

Concerns Regarding Lack of Negotiation with Mr Dryden Concerning [REDACTED]
Submission to the Examining Authority (ExA).

Background:

[REDACTED] occupies a uniquely affected position within the proposed installation area, being wholly surrounded by plots 8-27, 8-30, 8-32, 8-38, 10-06, 10-07, 10-08, and 10-09. Previous versions of both the Book of Reference and the Land & Rights negotiations tracker have referenced [REDACTED] and Mr Dryden a total of 19 times.

Lack of Engagement with the Landowner:

Despite the repeated mention of [REDACTED] / Mr Dryden in official documents, there has been no recorded contact or attempt at negotiation by the Applicant with Mr Dryden regarding the rights sought over his land. This absence of engagement is particularly concerning given the significant impact the proposed installation will have on [REDACTED], which is wholly encircled by the development plots.

Public Hearing Statements and Previous Claims:

During the public hearing, this lack of communication was highlighted by Ms Squibb-Williams. In response, the Applicant's legal representative stated that two approaches to Mr Dryden had, in fact, been made by Mr Gerstmann (PVDP Director). However, it must be emphasised that these two meetings pre-date both the Applicant's pre-examination and the public consultation phase, and are therefore not relevant to the statutory period of engagement expected as part of this process. Nor in fact did any negotiations take place.

Request for Explanation:

It is a matter of serious concern that, at this advanced stage of the process, the Applicant has not made any meaningful effort to contact, negotiate with, or even discuss the rights sought with Mr Dryden, despite the farm's profound and unique encirclement by the proposed works.

Given these circumstances, and the pressing need for procedural fairness and transparency, the ExA is respectfully asked to require the Applicant to provide a full explanation for this lack of engagement. Specifically, the Applicant should be asked:

- Why no approaches or negotiations have been made with Mr Dryden regarding [REDACTED] during or after the pre-examination and public consultation phases;
- Why the Applicant has not addressed the farm's unique position, being wholly surrounded by affected plots;
- What steps, if any, will be taken to rectify this vacuum in communication and to ensure that Mr Dryden is properly and fairly consulted as the landowner most profoundly affected by the proposal.

The responsible and transparent handling of landowner negotiations is a fundamental expectation in such proceedings. The Applicant's lack of contact with Mr Dryden remains unresolved and must be fully addressed by way of a detailed response.