

**From:** Jane Huuse [REDACTED]  
**Sent:** 17 May 2016 21:48  
**To:** Glyn Rhonwy Pumped Storage Scheme  
**Subject:** Urgent clarification for the team currently in Llanberis ( Part A )

Dear ExA representatives,  
I have sent you this to help clear up any confusion which may have arisen today regarding who the mysterious "Ed Dixon" may be (who claimed he represents the Crown). He has in the past suggested that the ExA would be in the best position to ask SPH for only a temporary road widening along the afford Cefn Du road should the Waunfawr Access route get your approval.  
Best wishes,  
Jane

----- Forwarded message -----

**From:** Jane Huuse [REDACTED]  
**Date:** Tuesday, May 17, 2016  
**Subject:** Urgent.....SPH/Residents argument in front of ExA which happened today: to be cleared up by tomorrow  
**To:** Edward Dixon <[Edward.Dixon@knightfrank.com](mailto:Edward.Dixon@knightfrank.com)>

Hi Edward,  
I hope that you are well. I guess you probably remember having spoken to me regarding the Crown Estate Land and the proposed Glyn Rhonwy/SPH development. We had a phone conversation and you confirmed (as all your colleagues have so far also done) that you are the main person dealing with this transaction. We are currently in an oral hearing, hosted as part of the UK Planning Inspectorate examination process. The topic of the plans to use Fford Cefn Du and consequently the plan to widen it above the cattle grid was mentioned this morning. From our last chat you explained to me that the deal was complete with SPH and that it would be up to the ExA to make any decisions about whether the applicant could use a temporary matting arrangement with the common being returned to the Crown after the initial construction period. You were fairly sure he had the power to do so and this reassured me that continuing to reason with your team to help protect our hillside was futile. This is probably still the case and I appreciate this advice.

Today I explained in reply to something SPH was asked, that as far as I was aware the land had been sold to SPH (QBC) and that I had spoken to you and members of your team.

When I mentioned your name there were major disagreeing gasps and head shaking. SPH deny that you are an important member of the Crown Estate team they have been negotiating with. If you are not the right person to speak to why have you and your team misled me again and again?

I am hoping it is just a mistake by SPH. I have promised that I will provide any confirmation to Stuart Cowperthwaite (the main ExA) regarding this confusion tomorrow. If you are not involved in this project as you claimed, I would like to know as the ExA may be contacting you shortly if we do not have this straightened out.

Please confirm by tonight/tomorrow if you are part of the team SPH negotiate with and if not, who is the person we should have spoken to?

Sorry for any pressure.  
Best wishes,  
Jane

**From:** Jane Huuse [REDACTED]  
**Sent:** 17 May 2016 22:01  
**To:** Glyn Rhonwy Pumped Storage Scheme  
**Subject:** (part B) Ed Dixon clarification for team members currently in Llanberis

----- Forwarded message -----

From: **Edward Dixon** <[Edward.Dixon@knightfrank.com](mailto:Edward.Dixon@knightfrank.com)>  
Date: Tuesday, May 17, 2016  
Subject: Urgent.....SPH/Residents argument in front of ExA which happened today: to be cleared up by tomorrow  
To: Jane Huuse [REDACTED]

Jane

I have left you a voicemail as it would be easier to talk through.

I am Managing Agent for The Crown Estate in Inland Wales.

The Crown Estate have entered into an agreement with SPH (QBC) and as you say we will leave the Inspectorate to deal with matters and SPH (QBC) will be able to confirm their property interests, where appropriate.

Kind regards

Ed



**Edward Dixon BSc (Hons) MRICS FAAV**  
Partner

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Save a tree – we only print emails we need to.

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**From:** Jane Huuse [mailto:████████████████████]  
**Sent:** 17 May 2016 14:54  
**To:** Edward Dixon  
**Subject:** Urgent.....SPH/Residents argument in front of ExA which happened today: to be cleared up by tomorrow

Hi Edward,

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Best wishes,

Jane