
From: Eifion Bibby [REDACTED]
Sent: 19 March 2023 21:34
To: AwelyMor
Subject: RE: EN010112 - POINTS RAISED ON POST EXAMINATION PROCESS AT CA HEARING Development:- Awel y Mor Offshore Wind Farm Scheme Our Clients:- Mr JB & Mrs E Evans [REDACTED] Our Ref:- AWE..EVA.J.-1-C

Follow Up Flag: Follow up
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Categories: Deadline

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**

We are writing ,in respect of the detail referred to below, on the basis suggested by the Lead Member of the Examining Authority during the Compulsory Acquisition hearing -:

1. To reaffirm previous written representations (dated 24th October 2022) ,and that also referred to during the Compulsory Acquisition (CA) hearing, 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 Brodor agricultural unit 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, owned by our client , 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 freehold farm property).
2. Nonetheless in respect of negotiations, involving the proposed voluntary documentation, our clients have, and continue, to participate in the engagement process , in good faith .
3. However, as raised during the CA Hearing ,given that discussions are ongoing (and agreements are accordingly incomplete), there is concern as to what measures will be in place to protect the vulnerability of affected landowners & occupiers in seeking to maintain the requirement to achieve voluntary consensus- once the glare of public scrutiny , in respect of the examination process, is over .
4. In that regard may we respectfully reaffirm the request as to whether the Examining Authority are in a position to please clarify ,that in the event of the Development consent Order being granted -:
 - i) what measures are proposed to be undertaken to ensure, in such circumstances, every reasonable effort is made to require the Applicant to purposefully achieve reasonable voluntary agreements prior to invoking compulsory acquisition as a position of last resort.
 - ii) what recourse shall apply to our clients if this does not occur .
 - iii) who will oversee (and what sanctions ,if any ,are available to be imposed and by whom) in the event of this not duly taking place .
5. We would very much value the Examining Authority’s direction in this respect (so as to ensure there are mechanisms in place to duly protect the affected parties and the integrity of the process) .
6. As mentioned in the CA Hearing we have no objection in giving an undertaking to be consulted to provide an update to the Examining (or in due course, an alternative) Authority (as appropriate) on a periodical basis in this regard.

Please let us know should we be able to assist regarding any further input .

Many thanks.

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, Conwy, LL29 8BF.

[Redacted]

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