

From: Diana Reader [REDACTED]
Sent: 27 November 2015 09:37
To: Brechfa Connection
Subject: Follow-up to letter of 12th November with up-date for the Inspector / The Brechfa Forest Connection

Dear Katherine

Please find below a up-date for the Inspector following my letter of 12th November.

I would like to up-date the Inspector prior to next week's proceedings. I will forward a hard copy in the post but due to the short timescale I have forwarded by e-mail.

Kind regards

Diana Reader

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Ms Katherine King

Examining Authority

The Planning Inspectorate

3/18 Eagle Wing

Temple Quay

2 The Square

Bristol

BS1 6PN

26th November 2015

Your Reference: ENO20016

Our Reference: BFC-AFP033

Dear Ms King

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

Further to my letter of 12th November, I would like to provide an up-date for the Inspector on the current position prior to next weeks proceedings.

Today a meeting was held at our property with Mr Jonathan Smith and Mr Nick Buxton of Bruton Knowles (BK) and our newly appointed Land Agent, Mr Iwan Jones of BJP.

Mr Smith advised us that BK had recently been appointed, in the last few weeks, by WPD to negotiate with Landowners. We requested the specific date that BK has been appointed and they promised to inform us.

Additionally BK told us that they had advised WPD that they should have taken on BK at an earlier date. We have tried to remain objective throughout the process but this comment worried us as we expected that WPD had employed the best professionals to advise them at the outset. We feel that this late appointment has slowed the process for us and that WPD have not allowed us the full time we should have been provided with for negotiation within the timescale of the process.

Whilst only recently employed we expected that BK would have had some background of our own property as we have been fully engaged in the procedure from the start but they did not have any background information. It was disappointing that Freedom failed to attend the meeting as they would have been able to provide BK with the appropriate site specific information. At the meeting I provided BK with a copy of the letter we sent to WPD, which we copied to the Inspector. We discussed the issues contained in our letter and BK said they would feed-back our concerns to WPD.

To date we have not even received an acknowledgement to our letter from WPD and any attempt to discuss our concerns.

BK attempted to explain the meaning of the statement in the literature contained in the land owners pack which we were provided with at the outset of the process under the heading of 'Payment Instalments' regarding when we are able to start negotiations for any injurious affection. BK advised us that our understanding of the statement is not correct and BK provided an alternative meaning which we couldn't understand, the statement is clearly written to us. Other land owners I have spoken to regarding the scheme have a similar understanding of this statement pack to me. The information is clear and precise and encourages us to deal with WPD during the process including IA claims. In accordance to the landowners pack we requested that negotiations commence now. Following protracted discussions our Agent was instructed at the meeting to start the negotiation process regarding the devaluation of our property, should the connection go ahead. Our land agent requested correspondence from WPD/BK to qualify the process, which he is now waiting to receive.

To assist our claim we requested an opportunity to view the 3D modelling tool showing the final proposition, which we were shown at each consultation phase. It is now we really need to see it. We also need WPD to answer our questions regarding the height of the proposed twin poles in relation to the single poles we had originally been told would be used. The benefit we gained through the consultation process, to move the pole locations to a lower point down the valley and to maximise screening by mature trees will all be lost if taller twin poles and the new lasted position in a different field are used.

We are now aware that we are not alone and WPD have made changes to what had been agreed in principal prior to the issue of their HoTs documents with many other landowners and have changed the route, moved poles and changed from single poles to twin poles. At a previous meeting with WPD we were advised that the withdrawal of one of the three originally proposed Wind Farms would provide a real benefit to us as only single poles would now be used for the entire route, except for where there would be sharp turns in the route. There were also a number of Press Releases in the local paper announcing this good news.

We are conditionally encouraged that BK have been engaged by WPD, even at this late stage, as we understand that they are suitably qualified to take negotiations forward, we now expect them to engage in the process. I want my family and myself to be able to get on with our lives and want to complete our negotiations with WPD during this process. The whole process has made me extremely anxious and I am aware of these feelings of others. We are reasonable people who have fully engaged in the process. However, we now starting to feel the consultation process has been a 'tick-box' exercise by WPD as now the consultation process has finished they are just doing exactly what they like with any further engagement.

We are also confused by the exact terminology being used by WPD/BK. WPD told us we need to sign HoTs and BK on two occasions today mentioned we needed to sign the Option Agreements. Our

Agent has requested clarification on this point from WPD. We are very confused. Is it possible for this point to be addressed with WPD for our clarity. Additionally, our Land Agent requested at the meeting that BK ask WPD to forward specific Deed of Grant documents for us to present to our solicitor for his professional advice.

Thank you for the opportunity to update you.

Yours sincerely

Diana Reader

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