

Mr and Mrs R G Stokes

14th July 2019

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

For the attention of Dean Alford

Dear Mr Alford

Re: Proposed Electric Line 132,000 volt from Oswestry to Wem

Please find enclosed, letters which we have sent to SP Energy without response on any of the issues raised. You will see that our objections to the newly proposed route, were raised only by the introduction of the 'Northern Route'. The initial route, now known as the 'Southern Route', was planned to go across our land, of which we had no objection.

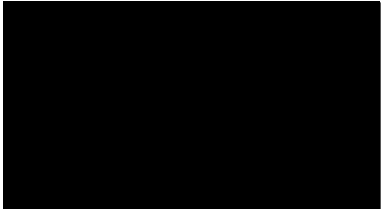
We feel, and have documented our frustration to SP Energy on multiple occasions, including the enclosed letters. In addition, we held 1 to 1 meetings at our home with SP Energy staff, where we feel that there was no acknowledgement or sense of understanding of our issues. Our letters received no written response and during any arranged meeting, we were bombarded with facts of how SP Energy were going to proceed without the will to compromise.

We acknowledge that small changes have been made to access routes, however the only justification for the proposed 'Northern Route', is that SP Energy has listened to the thoughts and feeling of the 'villagers of Noneley' none of which are land owners, or will be directly affected by either route.

As landowners which BOTH routes affect our land, we would have hoped that SP Energy would have thought it beneficial to have corresponded closer with us, rather than against us. We acknowledge that a route is needed, however, the actions which SP Energy have portrayed to force the Northern Route should be reviewed.

If you would like to speak with us about any of the enclosed details or comments, please do not hesitate to contact us.

Yours Sincerely
RG and GM Stokes



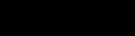
12 January 2018

Dear Sirs

We are writing the to express our objections to the northern route of the SP Energy 132,000 volt line form Oswestry to Wern.

The consultation documents

- Project Update 1 dated Summer 2016, did not affect the farm house or buildings which have planning permission for conversion for 3 dwellings, which has been granted.
- Project update 2 dated November 2016, did not affect the farm house or buildings which have planning permission for conversion for 3 dwellings, which has been granted.
- Project update 3 dated May 2017, showed a preference for the Southern Route and the Northern route was an option.
- Project Update 4 dated Winter 2017/18, very much effects the farm house and buildings which have planning permission granted. The powerlines will be 245 meters away from the property, this we fine quite unacceptable as the open landscape will be completely transformed, by the poles and cables in front of the property. We had no consolation on the route between Project Update 3 and 4.

 assured us that the Southern Route would be chosen, was this him acting on orders to prevent objections.

The latest turn of the line, with no consolation whatsoever, poles 158-163 crossing a floodplain which has been flooded for 4 weeks at least up until this dated. Candian Geese and several swans have found this area and we are concerned that in the future they will fly into power lines and will be killed or injured. This line will be close to the archaeological interest of the historic embankments of the River Roden constructed in 1830, when the banks were raised.

The northern route will be closer to more houses, Bentley farm, The Shays (listed), Chapel House, 1 and 2 Alms House, Commonwood farm 1744, and 3 barn conversions, than the southern route and we feel that it should be under discussion. The air field at Sleaf is to close as it is to be used to extract gravel.

[REDACTED]
December 2018

Dear Sus

We are writing to you to reiterate our objection to the Neweley Northern Route for the 132,000 volt line to Wem from Oswestry which is now in the latest document from you has been changed again. It comes within 200 metres of my 1744 farmhouse and external properties.

We feel very strongly that the ecological assessments about the effect on Swans + Canadian Geese at the reservoir by the stays and also at Commonwood Flood Plain which has been flooded since the beginning of December so far this winter and will probably remain flood until the spring. It appears from your numbered map of poles many of which each year will be under water. If a problem how will it be rectified and what compensation will be available.

The historic fields listed as little Brick kiln field No 155 and Big Brick kiln field No 160 and the Plantation field 169 on the historic maps of Neweley will be blighted by

the poles and power lines.

Commonwood Farms has full planning permission to develop three buildings into barn conversions; these will be 250 metres from the power lines and therefore we suggest you reconsider the South Route which does not pass close to any houses and would be better hidden by the trees along Sleep Brook. If the power line was moved from lower Pool Farm Barns 1+2 due to closeness of the line then consideration should be given to Commonwood Farm + Barn conversions 1, 2+3.

We feel very strongly that undue consideration has been given to people who have no connection to Newshley and no land ownership or land with proposed poles on it.

Although photographs have been taken to suggest the Southern route none have been taken to show the Northern route crossing Commonwood Farm consisting of the open flood plain with poles 161, 162, 163 and 164 neither has this been shown in the latest route to be now suggested. In fact the aerial photograph Fig 2.2 fails to name Commonwood Farm but shows its close proximity to the lines which are even closer on the latest line route with no trees to hide the intrusion.

January 4th, 2018

Dear Sirs

* Please can you explain the exact reasons behind dismissing the Southern Route at Nowley.

* Why has the Northern route been published in a glossy booklet without consultation.

This new route follows the flood plain which during the winter months becomes flooded and home to many swans and other wild fowl for some reason they find it convenient to land on this expanse of water. Please find enclosed a photocopy letter and map explaining that the embankment on Commonwood side will not be reinforced, hence the flooding during the winter months. The land floods considerably. What with the present concerns over climate change and weather patterns becoming wetter perhaps when the survey was collated for Commonwood a conversation with the land owner could have pointed this out.

Unfortunately this did not happen.

As for the historical evidence please find enclosed a map which makes up the land at Commonwood where the property dates 1744. A tablet stone as evidence on the house wall. Again no communication with the Landowner Jon S Peresky, although expert archaeological

evidence has apparently been collated by SP energy.

Where was this information of theirs collected from and where is it?

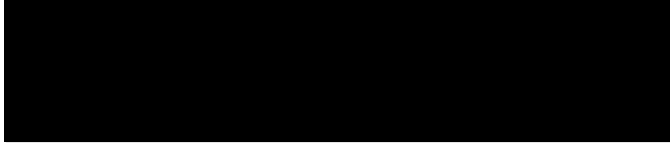
SP energy claim these are farms in Nowley. No working farms in Nowley but there are farm houses by address only. We at Commonwood own the land in Nowley.

It appears the residents in Nowley have more sway than those who own the land and make a sore living from it. When household planning is ~~not~~ having a view is not considered to be a reason for gaining permission so why has it been used as a reason for so many of the householders in Nowley stating that their view will be spoilt and that they have a right to a view. Surely we have just as much right to a view.

Open farm land allows large machinery to tend the land whereas smaller fields enclosed by hedges have to manage hedge cutting and maintenance of ditches which run nearby. We cannot understand why SP energy have not visited the individual landowners about the topography of their land and natural habitat of it.

We are quite concerned about cables passing over or near hedgerows with established Oak trees. Unfortunately we have experience of the energy companies coming + demanding that trees and hedgerows are cut because of the risk of branches and trees falling on the powerlines during stormy weather.

hence another reason for not placing powders
near heather rows + established trees.



Miss R Stokes

29/01/2018

Customer Contact Team
SP Energy Networks
3 Prenton Way
Prenton
CH43 3ET

Sent Via Email and Post

Dear Sirs

Re: Reinforcement to North Shropshire Electricity Distribution Network

I am writing in relation to the proposed Northern Route for the Electricity Line as per your Updated Line Report 2 produced November 2017.

I understand and appreciate that you have received a lot of documentation from the residences around the proposed routes in Noneley and Commonwood area. However, after reading your reports from 2016 and 2017, I do feel that certain views and reasons have been extremely skewed.

I am writing to you as not only a resident of Commonwood Farm, where I currently live with my parents. However, also in my capacity of a property developer as of the 9th December 2017, I have started one of the conversion of the barns situated on our family farm, with the proposed plan to have the 3 conversions to be completed within the next 5 years, which will completely change the dynamics our farm.

I note, in your report at 3.3.14 you have commented about the geographical make up of the landscape on the northern route being made from small to medium scale fields which are 'hedgerowed or ...incorporate... hedgerow trees', mainly for the safekeeping of livestock. Alternatively, you have suggested in 3.4.21 that the landscape of the fields, following the Southern route, is 'currently wide open landscape'. I would like to remind you that even though the fields on the northern route, may be made of substantially smaller fields, the landscape still provides an uninterrupted view; a countryside patchwork if you like which I am very proud to call my home. From my understanding of the report, the main case from the opposers to the Southern Route is the affect to their view. I have read 4 letters of complaint from neighbours from the Noneley Commonwood area, who have based their arguments on the negative impact of the change of 'their' landscape not only aesthetically but also their financial loss.

I am sure that I do not need to remind you that the Aldred's Case of 1610 whom established the without restrictive covenants being in place, no one has a right to a view. This has also been established within the case of Davies v Davies and Others (2009) more recently. However, as you have put in 3.4.25 and you have similarly have outlined and repeated though out this report, that the Northern Route would not affect the main group of properties

in Noneley. Is this not because they do not face the Northern Route and nor will not be affected by the route being placed out of their view? It seems that are happy for it to be placed somewhere else out of sight?

In addition to this in 3.4.30, there is reference to the top of the individual poles could be visible on the skyline. I find this comment to be irrelevant as no matter which route is decided, the poles will be seen and upsetting someone's view. My upset arises, when reading the report, that the homeowners whose views will be affected have a larger swaying power than the land owners. In 3.4.74 you comment on the landowners' concern of the line impacting on the 'running of the farming operations', this is the only reference to the use of the land and how the poles could affect their businesses.

In your summary in 3.4.35 you have defined the boundary hedgerows as 'mature field boundaries.' I have looked at the proposed maps and I have noted that poles 158 and 160 are mature oak and ash trees, which will need to be felled if the Northern Route is followed. The removal of such well established trees will make a dramatic difference to the landscape, and thus giving us a double blow of changes over our landscape.

Moving onto the Ecology section of your report. In 3.4.40 identifies that along the Northern Route, many of the fields which would be involved in the route, are well known as a floodplain which are annually visited by migrating geese, swans and other wild birds. Please can you explain to me, if you wish to continue with 'wooden poles structures with an average height of 12 meters' as defined in Project Update 4 Winter 17/18 page 2, the following questions. 1. How long will these poles last if submersed in water for a prolonged period of time annually. 2. What is the process of replacement and procedure for the same.

May I please remind you that under your proposed Northern Route plan of access, this is directly through MY back garden. Which under the current planning alterations which have been proposed, the assess which you have identified may not even be of existence. In addition, with the continuation of my parent's development plans, there will be 2 other additional families whom will be affected. Under further examination of the proposed northern route assess, I note that it is only Commonwood Farm, The Shays and Bentley Farm, whom are DIRECTLY disturbed under the construction of this route. However, under the proposed southern route, no property which is currently inhabited would be directly affected under the erection of that route.

As a joint beneficiary under of the land and properties at Commonwood, which encompasses approximately 140 acres, your proposed line will disrupt farming practices over approximately 40 acres of land. I am sure that you will understand my upset that the land which I have grown up on, helped farm with my father and brother, will be divided and disfigured due to this proposal. The meadow land which you will be crossing, is well established pasture, which will be adversely affected by the heavy large machinery which you will need to complete your route and thus not only reducing our farming potential because of the pole line, but also with negatively impact the farming potential for years to come with the regeneration time which will be needed for the grass to regrow.

You have identified Ruewood Pastures Site of Special Scientific Interest which under the reasons for it being a designated area 3.4.41, is below listed, but in summary is because of the natural pasture and plant life which are growing in this area.

'This site is one of a small number of damp pastures remaining in North Shropshire and consists of two low-lying pasture fields adjacent to the River Roden. Most of the site is damp, and supports a marshy grassland dominated by sharp-flowered rush Juncus acutiflorus. Drier areas support grassland dominated by Yorkshire fog Holcus lanatus. Meadow rue Thalictrum flavum occurs in one of its few Shropshire localities, and early marsh orchid Dactylorhiza incarnata is unusually abundant here. There are many characteristic marsh

plants such as ragged robin Lychnis flos-cuculi, marsh marigold Caltha palustris, creeping Jenny Lysimachia nummularia, marsh valerian Valeriana dioica and several species of sedge Carex spp.'

I wish to bring to your attention that this description has been taken from the Environmental Website, and at no point refers to any habitats for wild animals, but is designed for the natural pasture. The argument, which has been generated in respect of the Southern Route disturbing the natural habitat of wild animals, I feel is an exaggeration in this respect. On the other hand, the proposed Northern route will affect many migrating birds as previously discussed.

You quote that there is a 'preference to avoid' in 3.4.46, with this in mind, I draw to your attention that more trees and wooded areas would be disturbed under the northern route. It is my personal view that the less disturbance of the existing natural environment would be the best for everyone not only living in the area, but also your selves. You have reported that there would not be any substantial disturbance to the wildlife under either route, however I do not understand why you would choose to remove natural habitation due to a preference. You have concluded in your evaluation in 3.4.70 that the Northern option would have slightly less adverse environmental effects over the southern route, however there is no viable explanation of this conclusion in your report.

There are many comments of historical assets in your report, I acknowledge that there are 3 grade II listed properties in Noneley and the close surrounding area. Under 3.4.60 you have put and I quote 'Grafton Farmhouse has poor visual connection to the surrounding landscape.' Firstly, I would like to refer to my point before, secondly, there is no view point from this property due to the developed buildings. The reference to the 'post-War fields' I would like to see your report which identifies these as 'post-war.' My family have been occupying Commonwood farm since the 1950s, and seen the development of the landscape over the last 60 years, from 'small' fields being amalgamated into larger units of land, with the development of the farming ways. We have tried to make understanding of this 'post-war' status which you have placed on the land and fear that this is only prompting my fellow neighbours in the village to fuel their arguments for an alternative route. I do appreciate your comments in 3.4.69 that 'there is no preference for either route in terms of limiting impacts on the historic environment.'

In addition to reading your reports and studying your proposed maps, I feel that your proposed plans have been dramatically changed since your first proposal and I am writing with the hope that you will take on board my feelings against this route which you have placed before us now.

I feel that I have identified multiple issues, and I hope that I have raised some awareness to points, which may have been overlooked under previous consultations. I apologise that I have left this letter until now, nevertheless I feel that it would be unjust for this proposal to be signed off without hearing my view. I have highlighted my personal opinions and discussed my reasoning behind my letter and would be grateful if you would acknowledge receipt of the same. I, as I am sure my father, would be happy to speak to you in person, or be contacted if you would like to raise any issues which I have highlighted and hope that we would be able to come to some form of amicable arrangement which will not split out neighbourhood, but will also not stop the construction of the pole line, which I understand you need to build.

Yours Faithfully

Rachael Stokes

Rachael Stokes

Rachael Stokes

From: [REDACTED]
Sent: 12 July 2019 16:41
To: Rachael Stokes
Subject: Fwd: Oswestry to Wem Power Lines

[REDACTED]
Date: Friday, 11 May 2018
Subject: Oswestry to Wem Power Lines
To: enquiries <enquiries@spennorthshropshire.co.uk>

Dear Sirs

We are emailing you to again to state out opposition to the Northern Route for S P Energy Reinforcement line at Noneley. When the Southern route was preferred by S P Energy we did not object even though the line crossed our property but when various complaints have been made in respect of the southern route spoiling their views, you have moved the route which ruined the outlook from Commonwood Farm and Commonwood Farm Barns (where development is imminent Council Ref 09/01981/FUL) due to the very close proximity of the poles.

In my previously letters and emails, which quiet frankly have been overlooked and your generic feedback both via email and when posting to us, which did not cover any of the points raised in it. You have failed to acknowledge that under your proposed Northern Route, the access route, is straight through the Commonwood Farm Barn's gardens. How can you possibly say that this is not a breach of their privacy and private lives, but you have overlooked the possibility of following the Southern Route which would not be so evasive on our personal lives as what your preferred line will certainly be.

The opportunity to state our objection was greatly reduced by the very tight time schedule compared to the earlier preferred southern route. How is this fair?

The Northern Route present a great danger to wild birds- geese, swans which frequent the reservoir at 'The Shays' and the River Roden at Commonwood Farm, and the floodplain at Commonwood Farm which has been under water all winter and still is flooded now. I would like to remind you of the previous pictures which our family have sent to you regarding this. We hope that you have contact the RSPCA to explain to them why this route has been crossed, and will be able to explain in future years, when, if your proposed route is followed, questioned about the decrease of wild birds in the area, you will be able to respond.

With the barn conversions under way there will be no access to the fields at Commonwood Farm as discussed in my previous letter, therefore I am stunned that on your revised plan there are no alterations.

In my previous letter I have discussed in detail the flood plains, historical details of our farm layout and still there has been no contact made with my parents in relation to any of your plans and details. you have proposed 7 poles which will cut directly through our land but still never had any consultation in respect to them. May I remind you that if either route was chosen, our land is the most effected, however the views of people who do not own land, let alone will have poles on any point of their property has swayed your decision process.

We have always cooperated with your representatives but we feel we have been treated appallingly by Keith Frair who consistently assured us that the Southern Route would be chosen by SP energy and we are attending a meeting on May 15th 2018 to discuss turning Commonwood Farm into a Strategic Flood Plain. We will inform you of the outcome. We have refused access to ADAS to see which trees to cut down which will not be undertaken with our consent.

Further to my conversation with your advisor, I anticipate contact to be made from yourself in the next week regarding my previous complaints and answers to be made.

Regards

Rachael Stokes on behalf of R G and G M Stokes