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18 NOV 2015



Ms Katherine King
Examining Authority
The Planning Inspectorate
3/18 Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

12th November 2015

Your Reference: ENO20016
Our Reference: BFC-AFP033

Dear Ms King

Application by Western Power Distribution (South Wales) / The Brechfa Forest Connection

I would like to register my request to attend and speak at the Compulsory Acquisition Hearing.

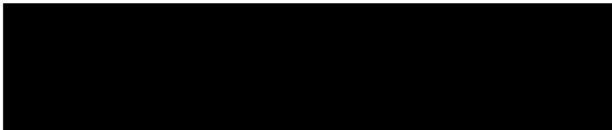
I would like to make a statement regarding why I don't think compulsory acquisition for the proposed route of the connection over our land should be granted. To date Western Power Distribution (WPD) has not made any attempt to enter into negotiations with us to reach an agreement.

In support of our position I would like to make a statement confirming our level of engagement and co-operation with the process.

I apologise that I am not familiar with the protocol for this examination procedure. I hope it is in order for me to provide documentation to support my statements and to provide background information, I enclose a copy of a letter which we sent to WPD this week which lists our concerns and summarises the current status regarding the lack of progress in negotiating an agreement to the Heads of Terms.

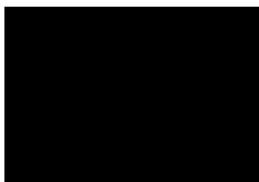
I would also like to register my request to attend the Open Floor Hearing on Monday 30th November.

Yours sincerely



Diana Reader
enc. Copy of letter to WPD
Copy of letter and Extract of summary table of negotiation from WPD

Western Power Distribution
FREEPOST B FOREST CONNECTION



9th November 2015

Your Ref: BFC/AH/108

Dear Mr Hubbard

Further to your letter of 6th November.

When your colleague met with us on Tuesday 22nd September and presented us with your Heads of Terms Agreement for the Grant of Easement over our land a number of follow-up points were left with Western Power to come back to us on. We made it clear that we required a response on these points to enable us to proceed with entering into any agreement. I confirm that to date we have not received any communication from Western Power on these points. I outline the points below -

1 The proposed location of the pole is different to that which had been discussed and illustrated on the last document we were provided with by Western Power. The pole is now illustrated located in a different field and is now a twin pole. We requested a site visit where the exact proposed position could be identified to us and marked out so we could take a visual record of the location for our future reference.

Since the meeting we have had an opportunity to further consider the new proposed location. The original location was agreed in principal by us as it was positioned using the existing tree lines of mature oaks to provide some screening. Additionally the position met our requirement to be positioned as close to the hedge line as possible as we will require any posts to be fenced off from the field as they would present a danger to our horses while turned out and a potential dangerous hazard to us while exercising the horses. This is outlined in our Stage 2 Consultation submission. We would like consideration made to the pole being re-located back in the original position.

We have also considered the new proposal of a twin poles in the line approaching, over and on past our land. We were advised at the meeting that twin poles were now being proposed as this reduced the overall number of poles used. We would like to know what is the reasoning behind the using twin poles, what is the driver and where is the benefit? When we met with you and your Project Team on site your Engineer confirmed that the original location was possible and no mention was made of twin poles until this final proposal. We would like to be provided with calculations of the final heights of the proposed twin pole in relation to the original use of a single pole, we would like this information for the original and new proposed location.

2 We hi-lighted that the new proposed pole location was in line with an underground water supply and BT cable route (wayleave) to a neighbouring property which runs over our land. We requested acknowledgement that this potential conflict had been accounted for and that there would not be subsequent amendments necessary which would result in a further change of position which would then be out of our control? We have previously identified these wayleaves to Western Power.

Since the meeting we have an opportunity to further consider the implications of positioning the pole in the new position you propose in relation to the underground services. Even if it is feasible to site a pole in this new location it would present a potential problem if the services needed to be replaced/repared in the future which could cause us additional problems and inconvenience.

3 As identified in our Stage 2 Consultation submission, our property will be devalued by the construction of a 132kv power connection over our land. We requested that Western Power commence negotiations regarding the value of compensation to us for the devaluation of our property with a view to an 'agreement in principal' being in place prior to our agreement of the Heads of Terms.

4 Our property is a 'standalone residential property' which is in close proximity to the proposed route of the line. To assist with the assessment of compensation we requested that a copy of the residential visual amenity impact assessment for our property to be forwarded to our Agent who would be conducting the devaluation negotiations on our behalf. We are not aware that this has been forwarded and no negotiations have been entered into with us. We would expect that any impact assessment would take into account the original and the revised position of the proposed poles, especially with regard to the overall height/visibility.

5 Our final concern was regarding access, especially as our land is very wet. We asked what provision would be place to ensure we maintain control of when construction would have access to our land to minimise damage to our land, minimise recovery period for our grazing and safeguard the safety of our horses by ensuring we were always fully aware and have provided permissions for access. We have outlined our concerns in our Stage 3 Consultation submission. We are especially concerned with this aspect as I'm sure you will remember the number of issues we experienced with regard to the lack of correct communication when we provided permissions for the various survey teams.

In light of the above, we confirm -

We are in receipt of the heads of terms agreement.

We are awaiting a response to the above points before negotiations can be progressed towards any agreement. Once our concerns have been addressed we will work with Western Power to progress with negotiations.

This letter is our summary of the current status. If you would like review and up-date your summary of the statement sheet to reflect our position as to the progress made in, and current position of, negotiations on reaching any agreement and return it to us for our signature.

We look forward to hearing from you.

Kind regards



Diana & Kevin Reader

c.c. Matthew Lloyd, Rees Richard & Partners
Martin Broderick, Examining Authority



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FREEPOST B FOREST CONNECTION

Email: info@brechfaforestconnection.co.uk

Tel: 0800 019 3518

Mr & Mrs KM & DJ Reader



06 November 2015
Ref: BFC/AH/108

Dear Mr & Mrs Reader

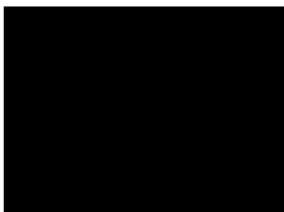
Brechfa Forest Connection Project

As you will be aware, Western Power Distribution (WPD) is now in the Examination stage for the Brechfa Forest Connection Project. As part of which, the Examiner has asked a number of questions which are available on the Planning Inspectorate website against the Brechfa Forest Connection Project (<http://infrastructure.planningportal.gov.uk/BrechfaConnection>) and referred to as ExA First round of questions.

At question CA18, WPD and each affected party (which in this instance is yourself / yourselves) is asked to provide a jointly agreed statement as to the progress made in, and current position of, negotiations on reaching any agreement. As such, I have attached on a separate sheet a summary of our position for the Heads of Terms and if you agree that this is correct please complete where stated and return in the enclosed stamped addressed envelope.

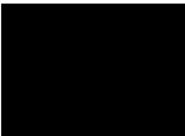
For further information on the Examination process please refer to the Planning Inspectorate website. If you have difficulty accessing the website or if you have any questions on the proposed development, please let us know by either phoning our community relations team on 0800 019 3518 or emailing info@brechfaforestconnection.co.uk.

Yours sincerely



Andrew Hubbold
Western Power Distribution

Extract of summary table of negotiations

Land Plot	Landowner Name & Address	Agent	Meeting date not yet agreed	Heads of Terms meeting held and awaiting receipt of completed Heads of Terms	Heads of Terms signed	Agreement to grant an Easement signed
C167, C168	Mr & Mrs KM & DJ Reader 	Matthew Lloyd Rees Richards & Partners Druslyn House De la Beche Street SWANSEA SA1 3HH		✓		

Signed on behalf of Western Power Distribution:

Western Power Distribution

Date:

Signed on behalf of Mr & Mrs KM & DJ Reader

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Date:.....