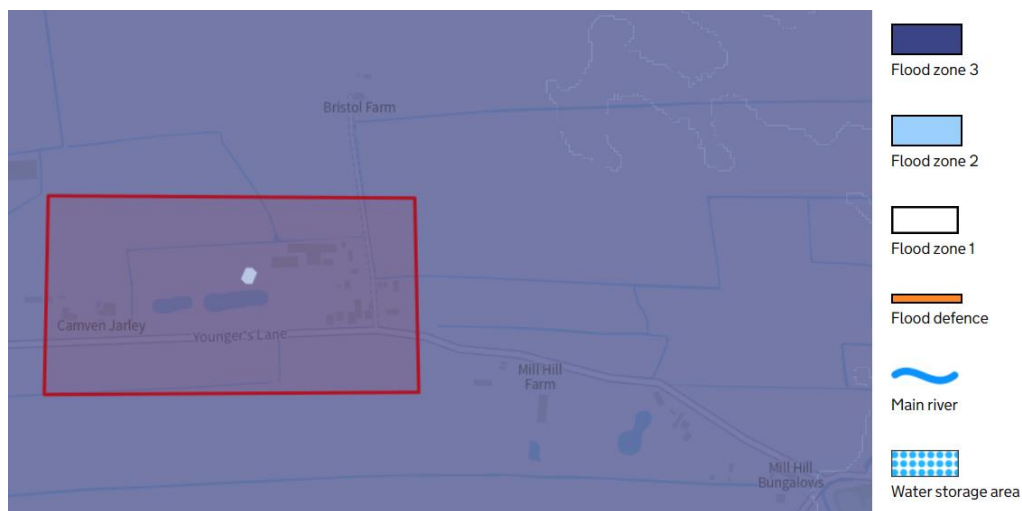
- 4.4. We have been advised that the site has mains service connections for electric and water with sewage treatment plants for drainage and bulk gas storage.

State of Repair & Future Economic Life

- 4.5. We have not carried out any condition survey with respect to the property or its services, nor are we qualified to do so. We therefore recommend that you seek appropriate professional advice on these aspects. However, from our brief inspection the property appears to be well maintained and we were not aware of any substantial defect. The concrete bases and road ways are in good order. There has been a large amount of tree planting and landscaping undertaken that is in its early stages on the site.

5. Environmental Issues

- 5.1. Having consulted with the Environment Agency we can confirm that the property is not within an area that has or is likely to be effected by landfill, mining or pollution.
- 5.2. The site is within flood zone 3.
- 5.3. Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.



- 5.4. In preparing our report we have not been made aware of any contamination reports, audits or investigations that make reference to any form of contamination being present.
- 5.5. Through our onsite survey and desktop investigation no adverse environmental factors or contamination have been identified other than the nitrate which is naturally occurring. No matters were visible at the time of our inspection that would give us cause for concern, however for the purpose of our report and valuation we have assumed that the property is free from any onerous environmental issues, invasive plant species or subsequent remedial works which may affect the value.



- 5.6. If, during the relevant timescales, detailed within the terms of engagement, after completing this report any contamination, pollution or any other onerous environmental factors are identified on the property or within close proximity to the home then this should be reported to Michael Paul Consultancy immediately so that we can re-evaluate the findings and valuation contained within this report.

6. Statutory Enquiries

Planning

6.1. We have assumed that all relevant permissions are in place, our planning search has highlighted the following:

- Planning Permission - To continue to site a mobile home for residential use.

Ref. No: S/023/00605/03 | Status: Decided

- Planning Permission - To continue to site a mobile home in connection with agriculture.

Ref. No: S/023/01197/03 | Status: Decided

- Planning Permission - Excavation of land to form 2no. fishing lakes, erection of a reception buil...

Ref. No: S/023/01835/19 | Status: Decided

- Planning Permission - Change of use of land for the siting of 61 no. static caravans and 1 no. st...

Ref. No: S/023/02392/21 | Status: Decided

- Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 9...

Ref. No: S/023/02531/21 | Status: Decided

- Planning Permission - Change of use of land for the siting of touring caravans, an amenity block ...

Ref. No: S/023/00622/23 | Status: Withdrawn

- Environmental Impact Assessment (E.E.C. Directive 85/337/E.E.C. as amended by Council Directive 9...

Ref. No: S/023/00624/23 | Status: Decided

Tenure

6.2. The land itself is held freehold. We have not been provided with the title documents and official title plans.



Taxation and Rating

6.3. The property is not listed for rating.

Environmental – Energy Performance

6.4. No environmental information has been provided for us to consider as the site is bare land.

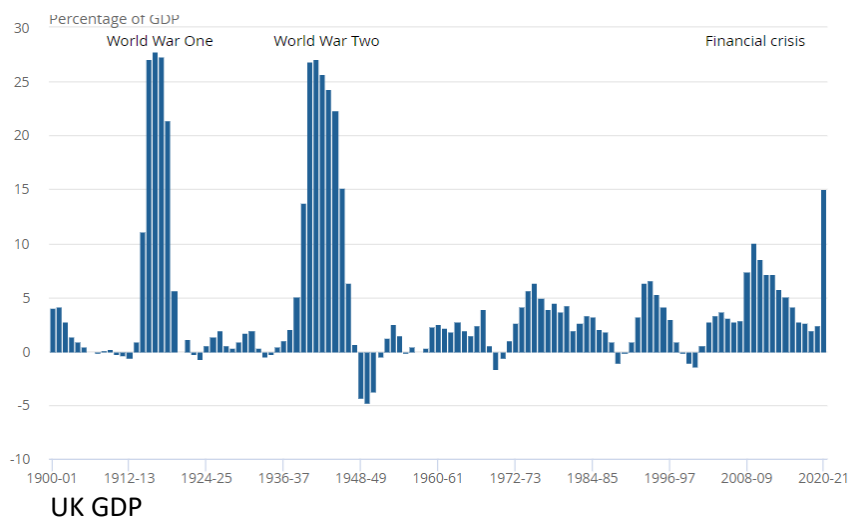
7. Market Summary

General Economy

- 7.1. The UK economy has had to weather multiple storms in recent years, with; BREXIT, the COVID pandemic, war in Ukraine, rising inflation and the tail end of a recovery from the 2008 recession. The economy grew at its slowest pace since the 2008 financial crisis in the closing months of 2019, ending a year in which Brexit uncertainty dampened business investment even as a strong labour market underpinned consumer spending. At the start of 2020 there was little prospect of a lasting improvement, according to the Financial Times' annual survey of UK economic growth.
- 7.2. Across all UK industries in the Business Insights and Conditions Survey found in March 2021 that many businesses had paused trading due to the pandemic however 75% of businesses had been trading for more than the last two weeks of March. This is a slight improvement from the 71% in January. Other key facts from the survey included that 5% of businesses had paused trading but intend to restart in the next two weeks and that 3% of businesses had permanently ceased trading
- 7.3. Any growth through 2021 into 2022, was forecast to be driven initially by stronger household spending, and later by stronger government spending.
- 7.4. Since which the war in Ukraine has created rising energy and food prices, causing a rise in inflation that outstrips UK GDP.
- 7.5. In the UK, growth is expected to slow during the course of 2022 as the impact of the cost of living crisis due to food and energy price increases continues. Overall growth in the UK for 2022 could reach 3.9%, before slowing to 1.1% in 2023, according to the latest KPMG Global Economic Outlook.
- 7.6. Consumer spending is expected to be heavily affected by the squeeze on incomes, as household budgets come under unprecedented pressures from rising costs. Amongst these, energy prices remain the biggest single driver of rising inflation with the pre-announced

increase this month which is expected to be followed by another 30% increase in October 2022.

- 7.7. Taken together, they could add more than two percentage points to inflation this year. In addition, the conflict in Ukraine is expected to lead to rising food prices as well as higher prices of some metals and other commodities. The combination of these pressures has seen most economic commentators predict that we could see inflation peak between 8-11%, this is anticipated to moderate back down to 2-4% in 2023.
- 7.8. As well as upward inflation, the economic outlook for growth is dampening, due to a reduction in consumer spending, we expect UK GDP growth to average between 2.8% - 3.8%, prior to 2022, the previous consensus GDP growth was predicted at 4.5% for the year. The main cause of this reduction is lower household consumption. Lower income households have a higher level of impact due to a contraction in real earnings that shows no signs of abating.
- 7.9. There were predictions of a possible recession in 2022-23, which fiscal policies managed to keep a lid on and prevent via interest rate rises, due to the low interest rates and quantitative easing used at the outfall of 2008 and large government spending during the COVID pandemic, this coupled with the higher costs forecast from the separation from the EU, leaves the country prone to an elongated recession due to an extraordinarily high UK general government gross debt was £2,537 billion at the end of March 2023, equivalent to 100.5% of gross domestic product (GDP).



7.10. UK general government deficit (or net borrowing) was £327.6 billion in the financial year ending 2021, equivalent to 15.3% of GDP.

Leisure and Residential Parks

7.11. Despite the bleak economic picture outlined above, the UK tourism economy has grown from strength to strength since 2008 and has seen several trends raising the level of service and accommodation, with lodges becoming the norm opposed to static caravans on parks and more water-based offerings, with house boats and floating lodges becoming more mainstream.

7.12. Visit Britain, a national tourism agency funded by the Department for Culture, Media and Sport have assessed the British revenue income and have concluded that currently Britain is ranked 11th in the world for visitor numbers and visitor spend this is a drop from 2018 where it was 8th in the world.

7.13. Despite this drop income has remained strong pointing towards a resilient inner UK tourism market driven by the increase in staycations. This was helped by the move out of coronavirus restrictions in 2021. The data is always 12 months delayed and official figures for 2021 are still being calculated due to COVID delays, despite 2020 visitor numbers being reduced, due to coronavirus, initial estimates are strong for holiday home sales and the 40.9 million overseas visitors who came to the UK in 2019 spent £28.4 billion. These figures represent a 1% increase in volume and 7% (nominal) increase in value compared with 2018. The UK accounted for 2.4% of international tourism receipts in 2018.

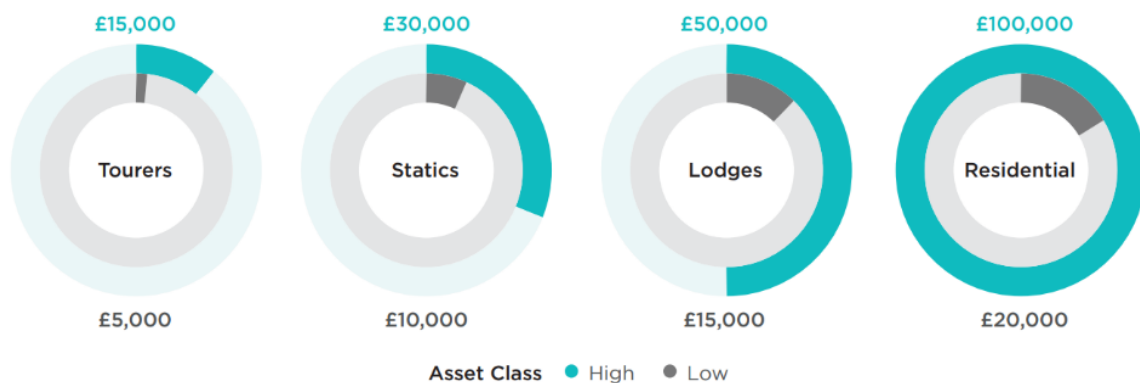
7.14. In 2018, the USA, France and Germany were the top three markets in terms of number of visits to the UK accounting for 27.7% of visits. The top three markets measured in terms of visitor spend were the USA, China and Germany accounting for 26.2% of all overseas visitor spend in the UK.

7.15. As well as overseas visitors, an increase in British holidaymakers remaining in the U.K. is predicted to continue. Aside from coronavirus the fallout from Brexit is increasing internal

demand, as according to Travel Supermarket, a holiday in a Eurozone country will cost a family of four £245 more now than it would have done before Britain voted to leave the EU. It estimates that British holidaymakers will take an average of £513 spending money per person in 2016, or £2,052 per family of four.

7.16. Britain will have a tourism industry worth over £257 billion by 2025 – just under 10% of UK GDP and supporting almost 3.8 million jobs, which is around 11% of the total UK number. Within the leisure park sector 73% of turnover is derived from capital sales, with an average margin of 62% on overall costs. The average pitch fee is circa £2,500 per annum, however this can be as much as £4,000 to £6,000 depending on the quality and availability of facilities.

7.17. The values per pitch rates varies greatly. We have assessed historic transactions and can present the following pitch rate highs and lows. It would be inappropriate to provide averages as the circumstances of value will vary greatly between location, licence conditions and local market factors.



7.18. Obviously these are big swings in value and not reflective of the median average. For example when assessing a site where they are reporting below average returns, the pitch value comparable method cant be used as an average. The underlying value needs to be held by the multiplier of income, whether it be ground rent, holiday rents or sales commission, the multiplier of value is the underpinning principle.

- 7.19. With regards to restructuring there has been a big shift in trend for the large and medium operators of parks selling the freehold and renting it back on a leasehold basis or sell the ground rents, this is often done to use funds to pay off debts or invest into the park.
- 7.20. However when selling or seeking future funding, the leasehold payback reduces the net income and with rampant inflation predicted and the payments being linked to CPI, banks and traditional valuers will down value the asset.
- 7.21. With regards to acquisitions and disposals, the main change is the assessment as a percentage on Return of Investment opposed to multiplier of income. This assessment of value can increase the value dramatically. Private equity are keen to look at the % return and improvement in underlying value before more often than not securing an exit within 2-5 years down the line.
- 7.22. Therefore the net income instead of a multiplier of EBITDA is viewed as % return on investment of say 5-8% which would give a 12-20 times multiplier of purchase and then they will try and add value and then they sell the asset on again at an increased value often by buying multiple parks and forming or adding to a group to reduce their costs drive down the bottom line through economies of scale and sell on for a profit.

Residential

- 7.23. Average UK house prices increased by 1.7% in the 12 months to June 2023 (provisional estimate), down from a revised 1.8% in May 2023. The average UK house price was £288,000 in June 2023, which is £5,000 higher than 12 months ago, but £5,000 below the recent peak in November 2022.
- 7.24. Average house prices increased over the 12 months to June 2023, to £306,000 in England (1.9%), £213,000 in Wales (0.6%) and £174,000 in Northern Ireland (2.7%).
- 7.25. At the start of 2020, new home building had picked up with the number of new homes created in England at its highest level in almost 30 years, official figures show. There were 240,000 properties added to the country's housing stock in 2018-19. This is an increase on

the 217,000 homes built in 2018-19, which itself was up 20% on the year before. But that only brings the total back to levels seen before the financial crash, and a long way short of the 300,000-target set by the government.

7.26. The pandemic may have caused house buyers to reassess their housing preferences. The ONS UK House Price Index (HPI) data shows that the average price of detached properties increased by 8.6% in the year to January 2021, in comparison with flats and maisonettes, which increased by 2.6% over the same period.

Local Market

7.27. Having assessed the land registry data, Properties around Burgh Le Marsh had an overall average price of £190,000 over the last year.

7.28. The majority of sales in Burgh Le Marsh during the last year were detached properties, selling for an average price of £249,375. Semi-detached properties sold for an average of £155,833, with terraced properties fetching £147,000.

7.29. Overall, sold prices in Burgh Le Marsh over the last year were 31% down on the previous year and 22% down on the 2021 peak of £242,352.

7.30. However the current market conditions are slightly tampering this demand and keeping prices stable.

8. Valuation

8.1. I am of the opinion that the open market value with vacant possession is **£2,500,000 (Two Million Five Hundred Thousand Pounds)**

8.2. This is a blended amount from the residual valuation and the comparable valuation as per below:

8.3. This is broken down amongst the various elements as:

£40,000 per pitch X 62 pitches **£2,480,000**

£40,000 per pitch from comparable analysis

We have used 62 pitches as the planning allows for an additional show home to the 61 sited.

8.4. Our valuation has been provided due to the low British Pound Sterling (GBP) is the adopted currency used.

8.5. The basis of the valuation is for the Market Value.

8.6. The tenure of the property for the purposes of the valuation is freehold.

8.7. The date of valuation is the 12th January 2024.

8.8. We have considered a number of different valuation approaches to the valuation of this property and I have used a blended valuation approach using the Residual and Comparable (market value/capital assets) approach of valuation.

8.9. Definition of Market Value In accordance with RICS Valuation Standard 3.2 and the definition agreed by the International Valuation Standards Committee, our opinion as to the Market Value means – The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length



transaction after proper marketing and where the parties have each acted knowledgeably, prudently and without compulsion.

8.10. An alternative use value is not appropriate as the infrastructure of the property is dedicated entirely to its use as a caravan park.

8.11. This is a specialist type of property, and its saleability will be affected by the general market conditions prevailing in the leisure and residential park market at the time of sale. Furthermore, as with any business there may be an optimum time for both the vendor and purchaser to make a sale and this may well extend the period of sale.



9. Confirmation Statement

9.1. I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

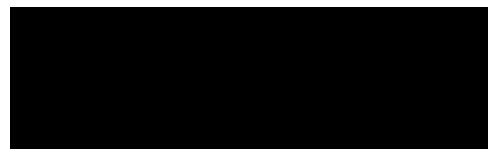
Yours Faithfully,



David Broadhead MRICS

Director / Surveyor

Michael Paul Consultancy



Michael Paul FRICS

Director / Surveyor

Michael Paul Consultancy

10. Disclosure

- 10.1. Michael Paul Consultancy at your request can provide further professional independent surveying advice regarding this or any other property within mainland Britain.
- 10.2. Where applicable we recommend that you have the services tested by a qualified tradesman i.e. Gas Safe registered gas engineer for all gas appliances and pipe work and a NICEIC or ECA registered electrician to test the consumer unit and electric wiring.
- 10.3. As a member of the Royal Institution of Chartered Surveyors (RICS) the RICS Code of Ethics & Rules of Conduct binds the author of this report.
- 10.4. It is assumed:
- 10.4.1. That there is clear title to the property and the boundaries used on the plans attached in the appendices are wholly accurate for the purpose of our valuation.
 - 10.4.2. The information provided by the Client is accurate.
 - 10.4.3. That the services are appropriate to allow for the current use.
 - 10.4.4. No laws are broken by the condition of the Property or by its present or intended use.
 - 10.4.5. The Property is not subject to any particularly troublesome or unusual restrictions; it is not affected by any problems which would be revealed by the usual legal enquiries; and all necessary planning permissions and building regulations consents (including consents for alterations) have been obtained and complied with; and
 - 10.4.6. The Property has the right to use the main services on normal terms; and the sewers, main services and roads giving access to the Property have been “adopted”.
 - 10.4.7. There is full planning and licensing consent.
- 10.5. The contents of this report represent the properties condition on the day of the survey.
- 10.6. This report is Copyright© of Michael Paul Consultancy, additional copies of this report can be supplied on request.



10.7. I confirm that I have surveyed the property to which this report relates and that this report represents unbiased and independent advice in relation to the property described in this report.

Appendix A: Supporting Information

1. Definition of Value

1.1. The following definitions are clarified by the Royal Institution of Chartered Surveyors Valuation Standards (Eighth Edition).

1.2. The following bases of value are recognised by the valuation standards:

- Market value.
- Market rent.
- Worth (investment value).
- Fair value.

1.3. Market Value - The definition of market value as defined in IVS Framework paragraph 29 is:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

1.4. Market Rent - Is defined in IVS 230 Real Property Interests paragraph C9 is:

“The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”

1.5. Worth, or Investment Value - Investment value is defined in IVS Framework paragraph 36 as:

“The value of an asset to the owner or a prospective owner for individual investment or operational objectives.”

Investment value may also be known as worth. IVS Framework paragraph 37 provides further commentary on this definition.

1.6. Fair Value - There are two recognised definitions of fair value. The two definitions are:



(a) the definition adopted by the International Accounting Standards Board (IASB) in IFRS 13:

“The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.”

and(b) the definition adopted by the IVSC in IVS Framework paragraph 38:

“The estimated price for the transfer of an asset or liability between identified knowledgeable and willing parties that reflects the respective interests of those parties.

Appendix B: Comparable Data

We list below comparable transactions of sites that we are aware of or have been involved with:

General Parks

- At a corporate level, Bourne Leisure has been acquired by Private equity firm Blackstone in a deal reportedly around £3bn. The business employs more than 16,000 staff, hosts 25,000 holiday-home owners, and attracts 4.5 million guests to 56 sites across the UK a year. Haven is the largest UK caravan operator with 38 holiday parks and 2.5 million visitors a year.
- Park Holidays UK, the largest holiday park operator along the south coast, offering caravan and lodge holidays, touring and camping, and holiday home ownership, has taken over Wood Farm Caravan and Camping Park in Charmouth, near Lyme Regis. Wood Farm joins Sandhills in Christchurch to become the second holiday park in the county operated by Park Holidays UK. Park Holidays UK recently announced plans to invest more than £20 million in its parks over the coming months, and said that advance bookings for 2021 were the highest in its 30-year history.
- Cove Communities, which runs 9,250 sites across the US and Canada, has started investing in the UK market with the purchase of Bunn Leisure. The deal for the 116-acre site has over 2,000 pitches and sold for over £150m. The business employ more than 600 staff and host 11,000 holidaymakers and residents. They have also purchased Gwel an Mor in Cornwall for in excess of £30m.
- Away Resorts have merged with the Aria group to create a £600m group in July 2021.
- Sandy Ball Holiday Village, Fordingbridge, Hampshire. Sandy Balls Holiday Village was sold to Away Resorts Ltd in January 2017 for £32m by its family owners. At the time of the sale the park comprised a mix of residential, holiday static and touring pitches with additional land, part of which was let to a riding stable. The majority of the holiday pitches were developed as lodges which were operated by management as a letting fleet. EBITDA from

the park had increased substantially in recent years, largely as a result of new management and at the time of the sale the park had a recent annual EBITDA of £3.25m. The profit was largely derived from pitch fees and letting income as opposed to unit sales. The park has potential for conversion of touring pitches to further holiday lodges and pockets of other development. The park has a substantial central leisure facility and stands in a mature forest environment. The overall YP achieved for the trading area of the property lies in the order of 10, a yield of 10%.

Lodge Development Sites

- Red Wharf Bay Park Pentraeth LL75 8RZ – A 9 lodge development site sold for £275,000 in 2022. The site is in a coastal location with worse access and restricted views. The site is more densely populated. Devalues to £30,000 per pitch.
- Ampleforth Park, High Street Nr Ampleforth York YO62 4BH – A 0.8 acre site with planning for 8 lodges sold in 2022 for £400,000. Similar with high end lodges planned on larger footprints than average and a good comparable of an inland high end small park but is more densely laid out than the subject property. Devalues to £50,000 per pitch.
- Cumberland Lodge, Whitehaven, Cumbria CA14 4JQ – Planning permission for 15 twin unit lodges & land. Sale devalues to £30,000 per pitch. The site is in a less popular location and is secondary to more attractive areas locally and the subject site. Good access and in close proximity to Cumberland Lodge. Planning is denser than the subject property.
- Morecambe Bay A development site sold for £300,000 for 6 units in 2.4 acres of land in 2023. Well spaced site. Sale devalues to £50,000 per pitch.

From the evidence above, well spaced larger units proposed sell for £50,000 per pitch, the subject property isn't in as desirable a location as the comparable data, but benefits from lake views and is well spread. An average value should therefore be applied.

Appendix D - Photographs



Dear Charlotte

Thank you for your email dated 27th September.

I can confirm that I have now had an opportunity to look at the Electromagnetic Field Assessment report and whilst I appreciate the maximum magnetic field produced by the ODOW export cable circuit maybe “comparable or lower in size to the magnetic fields produced by the domestic appliance normally used in the household”, public perception is what matters. The report acknowledges that there will be some adverse effects from EMF although not significant. One main difference in the analogy used is that domestic appliances are generally only used for a short period of time i.e. microwaves; the cables will be in situ and operational on a permanent basis producing continual exposure to EMF for possibly for as long as 100 years. Naturally, the public does have grave concerns regarding adverse health effects from EMF and this has been a point of discussion for many years in respect to pylons, telephone masts, electricity apparatus etc. Despite the scientific studies and reports that have been undertaken, public perception is still negative towards this topic and has proven difficult if not impossible to change. As previously stated, in my opinion the presence of the cables directly under the middle of my client’s site will have a dramatic detrimental effect upon the proposed static caravan business.

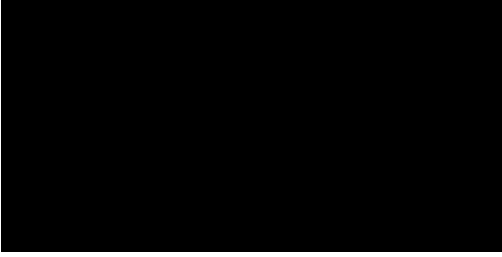
When we met in July, David stated that my client had only very recently objected to the ODOW scheme and had an earlier objection been received, my client’s land may have been avoided. I can confirm that I have referred to my file and I was instructed back in November 2023 when I raised my client’s concerns and objections to the route, this was before the final cable route was decided.

As you are aware, the ODOW scheme commissioned a valuation of my client’s property for what we all believed was for the purpose of being able to establish a base value for compensation. With every other landowner, you are basing your offer of compensation on 80% of land value and the landowners will be able to continue to use their land largely as in the past. Although you have indicated that my client will be able to continue to develop the caravan site, once again, I question why you are not taking the same approach with regards to compensation with my client?

Unfortunately, ODOW’s position is now forcing my client to collate evidence to support their claim.

As a result of your position, I am left with no option other than to submit a written representation.

Kind regards



James Boulton M.R.I.C.S. F.A.A.V

16 Alghitha Road, Skegness PE25 2AG

DD: [REDACTED]

M: [REDACTED]

E: [REDACTED]

W: [REDACTED]



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From: Charlotte Brown <Charlotte.Brown@dalcourmaclaren.com>

Sent: 27 September 2024 13:31

To: James Boulton <j.boulton@willsons-property.co.uk>

Cc: David Wright <[REDACTED]>; Pippa Wright
[REDACTED]

Subject: ODOW | Julie Ann Mason - Newfield Farm EMF Report

Good afternoon James,

I hope you are well.

I am aware some time has passed since our last meeting in July with yourselves and your clients Julie Ann Mason and [REDACTED] and I wanted to follow up on the actions that arose.

We discussed the concern your clients had around EMF and we have since produced a further report specific to the land at Newfield Farm. I hope the findings of the report provide your clients and their potential customers with comfort that the magnetic fields are significantly below the public exposure limits.

I believe the other outstanding point is on the value of the site, and my client remains firm that they will not be offering 80% land value due to there being no restriction on the land above the cables. As previously explained, my client is still allowing bases and caravans to be sited above the cables and 80% land value is not commensurate with the impact of the cables being present.

Please could I ask that you pass this report on to your clients and we can hopefully look to move forward with our negotiations. Perhaps we could arrange a Teams call or site visit over the next few weeks?

If you have any queries on any of the attached, please do let me know.

Kind regards,

Charlotte



Charlotte Brown



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