

Response to Ex A written question ref. CA1.26 [re. affected party ref. [REDACTED]]

The holding known as Newlands farm, Grittleton comprises approximately 202 acres (81 ha) of predominantly grade 3 farmland. No formal and specific appraisal has been undertaken, however I estimate a split of 60:40 in favour of 3b to 3a (the proposed route being similar).

There is one parcel of note in permanent pasture with the rest of the farm in an arable rotation in conjunction with a countryside stewardship mid-tier agreement and sustainable farming incentive agreement, including enhanced overwintered stubbles for food and habitat for overwintering species. Half the cable route would affect these areas at any given time and over a 2 year period all of it.

All arable fields have areas of environmental improvement/protection in them with no insecticides or pre-harvest dessicants used. These measures form an integral part of the business and no assessment has been made by the applicant of the impact of the project on our specific environmental or commercial interests. We have planted approximately 80 hedgerow trees (outside of any schemes) and in a recent survey it was noted there was a notable population of skylarks, a farmland indicator and red list species.

The environment has become an important consideration in the enterprise not least financially as driven by government via its schemes. We have 5 ponds on the farm which are presumably "habitats of principal importance", yet no surveys have been undertaken. The few surveys that have occurred have been strictly on the depicted route (and we have been denied access to them) despite the effects being widespread and indeed the route indicated is 50m wide but I believe this is only indicative and could be considerably more; if 1m more then the surveys do not cover it.

I have asked my agent [REDACTED] to provide a resume of [REDACTED] dealings with the applicant but no-one from the applicant or their agents have contacted me for months; so to see them claim I am not responding/engaging is galling. From [REDACTED] record of "negotiations", which is pretty thin gruel, it can be seen that there is no genuine attempt to engage; and to deny reasonable costs is I believe unique, even on this project. I repeat my view that the applicant is assuming comp. acq. Powers on gaining a DCO and are simply waiting to dictate terms. It could be viewed as threats with menaces.

Please find attached the plans of the proposed cable route as supplied by Dalcour Maclaren, the applicants agent and a map of the holding that shows the land with areas in Govt. schemes etc. and [REDACTED] record.

Matthew Newman

Date	Event	Key Outcome
02/06/2025	Generic HoT's issued	Outline heads of terms provided with no commercial terms illustrated
10/09/2025	Landowner-specific HoTs issued	HoT's issued including commercial terms and terms associated with non-objection
23/10/2025	Revised HoT's issued	Revised HoT's issued removing non-objection clause
21/11/2025	Meeting held with agents	HoT's discussed with agent and proposed steps forward
9 Dec 2025	CJ issues tracked HoTs	Tracked HoT's issued to agent outlining concerns
03/02/2026	Agent issued back-tracked HoTs	Agent rejected most changes, including terms which would not be obtained using compulsory acquisition powers
17/02/2026	Email to agent to confirm if professional fees we covered	Email to applicants' agent regarding covering landowners' reasonable professional fees for negotiating HoTs
31/03/2026	Meeting with applicant to discuss HoT's	Applicant confirmed they would not cover landowners' reasonable professional fees for negotiating HoTs, putting landowners at risk of covering the applicants' costs

MRICS FAAV

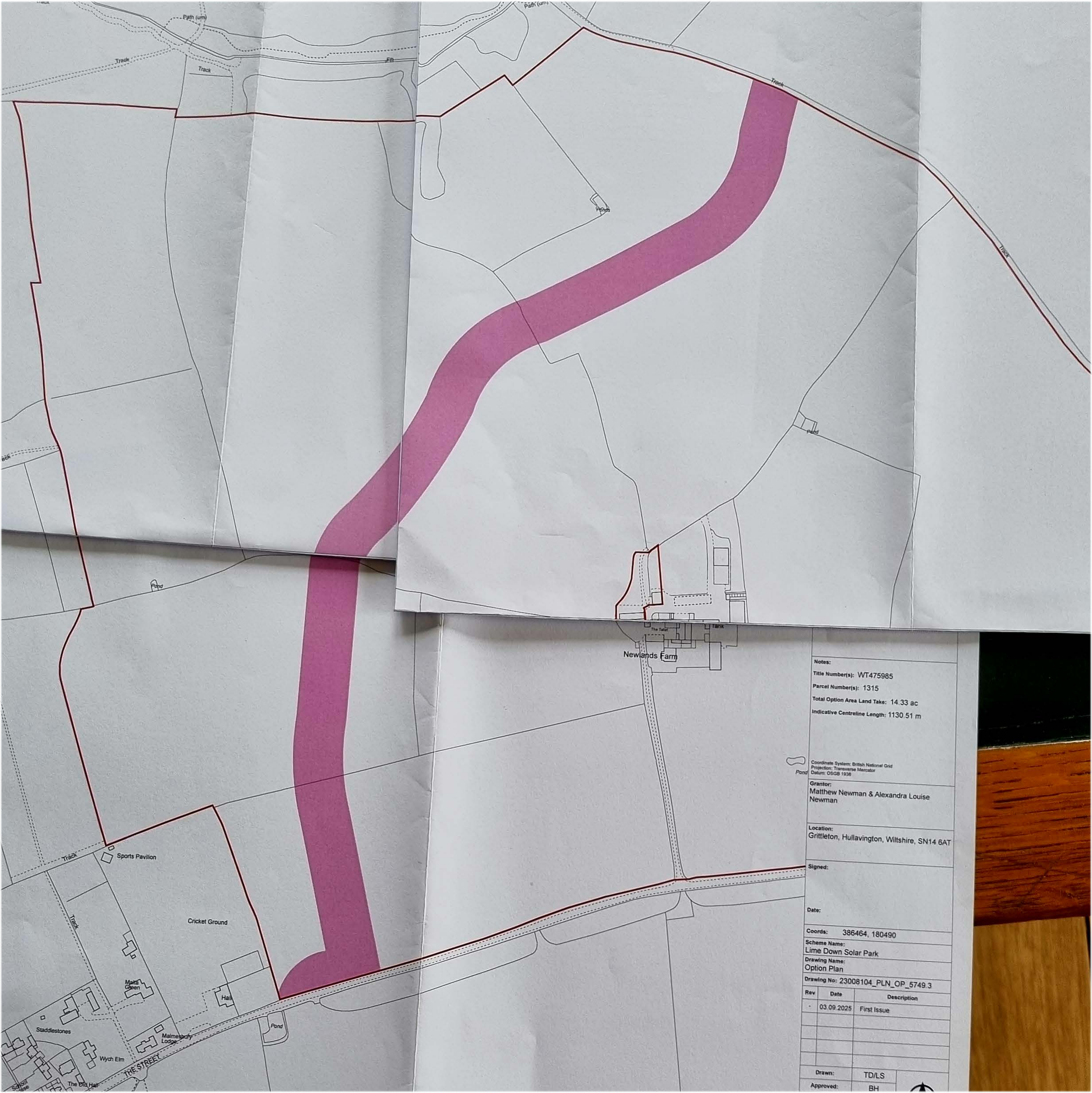
Associate

Carter Jonas

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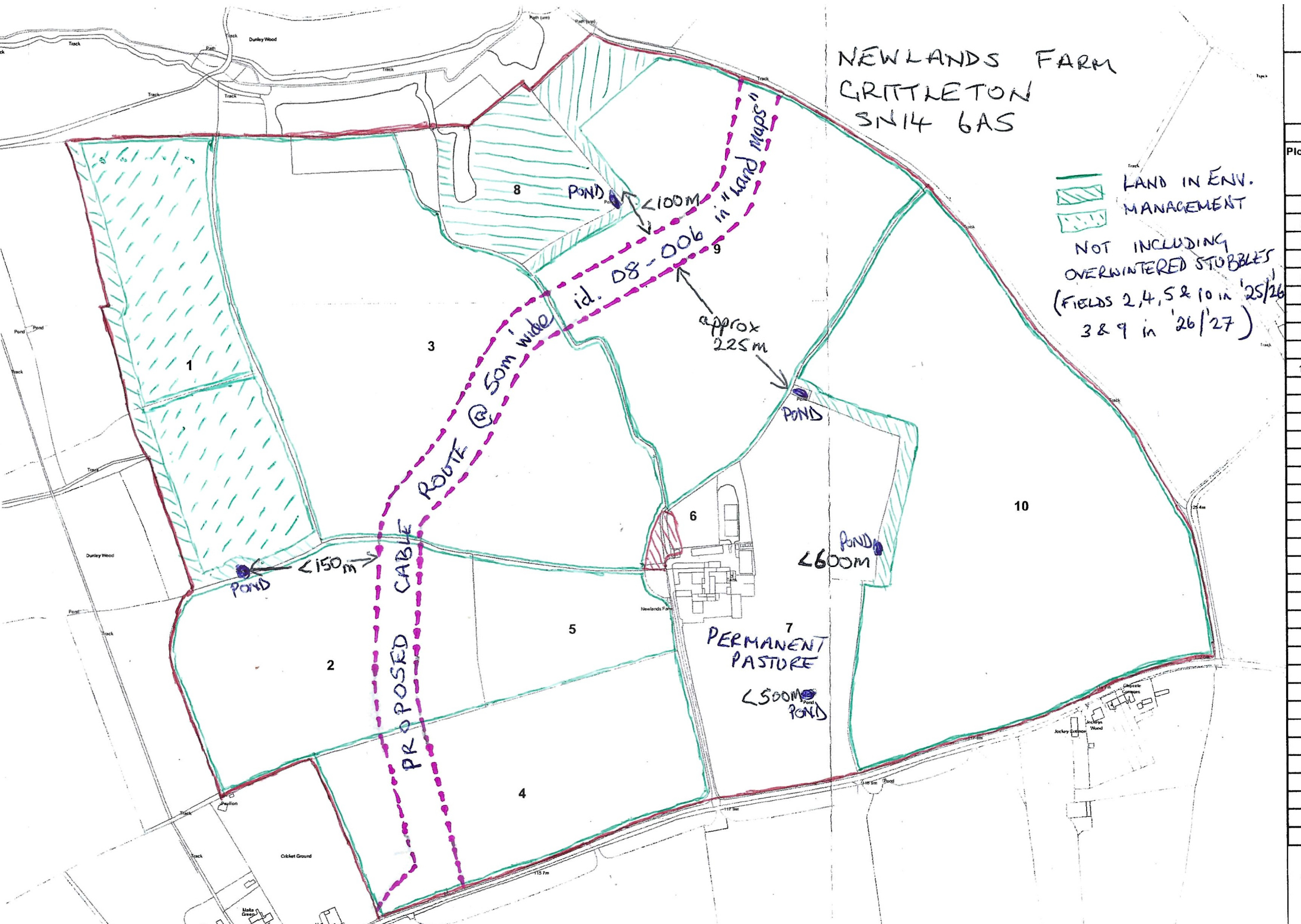




Notes:	
Title Number(s): WT475985	
Parcel Number(s): 1315	
Total Option Area Land Take: 14.33 ac	
Indicative Centreline Length: 1130.51 m	
<small>Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936</small>	
Grantor: Matthew Newman & Alexandra Louise Newman	
Location: Grittleton, Hullavington, Wiltshire, SN14 6AT	
Signed:	
Date:	
Coords: 386464, 180490	
Scheme Name: Lime Down Solar Park	
Drawing Name: Option Plan	
Drawing No: 23008104_PLN_OP_5749.3	
Rev	Date
	Description
-	03.09.2025 First Issue
Drawn: TD/LS	
Approved: BH	

NEWLANDS FARM
GRITTLETON
SN14 6AS

LAND IN ENV. MANAGEMENT
NOT INCLUDING OVERWINTERED STOBLES
(FIELDS 2, 4, 5 & 10 in '25/'26
3 & 9 in '26/'27)



Plot
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