

Dear Hefin,

Further to the issue specific hearings held on 12th and 13th December, and as requested by the Examiner, I attach the following for your information and records:

1. Summary written notes on oral submissions made at the Compulsory Acquisition hearing on 12th December;
2. Summary written notes on oral submissions made at the Development Consent Order hearing on 13th December.

In addition to the above, the Examiner requested information on the impact of the proposed scheme on our client's land, specifically in relation to the percentage of Mr Edward's land which is to be acquired or impacted by the scheme. Mr Edward's instructed agent, Mr Andrew Thomas of Herbert R. Thomas, has provided the following breakdown for the benefit of the Inspector:

- Total area of Maes Eglwys Farm, Pantlassau, Swansea SA6 6NR (Title No. CYM102724) – 64.397 acres
- Order land = 5.344 acres plus Severed Land (incapable of beneficial use) = 1.136 acres – Total Order and Severed Land (incapable of beneficial use) = 6.48 acres;
- Total Order Land/Severed Land (incapable of beneficial use) as a percentage of holding = 10.06%

Mr Thomas also wishes to highlight to the Examiner that the scheme will have a greater impact as there will also be land subject to Temporary Possession (3.912 acres) as well as a larger parcel of severed land to the north, which is severed by the internal road to the power station, comprising a further 19.943 acres (of which Pasture = 9.776 acres and Woodland = 10.167 acres). Therefore the total land at the farm affected by the scheme comprises 30.335 acres, equating to 47.10%.

The Examiner also requested details of the agricultural land classification for the land in Mr Edwards' ownership which will be affected by the scheme. I understand Catherine Anderson of Aecom has suggested that the land is classified 3b along part of the route. My client's agent, Mr Thomas, would wish to point out that the soil classification along this same route forms part of the East Keswick 1 soil series which is noted for deep, well drained and fine loamy soils with slowly permeable subsoils. Land of this type is therefore suitable for both cereals and grassland (the latter for stock rearing). It is therefore submitted that this land, if assessed locally, can be shown to be of equivalent Class 3a.

I also confirm that I am still negotiating the terms of the statements of common ground with the Applicant and will endeavour to submit these as soon as they are agreed.

Best regards,

Richard Price