

VIP Snowdonia: Tunnel and Underground Cables Construction

Name	Landowner Commitments Register – Snowdonia VIP: Tunnel Scheme
Document Version	Notes / Author
31/08/2021	First draft / Andrew Gurney Bruton Knowles
30/09/2021	Reviewed + updated by R La Terriere
06/10/2021	Review and additional text and plans added by Andrew Gurney Bruton Knowles
12/10/2021	Reviewed + updated by R La Terriere for first issue for tender.

Landowner Commitments Register – Snowdonia VIP: Tunnel scheme

In the course of obtaining land rights for the Snowdonia VIP project, National Grid has made various commitments to landowners and this document summarises these.

General commitments that are common across all or most landowners are given in Section 1, and specific commitments to individual landowners follow in Section 2.

This document highlights general or particular requirements, concerns or requests raised by or agreed with landowners and is not intended to exhaustively describe the reinstatement requirements of the land. The main works contractor remains responsible for minimising land/property damage and for reinstatement of the land to the Project Managers reasonable satisfaction and as required by the contract.

This is a live document and will be maintained by the National Grid Lands Team. It will be updated as agreements and commitments are made and communicated to the main works contractor. The document version control above will highlight change dates and summarise the changes made.

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Section 1 – General Commitments

Notice requirements

The National Grid Lands Team and its land agent / legal suppliers ('Project Lands Team') will serve all required notices to landowners. The Main Works Contractor and the Project Lands Team will need to work closely and communicate over about future land access requests.

The intention is to divide the project into the following components for the purpose of serving notice:

1. Land required for surveys.
 - Rights will be sought for non-intrusive surveys from November 2021 for land within the red line boundary.
 - Rights for reptile translocations at Cilfor are in place subject to formal landowner notification, which will be given once dates are known.
 - Any additional survey requirements should be notified to the Lands team as soon as possible so that there is time to follow compulsory access processes (14 weeks' notice has been specified).
2. Land required for the two tunnel head house sites and adjacent land at Garth and Cilfor.
 - Notices are expected to be served on tunnel head house landowners in April 2022 so that land is available in advance of 29 August 2022 and can be withdrawn if the project is not awarded funding.
 - Notice on one further landowner in respect of tunnel + underground cables between Garth tunnel head house site and Garth Sealing End Compound is expected to be served in June/July *following* a decision to proceed (see **319 – Tarmac (formerly Breedon Group)**)
3. Land required for a water discharge pipe (if required) at Cilfor.
 - Notice requirements to be confirmed and subject to main works contractor determining the need for these rights – 6 months' notice needed prior to any construction activities for this pipe (see **320 - GD & MW Williams**).
4. Land required for the tunnel (where not included in the above land holdings).
 - Notice anticipated to be served following completion of route alignment, and allowing 6 months' time before tunnel boring machine runs into land east of Garth SEC.
 - Notice procedures must start no later than March 2024 (assuming compulsory purchase order is confirmed in October 2021).
 - Crown Estate has an additional agreement (undertaking in respect of Section 63) that has extra notice requirements. (see **294 – Crown Estate (Foreshore)**).
5. Land required for overhead line removal.
 - Notice procedures may start from March 2024, or earlier, to avoid losing compulsory acquisition opportunity (to be confirmed).

General requirements

- Unless agreed otherwise, the Tunnel is to be built at a depth not less than 15 metres below mean sea level/Ordnance Datum.

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- Make good to the satisfaction of the owner and/or occupier any damage to the property or to the buildings, trees, hedges, fences, crops or livestock. If damage can't be made good or if National Grid prefer, then compensation will be provided. Making good includes filling in the ground surface, replacement of soil, turf and drains or as far as possible restoring the surface to its former condition.
- If requested by the owner and/or occupier, remove all timber and brushwood felled or lopped.
- Do not leave any litter and leave the property neat and tidy.
- Keep the owner and/or occupier indemnified against all losses, actions, claims and demands.

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Section 2 – Specific Commitments

The schedules below provide a summary of specific terms in the land agreements where they may add to or depart from the above general requirements.

Please refer to the plan

Schedule of properties together with details and plans shown below –

Contact with parties shall be via the National Grid Lands Team.

Overview Plan

NOTE: this is a live document and the plan may be updated to reflect updates to agreements

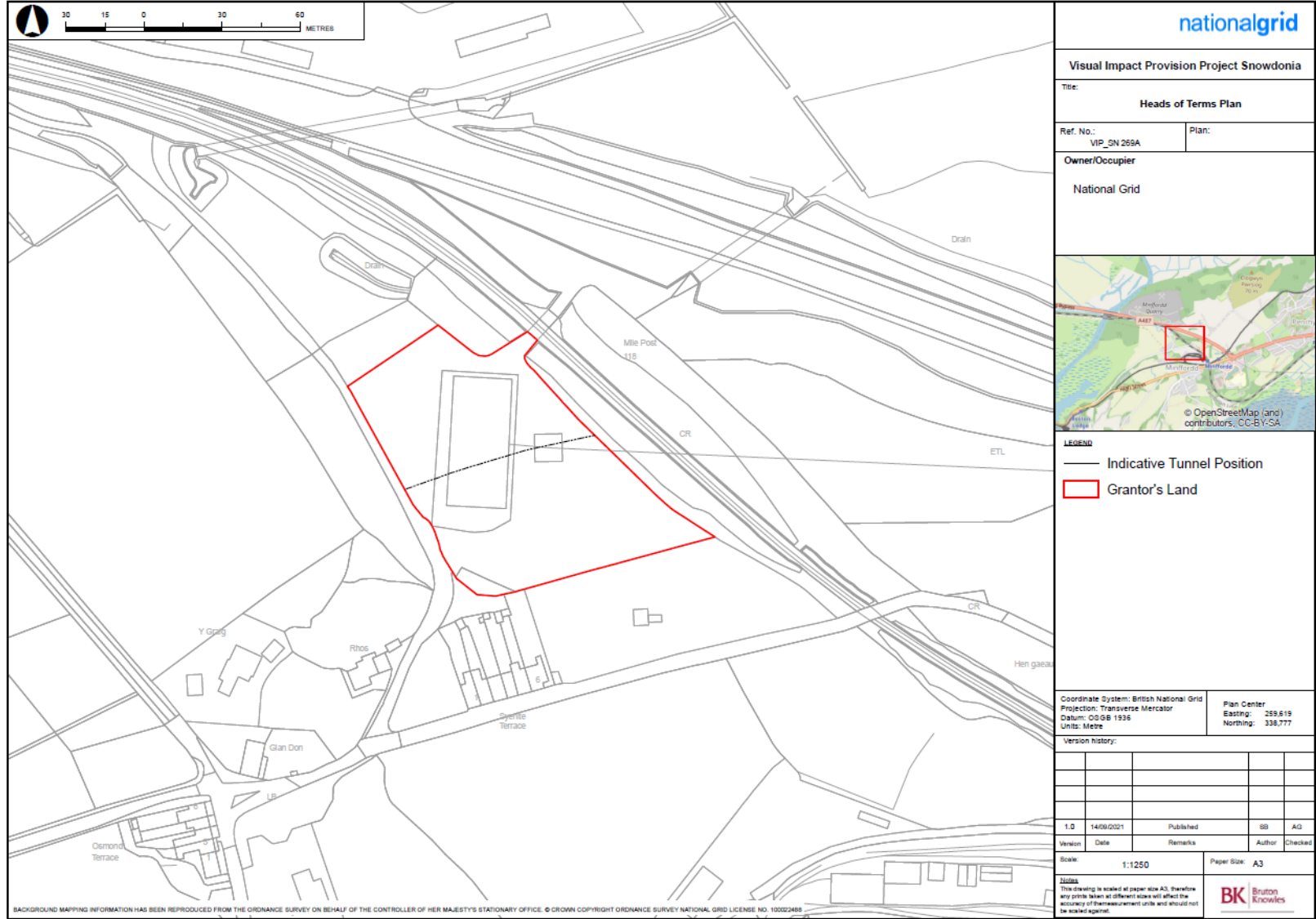
Placeholder page for PDF plan insertion

VIP Snowdonia: Tunnel and Underground Cables Construction

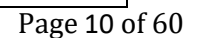
Grantor	Notes
269 – National Grid Electricity Transmission	<p>Responsibility for this site is divided between two teams within National Grid.</p> <ul style="list-style-type: none"> • Inside security fence (Operational Land): Substations Team (c/o Alan Dumbill, National Grid) • Outside security fence (Non Operational Land): Non Operational Land Team (c/o agent Dalcour Maclaren) <p>NOTE THERE IS A GRAZING TENANT WHO HAS RIGHTS OVER THE NON-OP LAND. The Non-Op Team will handle all communications with the grazing tenant unless agreed otherwise.</p> <ul style="list-style-type: none"> • The project Lands Team has ensured the tenant is aware of the project and that the grazing rights can be terminated when needed. • Notice periods will apply and 3 months' notice prior to entry for construction should be assumed (survey rights are already available). [to be updated in early 2022 upon renewal of grazing agreement] <p>NOTE THERE ARE HABITAT MANAGEMENT PROPOSALS FOR THIS SITE AS PART OF THIS PROJECT, so these will need to be considered when planning works.</p> <p>NOTE THERE IS A RIGHT OF ACCESS IN FAVOUR OF THE WELSH GOVERNMENT (in respect of trunk road/bypass survey land). See plan 2 below which shows the area over which the Welsh Government has a right of access, outlined in red and filled blue. Access to the underpass may be required at any time although it is expected that the Project Lands Team will negotiate a more suitable route than is shown on this plan to avoid conflict with proposed habitat management proposals.</p> <p>Discussions ongoing regarding specific procedures required.</p>

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PLAN 1 – Land owned by National Grid at Garth Sealing End Compound

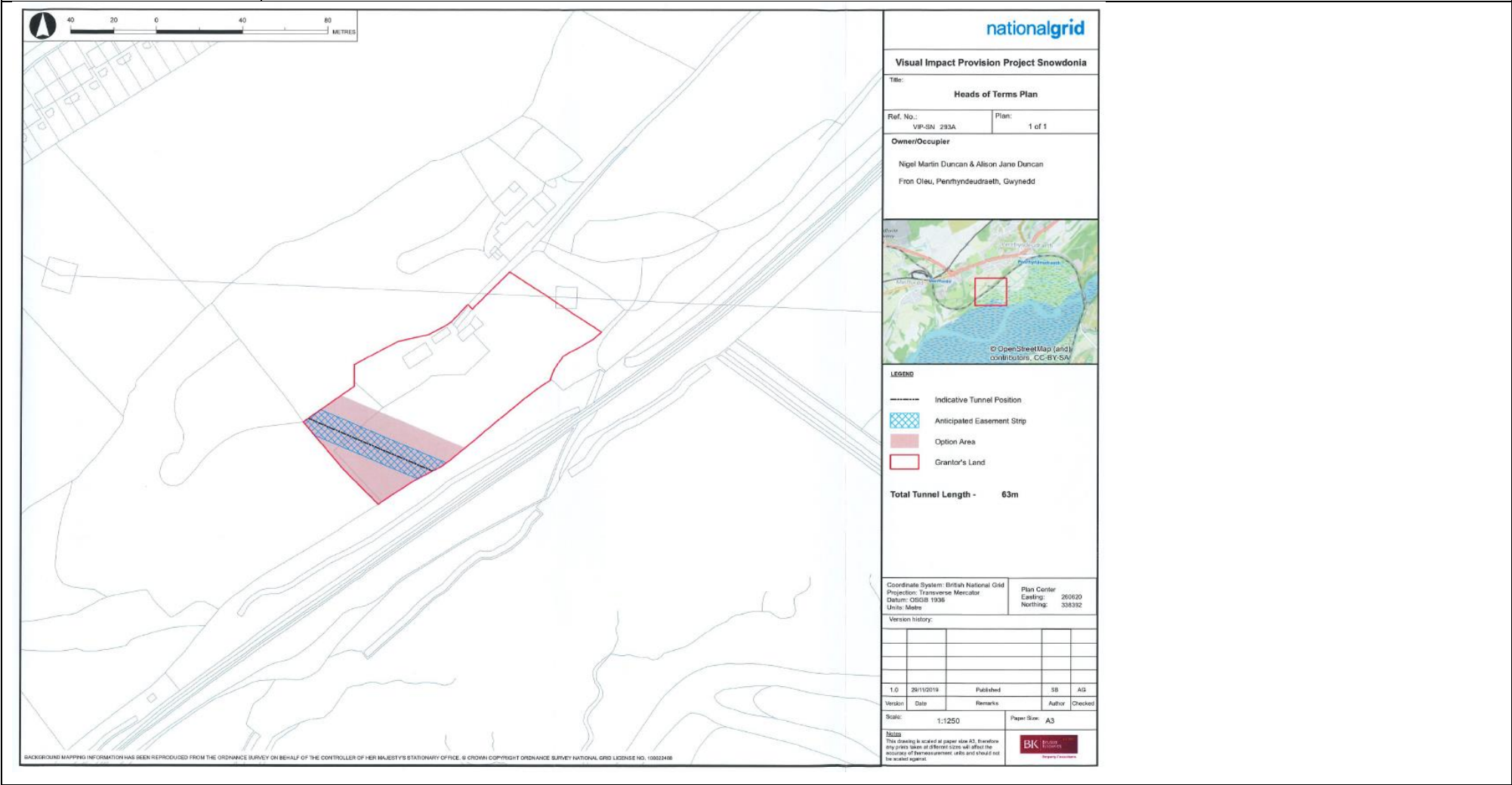


PLAN 2 – indicative access route to underpass in favour of Welsh Government



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Grantor	Notes
293 - Nigel & Alison Duncan	No site specific notes other than those set out on Page 1



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Grantor	Notes
<p>294 – Crown Estate (Foreshore)</p> <p>421 – Crown Estate (Common Land)</p>	<p><u>Foreshore (Plan 1)</u></p> <ul style="list-style-type: none"> • Agreement pending • Will require marine licence to be in place prior to agreeing construction activities in respect of the marine environment (e.g. boreholes). • Undertaking in respect of Section 63 requires specific notice. 28 days' notice to be provided to the Crown Estate prior any powers granted by the CPO been exercised. Crown Estate must provide a response within 21 days. <p><u>Common Land (Plan 2)</u></p> <p>Crown Estate is landowner.</p> <p>NOTE THAT 320 – GD & MW WILLIAMS IS HOLDER OF COMMON RIGHTS TO FARM THE LAND</p> <ul style="list-style-type: none"> • Tunnel Agreement pending • Water Discharge Pipe No agreement sought at this stage although rights will be in place with commoner. Rights will be sought as required according to final design.

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[Final plans pending]

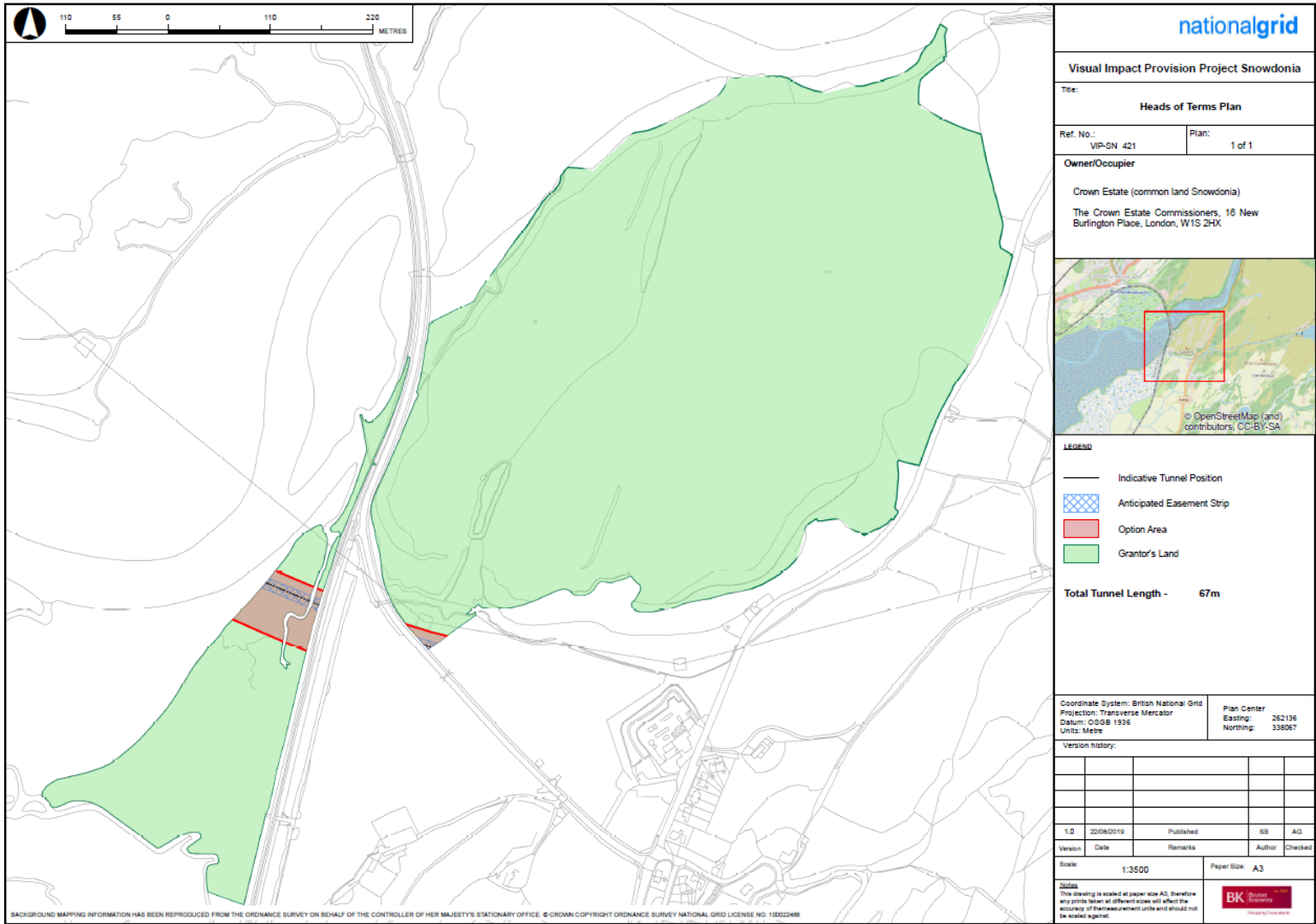
Plan 1 (Foreshore)



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[Final plans pending]

Plan 2 (Common Land)

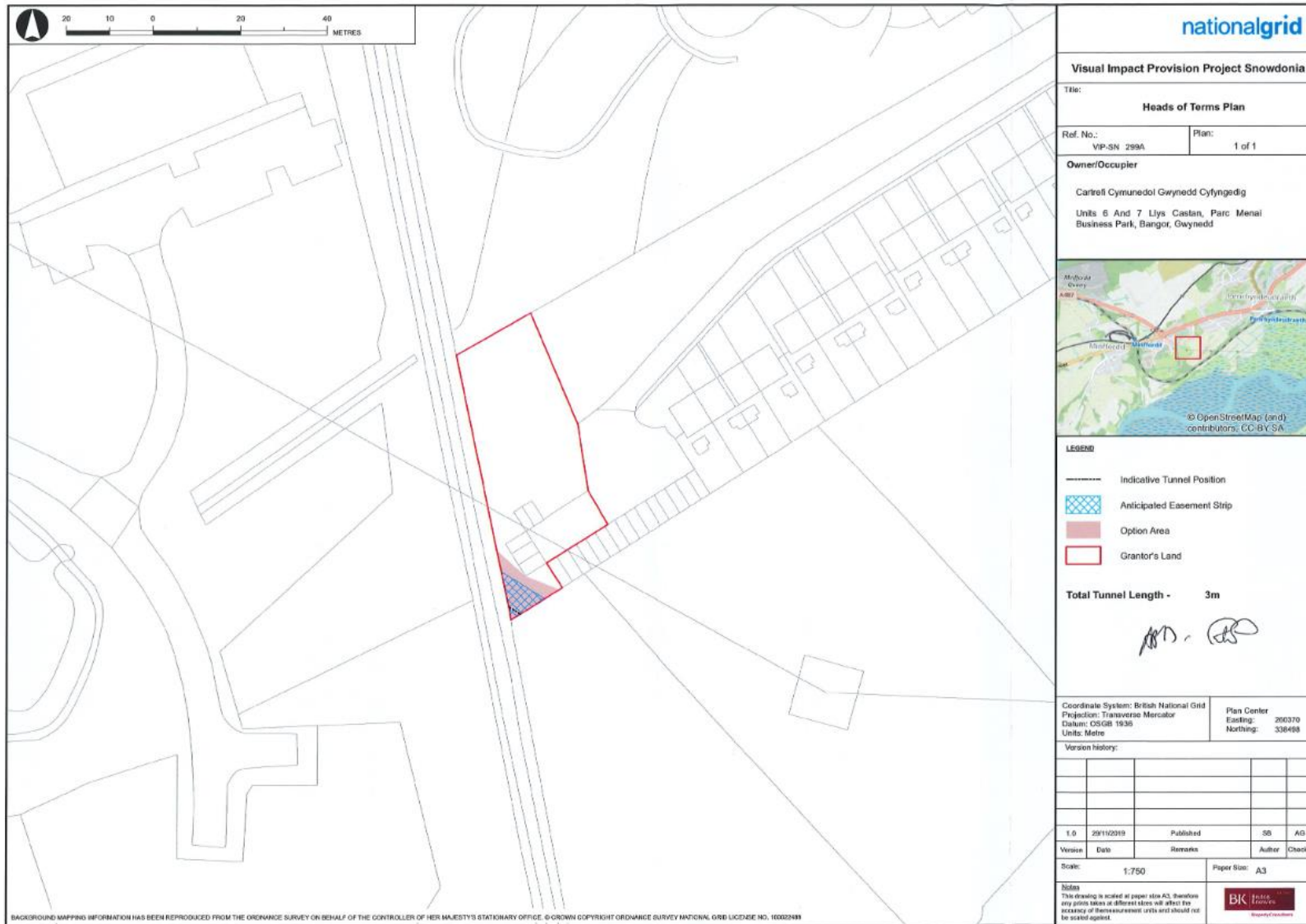


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Grantor	Notes
296 – Welsh Ministers	SEE ENTRY FOR 396 – Welsh Government
NO PLAN	

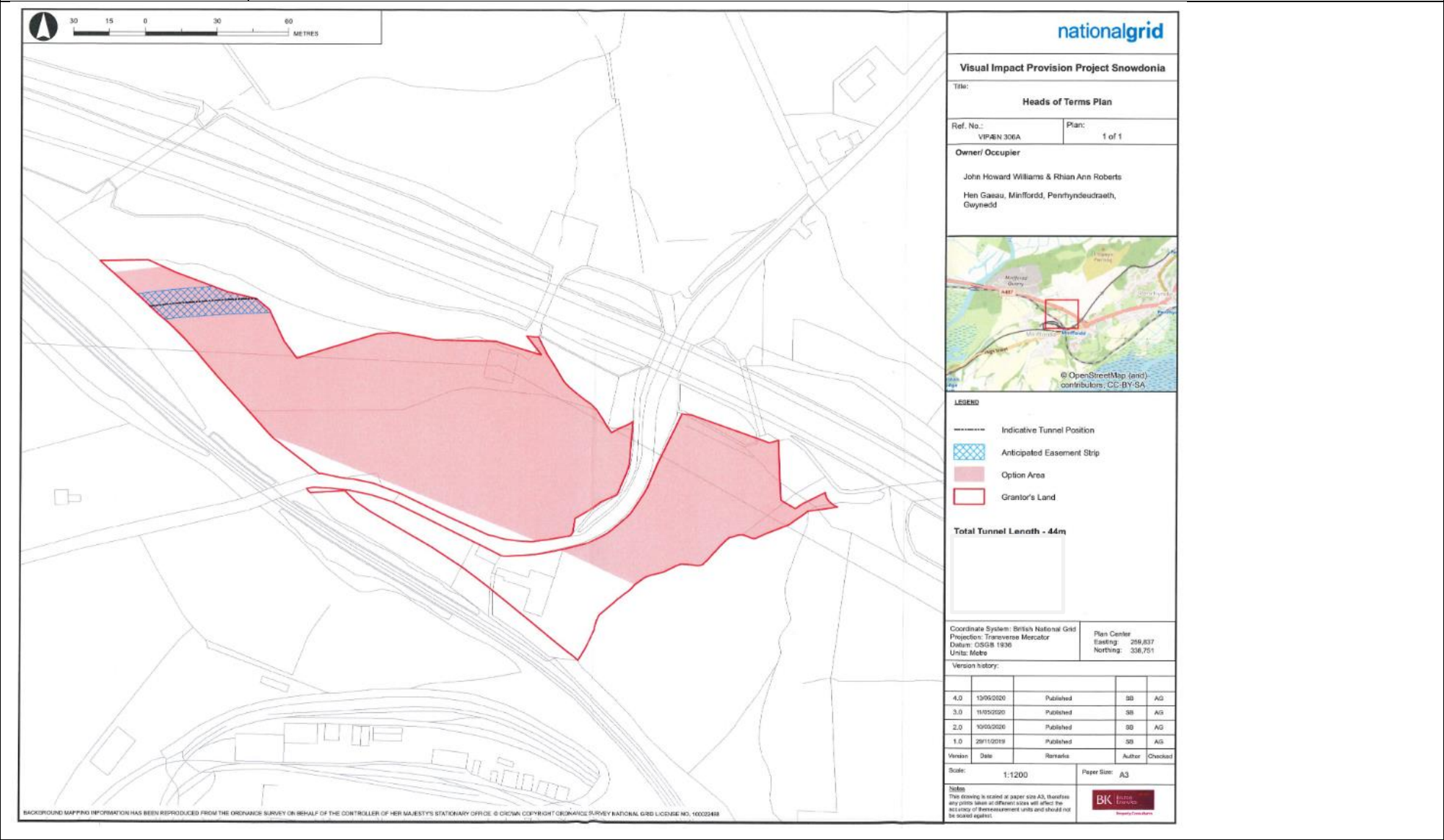
VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
299 - ADRA	No site-specific notes other than those set out on Page 1



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Grantor	Notes
306 - John Williams & Rhian Roberts	No site-specific notes other than those set out on Page 1



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Grantor	Notes
309 - CCI Credit Management Limited	No site-specific notes other than those set out on Page 1, but: See Supplementary Information C: Monitoring Sites for information about currently anticipated monitoring sites.

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Visual Impact Provision Project Snowdonia

Title: **Heads of Terms Plan**

Ref. No.: VIPSIN 309 Plan: 1 of 1

Occupier
CCI
The CCI Centre, Snowdonia Business Park,
Penrhynodeudraeth LL48 6LD

LEGEND

- Indicative Tunnel Position
- Anticipated Easement Strip
- Option Area
- Grantor's Land - BK0000

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Metre

Plan Center
Easting:
Northing:

Version history:

Version	Date	Remarks	Author	Checked
2.0	29/07/2020	Revised	SB	AG
1.0	29/11/2019	Published	SB	AG

Scale: 1:750 Paper Size: A3

Notes
This drawing is scaled to paper size A3; therefore any prints taken at different sizes will affect the accuracy of measurement units and should not be scaled against.

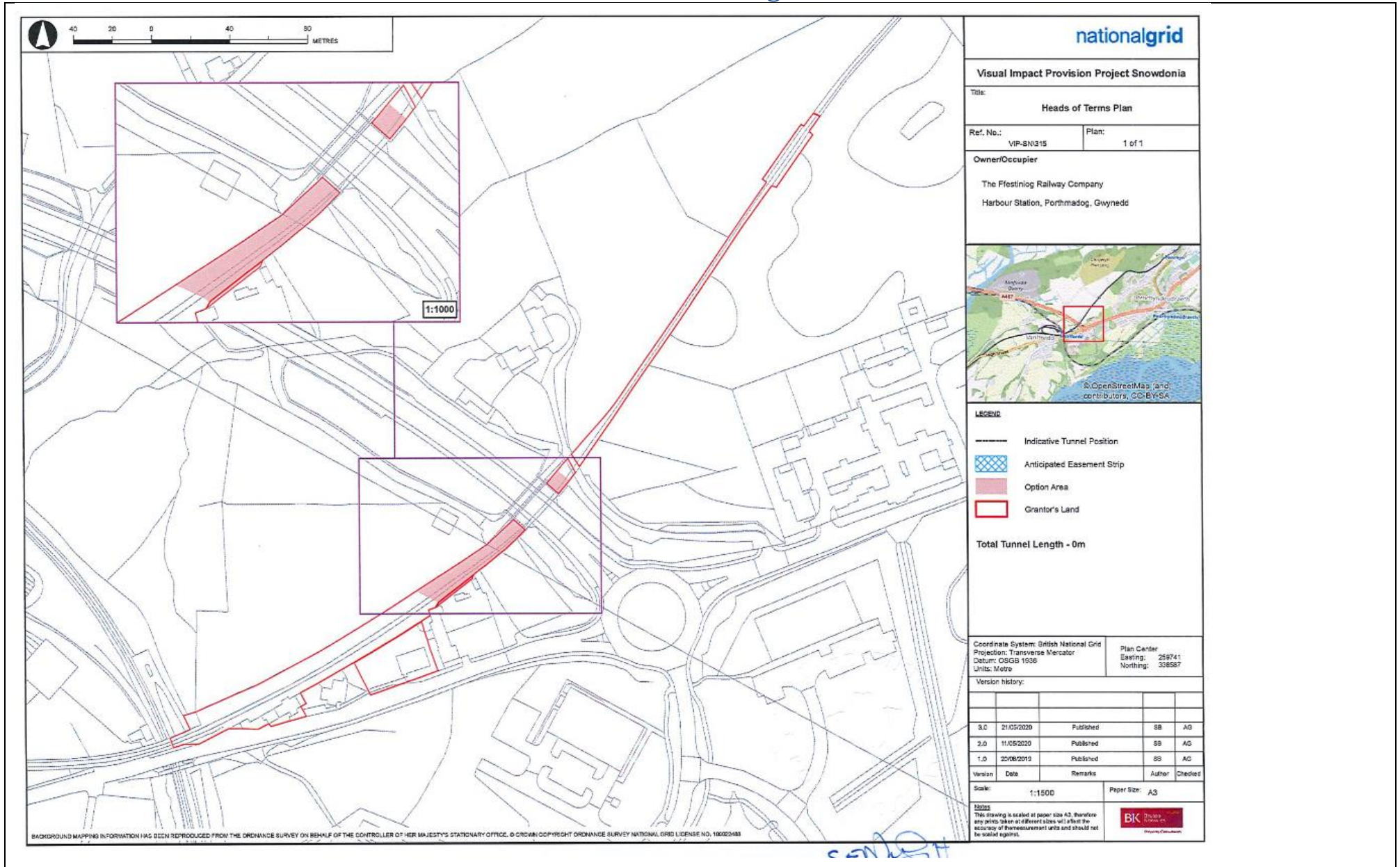
BK Penrhynodeudraeth

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Grantor	Notes
315 - Festiniog Railway Company	<p>One months' notice prior to construction works to be given, but details of route, specifications and timings to be provided so we advise engaging with this railway company 6 months in advance of entry for construction and providing appropriate level of detail.</p> <p>Construction of the tunnel is not to –</p> <ul style="list-style-type: none"> • Interfere with operation of the railway line and/or any bridges on which the railway is constructed • no access onto the railway line/adjacent to it • Disrupt or prevent the daily train services • Disrupt any railway infrastructure • Interfere or damage the Network Railway Cable • Cause any physical damage to the land owned or occupied or any building structures apparatus or services erected installed or placed on or under the land • Pre-entry record of condition to be undertaken of the area and any access routes <p>See Supplementary Information B: Asset Protection Agreements for key asset protection terms.</p> <p>See Supplementary Information C: Monitoring Sites for information about currently anticipated monitoring sites.</p>

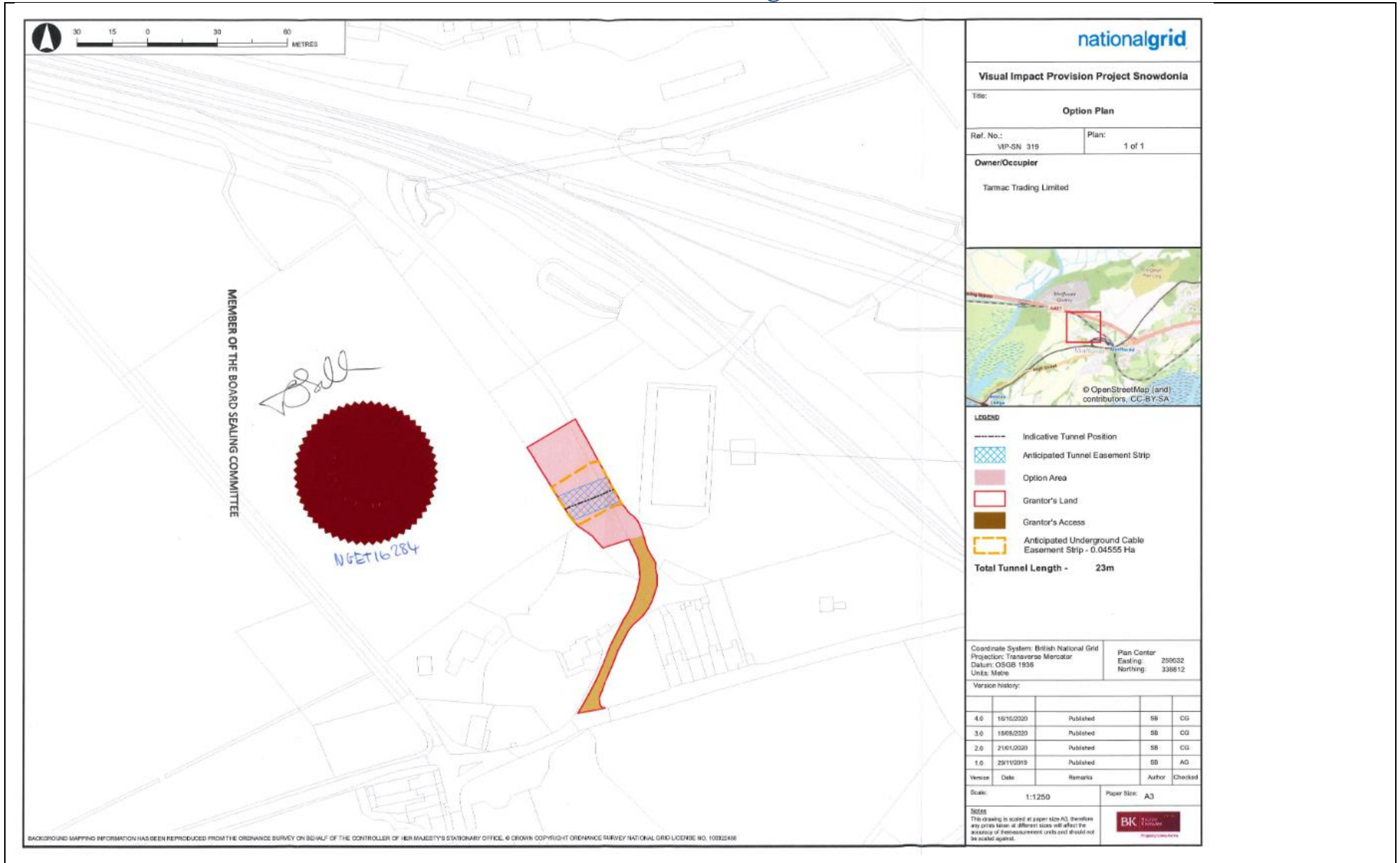
VIP Snowdonia: Tunnel and Underground Cables Construction



VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
319 – Tarmac (formerly Breedon Group)	<p><u>Tunnel Construction only</u></p> <p>Separate construction notices can be served (at separate times) for the commencement of the underground cables and tunnel construction</p> <ul style="list-style-type: none"> • Rights granted to undertake mitigation planting and maintenance. Maintenance needs to be undertaken for 5 years from the date of planting. <p><u>Underground Cables Construction only</u></p> <p>Reference to be made to the general conditions set out on page 1 of this document.</p> <ul style="list-style-type: none"> • Separate construction notices can be served (at separate times) for the commencement of the underground cables and tunnel construction • Underground cables to be installed at a depth no less than 0.9 metres below the present ground surface unless where a cable bridge is required • Rights granted to undertake mitigation planting and maintenance. Maintenance needs to be undertaken for 5 years from the date of planting

VIP Snowdonia: Tunnel and Underground Cables Construction

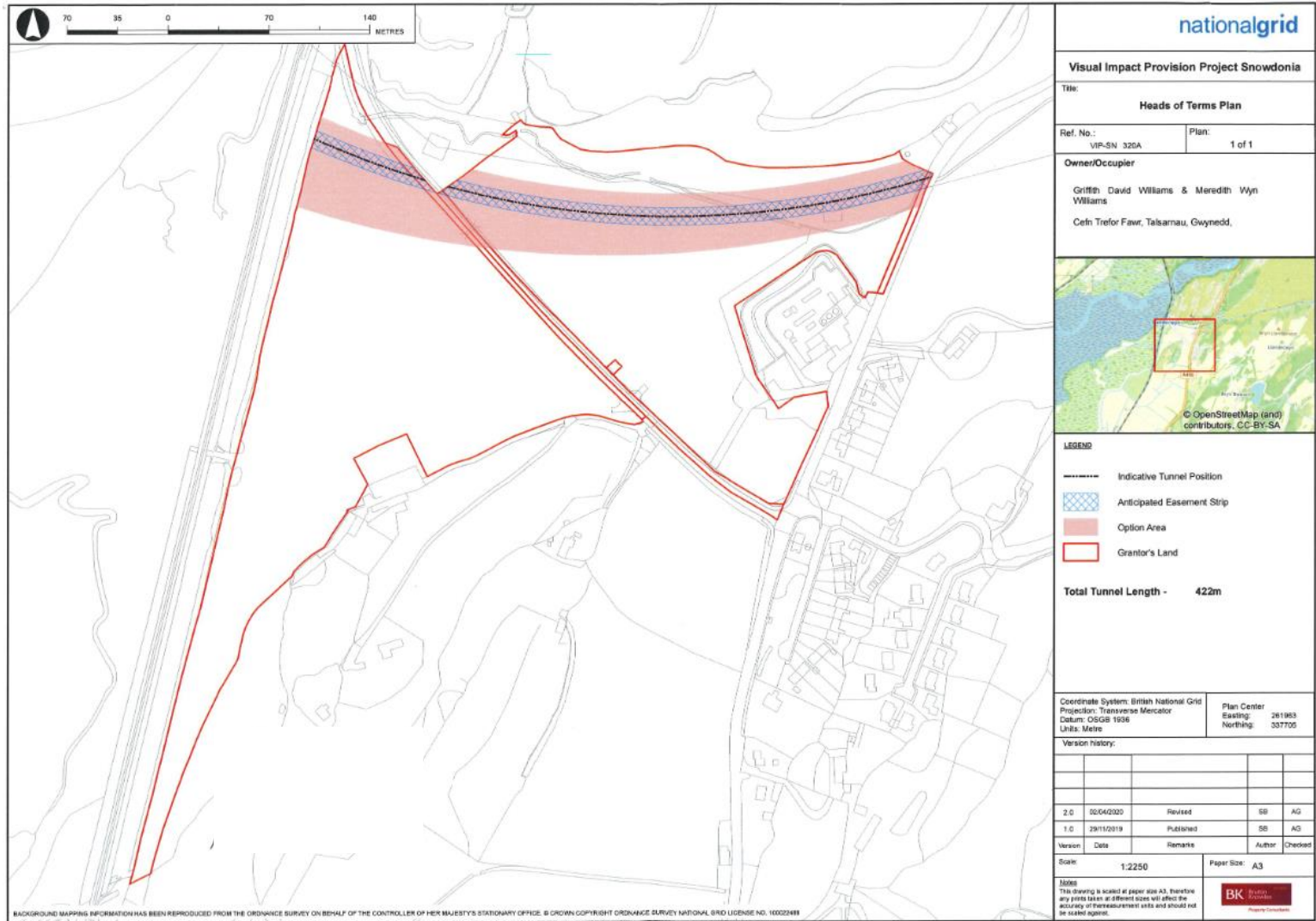


VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
320 - GD & MW Williams	<p><u>Tunnel Construction only (see Plan 1)</u></p> <p>No site specific notes other than those set out on Page 1</p> <p><u>Water Discharge Pipe construction only (see Plan 2)</u></p> <p>Reference to be made to the general conditions set out on page 1 of this document.</p> <ul style="list-style-type: none">• Agreement and terms to be concluded – further informal commitments may be made in relation to specifics around livestock drinking areas, drainage, troughs, pipe route, but it is anticipated that engagement between Main Works Contractor, Project Lands Team and grantor/agent will be needed well in advance of access for any construction (6-12 months preferably).

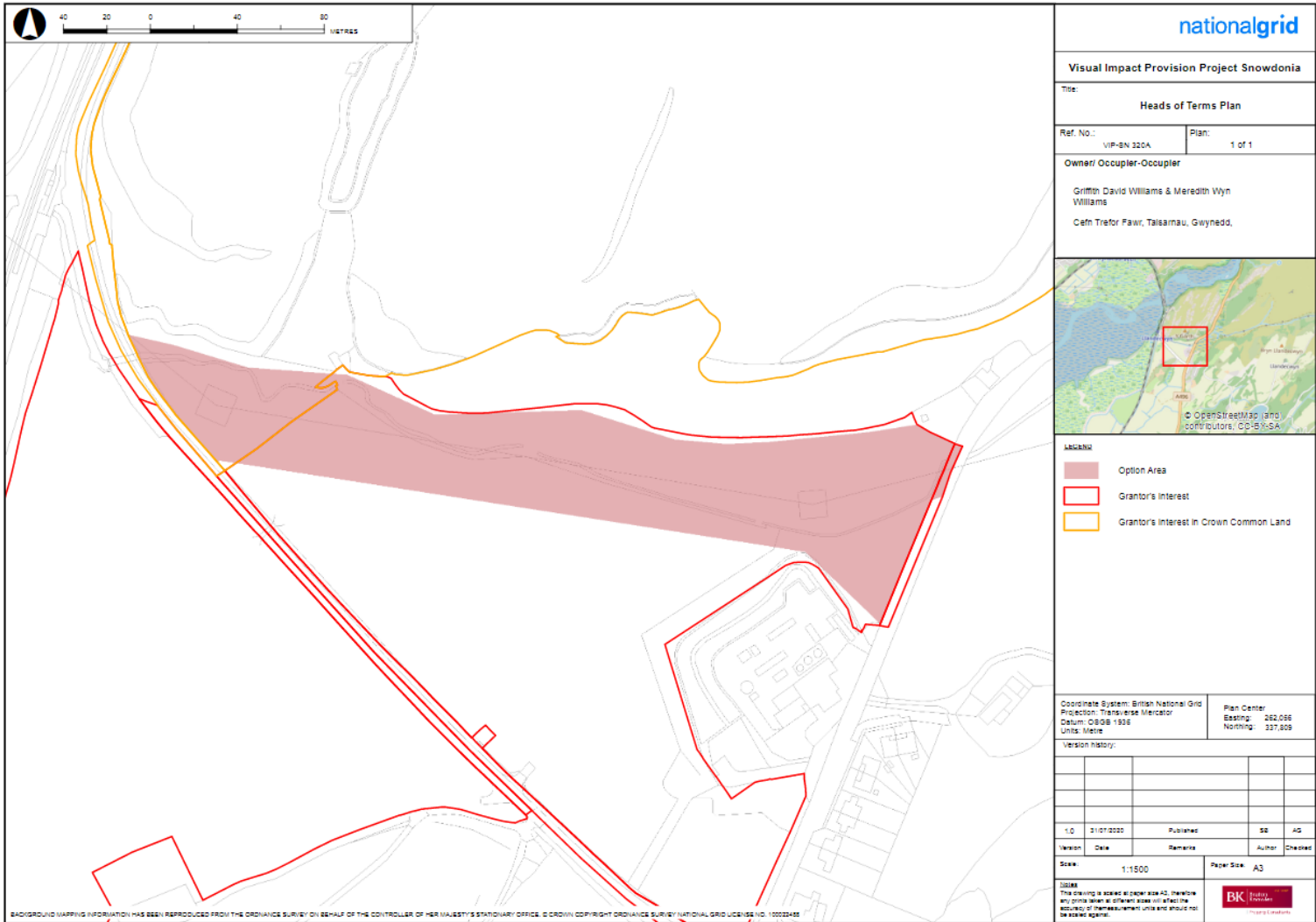
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PLAN 1 - TUNNEL OPTION PLAN



VIP Snowdonia: Tunnel and Underground Cables Construction

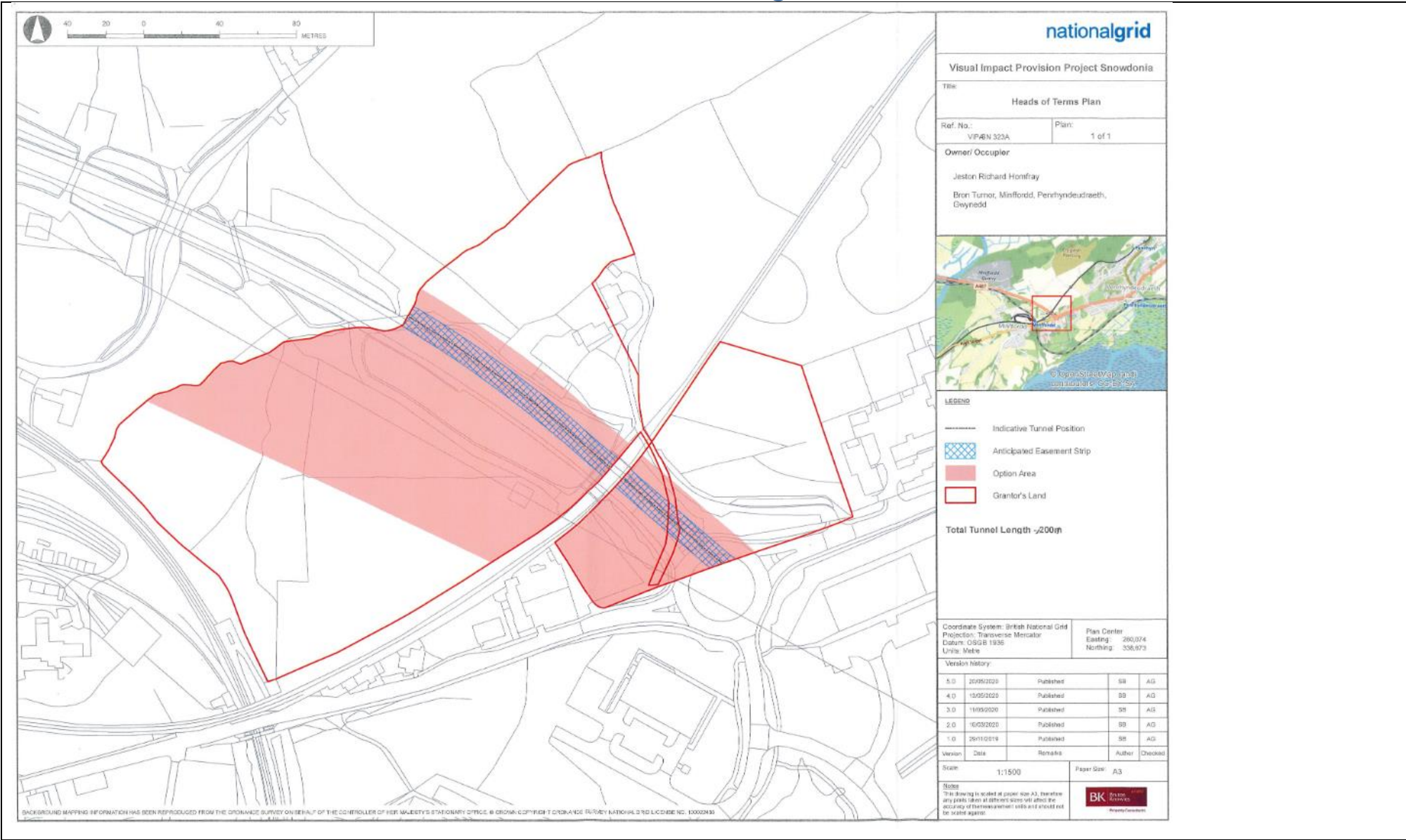
WATER DISCHARGE PIPE PLAN:
[TO BE COMPLETED] [TEMPORARY PLAN]



VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
323 - Jeston Homfray	PLEASE NOTE THAT PART OF THIS LAND IS NOW OWNED BY 396 – Welsh Government (see that section for any additional requirements that need to be noted) No site-specific notes other than those set out on Page 1

VIP Snowdonia: Tunnel and Underground Cables Construction



VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
326 - Gwynedd Council	<p><i>Gwynedd Council is the leaseholder.</i></p> <p>NOTE the freehold is owned by 396 – Welsh Government (see that section) and agreements have been made with both leaseholder and freeholder.</p> <p>No site-specific notes other than those set out on Page 1.</p> <p>See Supplementary Information C: Monitoring Sites for information about currently anticipated monitoring sites.</p>

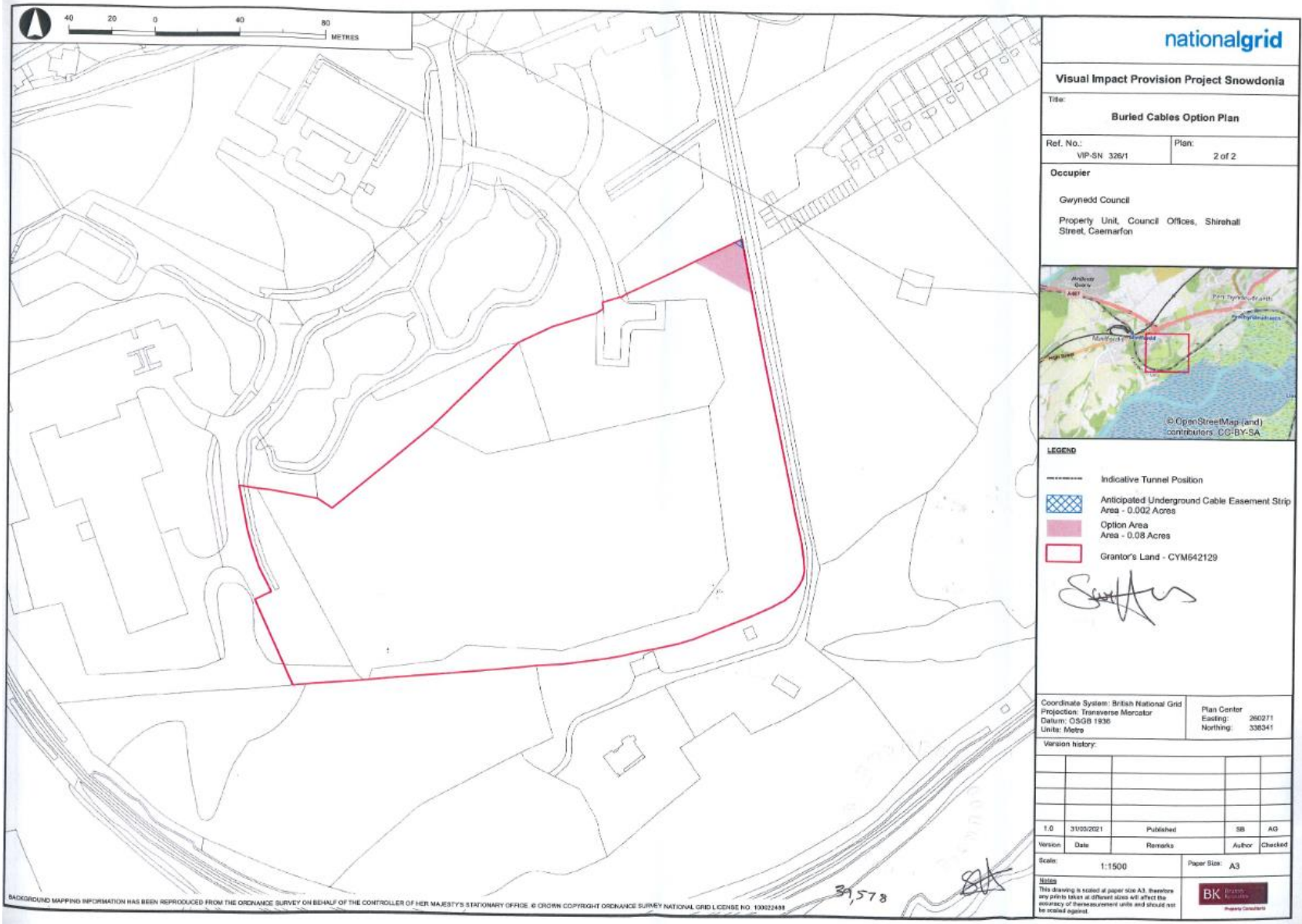
VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 1



VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 2



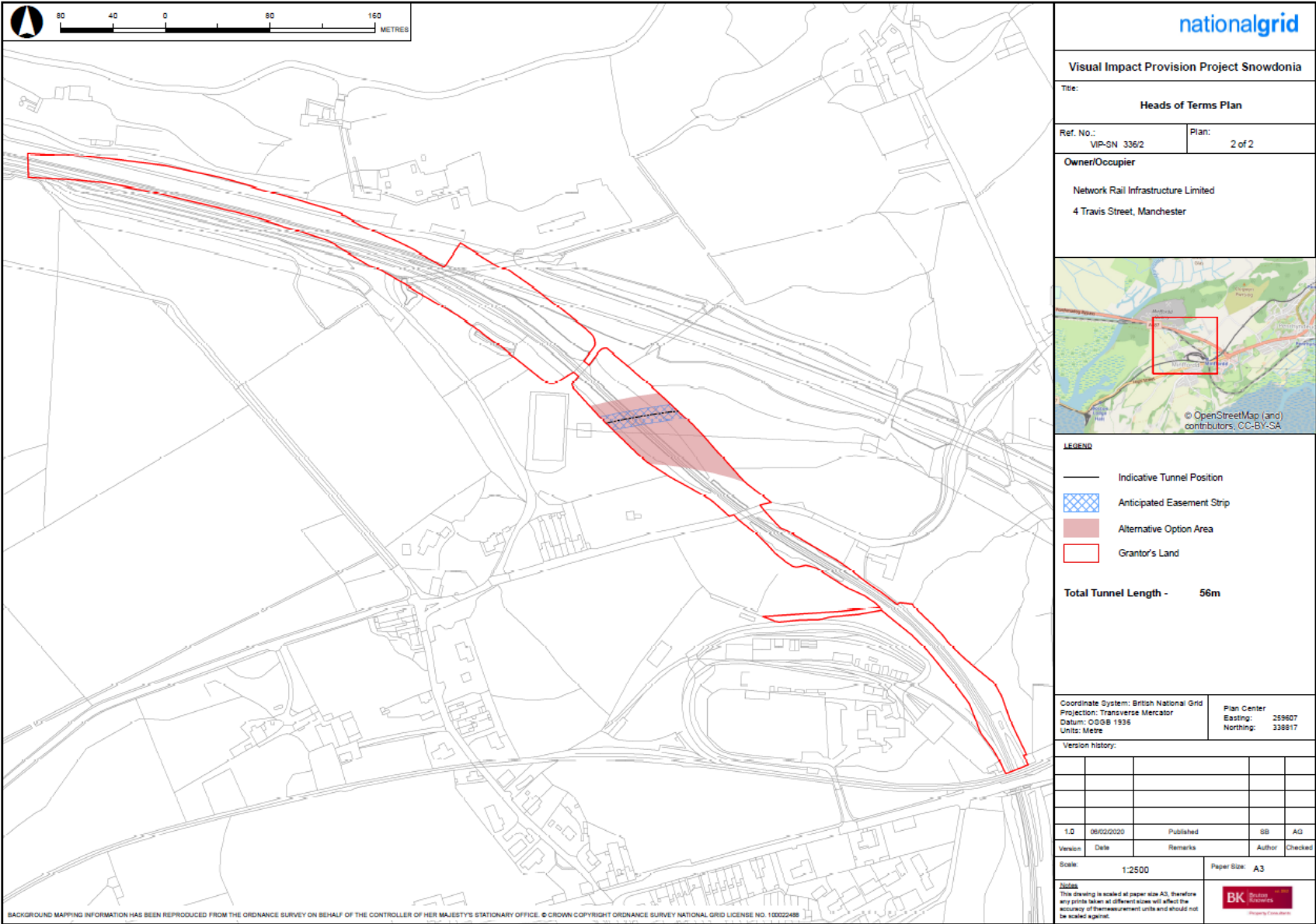
VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
336 – Network Rail	<p>Tunnel</p> <ul style="list-style-type: none">• Agreement under negotiation• Basic Asset Protection agreement under negotiation• Main works contractor will need to engage with Network Rail and agree full Asset Protection Agreement prior to construction activities in Network Rail land. This will determine notice timescales and procedures. <p>See Supplementary Information B: Asset Protection Agreements where copy of asset protection agreement(s) will be added once agreed.</p> <p>See Supplementary Information C: Monitoring Sites for information about currently anticipated monitoring sites.</p>

VIP Snowdonia: Tunnel and Underground Cables Construction

[Final plan pending]

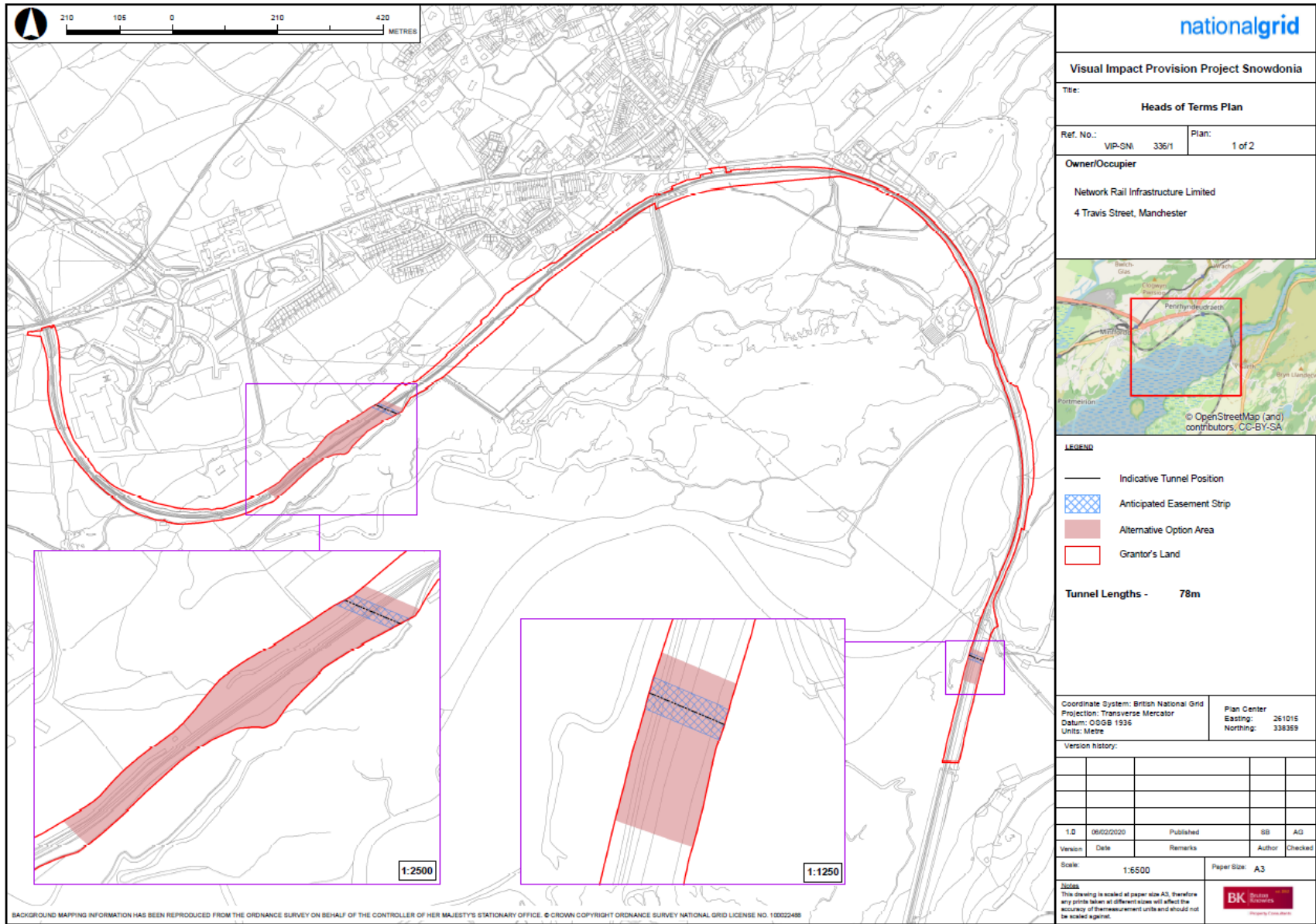
PLAN 1



VIP Snowdonia: Tunnel and Underground Cables Construction

[Final plan pending]

PLAN 2



VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
<p>372 - Huw Owen (note: Welsh Water buried assets)</p>	<p><i>Reference to be made to the general conditions set out on page 1 of this document.</i></p> <p>Specific commitments:</p> <ul style="list-style-type: none"> • Construction Notice to be served not less than 3 months prior to the commencement of works on site. At this point the binding contract will be created to transfer the land and grant the OHL Easement • Construction Notice needs to specify the right of access over the Accessway shown on the plan • Once the Construction Notice is served and prior to works commencing on site, a photographic Schedule of Condition needs to be completed of the OHL Easement Area • All works will need to be completed within 10 years from the date the Construction Notice is first served • Access granted for the undertaking of a Pre-Construction Drainage Assessment • Once the OHL Replacement works are completed, a Post-Construction Drainage Assessment is to be completed. Any works identified as been required by the post-construction assessment are to be completed by NGET or its appointed contractor. If the works are impractical to be undertaken, then compensation to be provided instead • Once the land acquisition is completed, a boundary fence is to be built (to a specification agreed between the owner and NGET) around the land purchased with NGET been responsible for its maintenance and replacement is needed • NGET are responsible for a proportion of the upkeep of the Accessway and Right of Access • The landowner/occupier must be able to use the Access Route (shown on the plan) at all times. <p>NOTE: Welsh Water buried assets are situated in this land. See Supplementary Information B: Asset Protection Agreements for information and copy of letter of undertaking.</p>

The figure is a detailed map titled "Visual Impact Provision Project Snowdonia". It shows a large area of land outlined in red, which is further divided into different colored regions: a solid pink area labeled "Area to be purchased for construction of Tunnel Head House and Tunnel", a blue hatched area labeled "Right of Access", and a purple cross-hatched area labeled "Area over which an option to grant an Easement is being sought". A dashed black line indicates an "Indicative Access Route". A blue 'X' marks the "approximate location for replacement tower 4ZC027R". The map includes a scale bar from 0 to 120 metres and a north arrow. In the bottom right corner, there is a signature, the text "MEMBER OF THE BOARD SEALING COMMITTEE", and a circular red stamp with the text "NGET 16461".

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Visual Impact Provision Project Snowdonia				
Title: Purchase in relation to the Tunnel Head House Construction and Operation with easement area for 4ZC027R and associated overhead lines.				
Ref. No.: VIP-SN372A(i)	Plan: 1 of 1			
Owner/ Occupier Huw Thomas Owen Morfa Farm, Harlech, Gwynedd, LL46 2UW				
<p>*©OpenStreetMap (and) contributors. CC-BY-SA</p>				
LEGEND X approximate location for replacement tower 4ZC027R [Red Outline] Grantor's Land [Blue Hatched] Right of Access [Pink Solid] Area to be purchased for construction of Tunnel Head House and Tunnel [Purple Cross-Hatched] Area over which an option to grant an Easement is being sought [Dashed Line] Indicative Access Route				
Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936 Units: Metre			Plan Center Easting: 262,494 Northing: 337,826	
Version history:				
1.0	02/12/2020	Published	SS	JP
Version	Date	Remarks	Author	Checked
Scale: 1:2000			Paper Size: A3	
Notes This drawing is scaled at paper size A3; therefore any prices taken at different sizes will affect the accuracy of these measurements and should not be scaled against.			BK Bruton Knowles	

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VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
380 - Michael & Susanne Smedley	[note grantor will have changed due to sale of house – to be updated in late 2021] No site-specific notes other than those set out on Page 1

Visual Impact Provision Project Snowdonia Title: Heads of Terms Plan Ref. No.: VP-SN 380A Plan: 1 of 1 Owner/Occupier: Michael John Smedley & Suzanne Pauline Smedley Garth Bengan, Minfordd, Penrhyndeudraeth, Gwynedd											
 © OpenStreetMap (and) contributors, CC-BY-SA											
LEGEND - - - - - Indicative Tunnel Position Anticipated Easement Strip Option Area Grantor's Land											
Total Tunnel Length = 11m											
Projection: Transverse Mercator Datum: OSGB 1936 Units: Metre											
Easting: 260278 Northing: 338230											
Version history:											
<table border="1"> <thead> <tr> <th>Version</th> <th>Date</th> <th>Remarks</th> <th>Author</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td>1.0</td> <td>20/11/2019</td> <td>Published</td> <td>SB</td> <td>AG</td> </tr> </tbody> </table>		Version	Date	Remarks	Author	Checked	1.0	20/11/2019	Published	SB	AG
Version	Date	Remarks	Author	Checked							
1.0	20/11/2019	Published	SB	AG							
Scale: 1:2000 Paper Size: A3											
Notes: This drawing is scaled at paper size A3, therefore any print size of A3 does not affect the accuracy of measurements units and should not be scaled against.											

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VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
383 - Peter & Mairwen Jones	<p><i>The notes below provide information built into the legal contracts.</i></p> <p>See Supplementary Information A: Garth Fields for further commitments in relation to this land area.</p> <p>See Supplementary Information B: Asset Protection Agreements for further information about asset protection engagement that may be required with utilities in this land area.</p> <p><i>Tunnel Construction only (Please refer to section below for specific details regarding construction of the underground cables, water discharge pipe, construction compound rights and habitat management)</i></p> <p><u>General considerations (in addition to those set out on page 1 of this document)</u></p> <ul style="list-style-type: none"> • Construction notice needs to be served give at least 3 months' notice before entry for commencing construction. Notice needs to be served as a hard copy not sent by e-mail or fax • Once the Construction Notice is served and prior to works commencing on site, a photographic Schedule of Condition needs to be completed of the areas included on the Construction Notice • Access needs to be maintained at all times to any parts of the land which are not been used for construction • If the main point of access can't be maintained, then an alternative route needs to be provided • Open ditch that runs through the tunnel head house site and out to the estuary is key for flood prevention. Ditch to be kept free of obstruction and maintained so its capacity does not become reduced. This may involve periodic ditch clearing • Upon completion, the areas purchased for the tunnel head house need to fenced off from the remainder of the land returned to the farmer. Farmer to determine the specification of the fencing to be installed • Any fencing installed along the open ditch need to include drinking points for any livestock grazing the land • There are private drains within parts of the fields (from neighbouring properties) any damage to these must be remediated • All works will need to be completed within 10 years from the date the Construction Notice is first served • Any mitigation planting will need to be maintained for 5 years from the date that planting is completed <p><u>Construction compound</u></p> <ul style="list-style-type: none"> • The site is not to be used for any other purpose other than a construction compound • The site is to be kept secure and livestock proof and tidy and free of litter. No waste or goods are to be left on any land kept by the owner • Top soil removed (to allow the installation of terram matting and/or stone surfaces) is to be stored on site and is to be either covered or sprayed annually to suppress weed growth (proposals to be considered in conjunction with the Habitat Management Plan). This soil is to be used to reinstate the land at the end of the lease period • Any fencing installed along the open ditch need to include drinking points for any livestock grazing the land • Gates to be installed off the public highway and on the southern side of the open ditch

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- There are private drains within parts of the fields (from neighbouring properties) any damage to these must be remediated
- Field drains may be present by the status /existence of these are unknown (field drains freely). Owner to be liaised with during initial excavations and during reinstatement upon completion. NGET and its contractors will be responsible for the repair and reinstatement of any field drains
- NGET and its contractors are able to install any field drains that are required. Prior to the installation of any drains a licence (form of licence set out in Lease agreement) needs to be completed between the owner and NGET
- Prior to any access on the remaining land (i.e. outside the option area) in relation to the fencing around the leased area, gates or barriers, any land drains or any walls, 28 days written notice is required to apply for a licence (form of licence set out in Lease agreement) from the owner
- Upon completion, the new access route to the west of the head house site is to be left in a good, useable condition as this will be the principal means of access to the field
- Any extension to the lease term needs to be notified to the owner 7 months prior to the expiry of the previous lease. The extension can't be notified more than 13 months in advance

Tunnel

- No site-specific requirements

Underground cables

- Underground cables to be installed at a depth no less than 0.9metres below the present ground surface
- Stone drains are present in the field
- Pre-works record of condition needs to be completed prior to works commencing
- During construction, excavations to be monitored and landowner to be liaised with so that any damage can be recorded and a reinstatement plan agreed
- Any mitigation planting will need to be maintained for 5 years from the date that planting is completed

Water Discharge Pipe

- A vehicle/livestock crossing point needs to be installed
- Consideration should be given to the necessity or otherwise for stock fencing on either side of the pipe according to whether the presence of the pipe will cause a risk to livestock, or if the livestock might damage the pipe
- Maximum pipe diameter of 500mm
- If the discharge pipe is to be buried, then it must be buried at least 600mm deep, with any land drains tied in during backfill. It must not be laid in the open ditch

Habitat Management

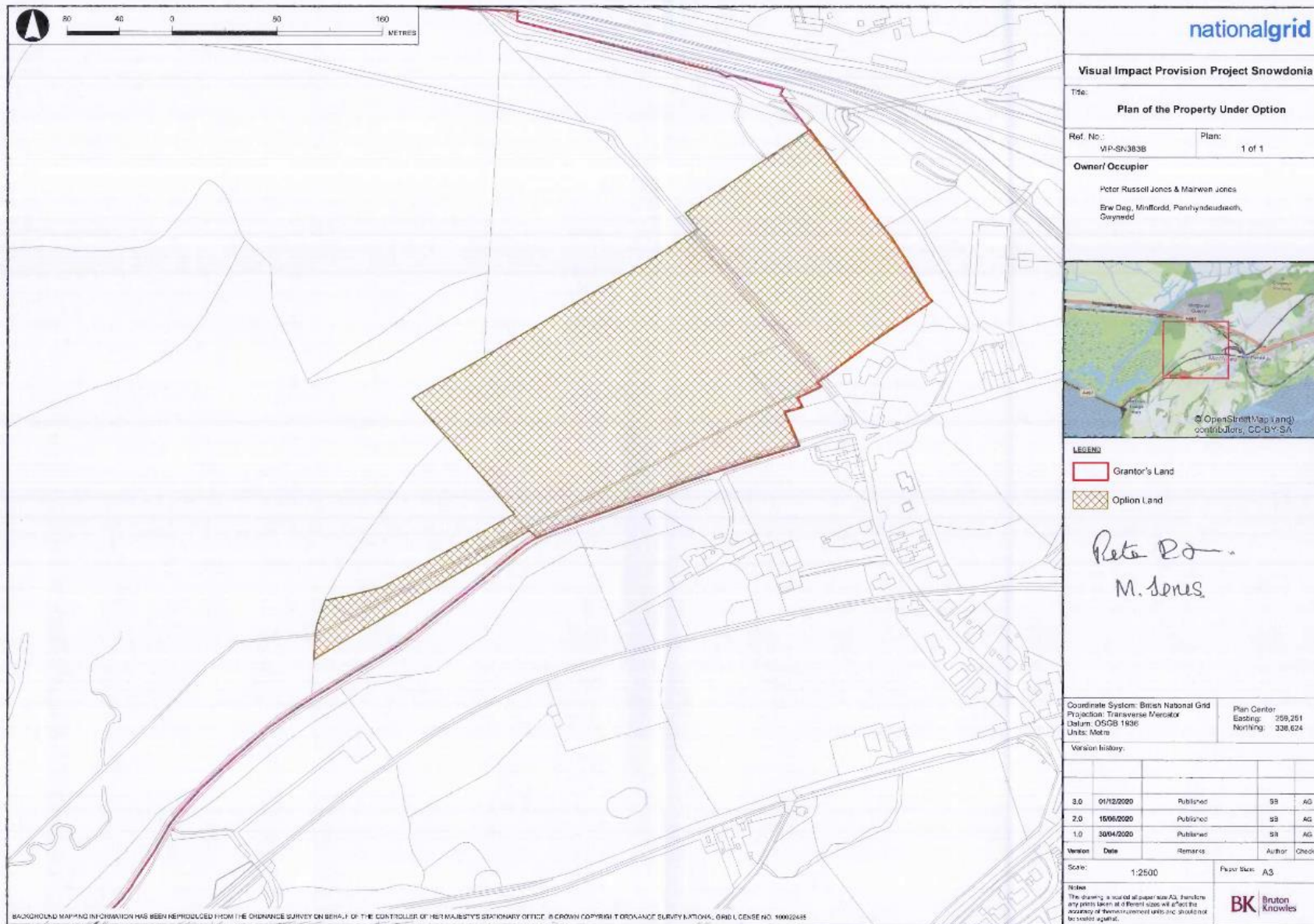
- Open ditch that runs through the tunnel head house site and out to the estuary is key for flood prevention. Ditch to be kept free of

VIP Snowdonia: Tunnel and Underground Cables Construction

	<p>obstruction and maintained so its capacity does not become reduced. This may involve periodic ditch clearing.</p> <ul style="list-style-type: none">• Minimise damage to hedgerows.• Consideration to be given to –<ul style="list-style-type: none">○ Dig up (rather than cutting) any hedging plants which need to be disturbed and manage them in containers or temporarily re-plant them nearby until reinstatement.○ Purchase mature plants in pots at the start of the project and manage them so that they are in an appropriate shape for managing as a hedge from reinstatement• Any mitigation planting will need to be maintained for 5 years from the date that planting is completed
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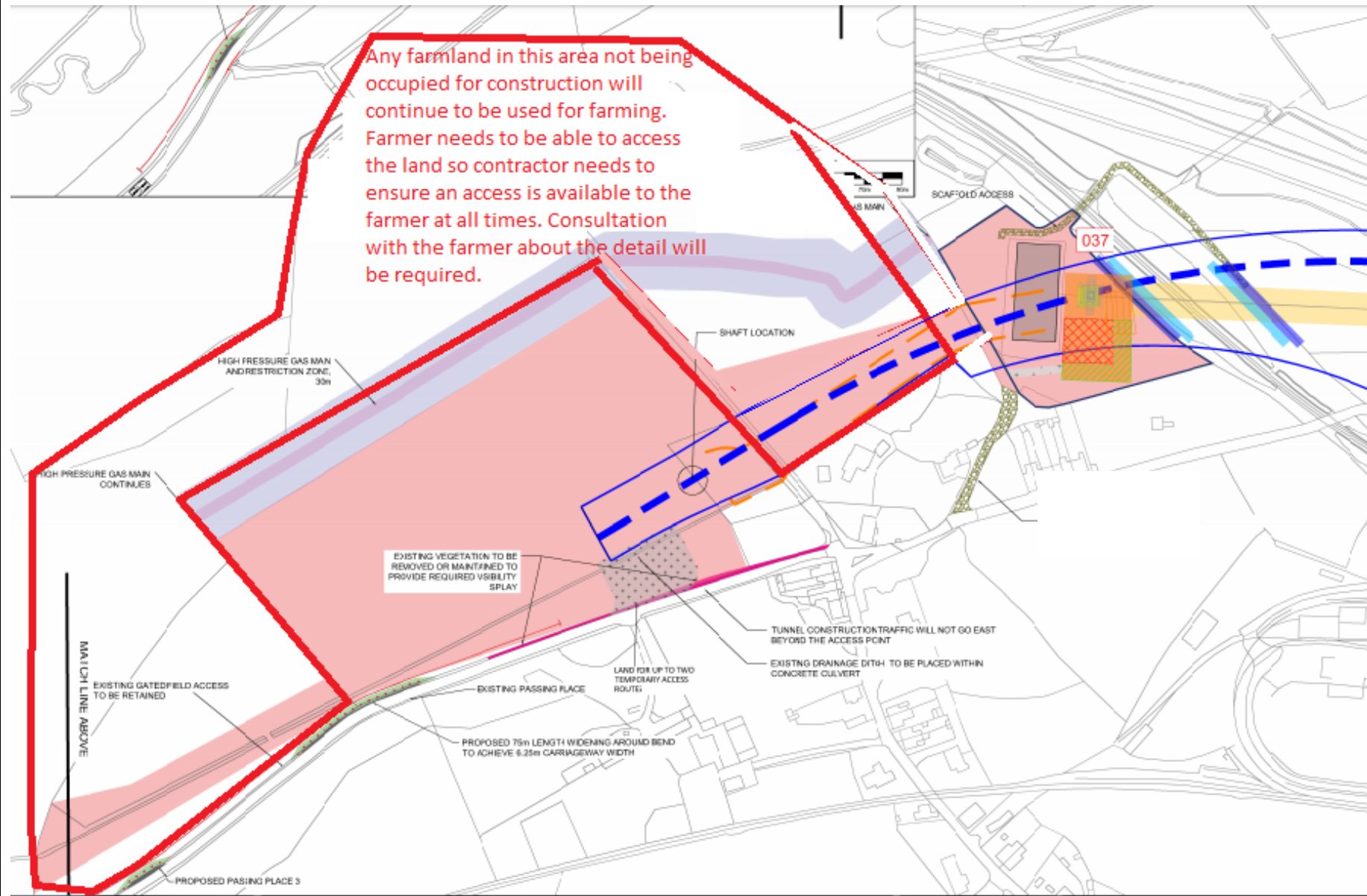
VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 1 – Full extent of land in Option Agreement



VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 2 – 2.1 construction drawings with annotations

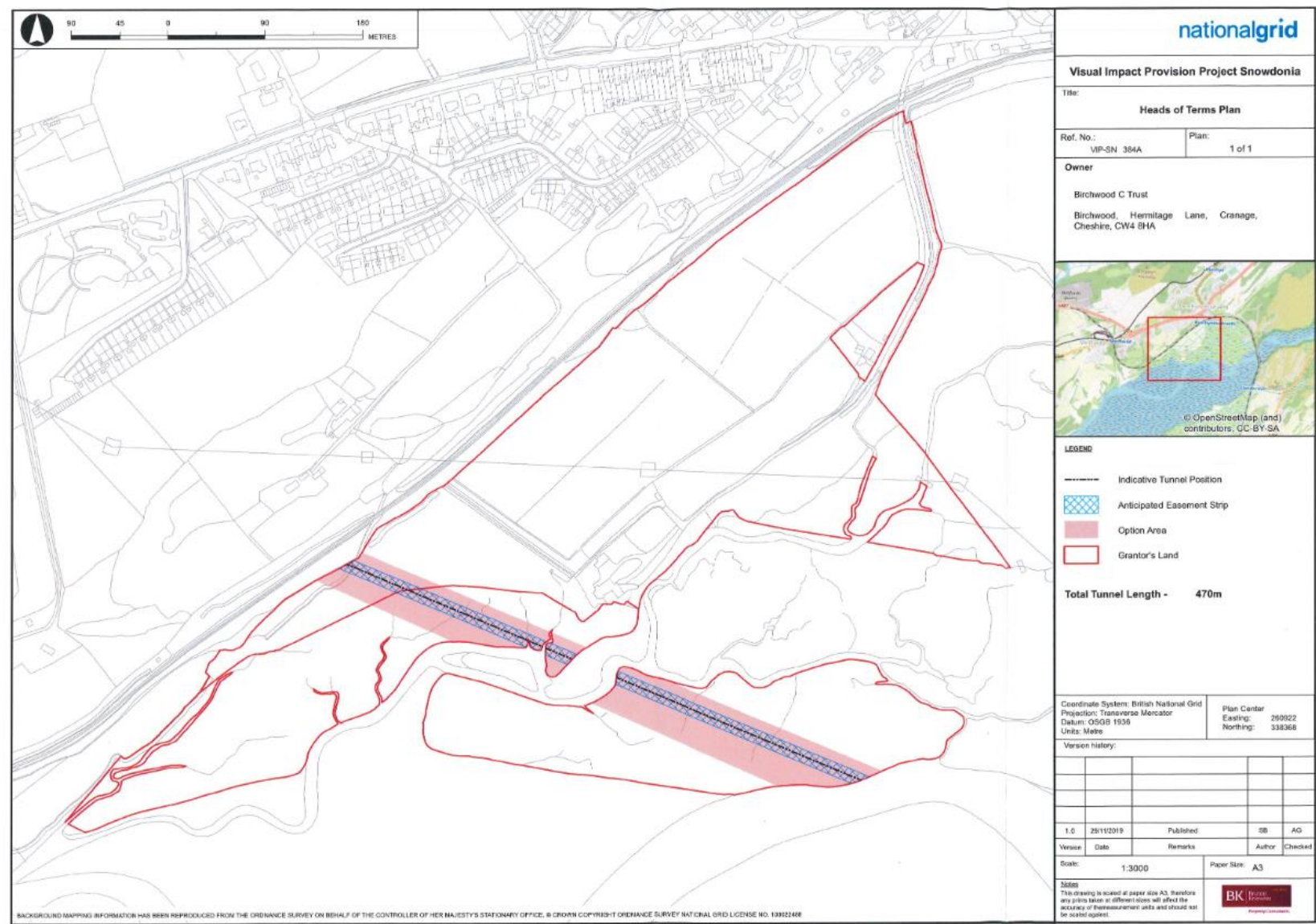


VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
384 - Birchwood Trust	<p>Birchwood trust is the landowner</p> <ul style="list-style-type: none">• Building surveys of the house to the north of the tunnel alignment is required prior to entry into this land holding, and after exiting the land holding to record any potential effect of vibration that caused the grantor concern.• While the requirement for a building survey was not written into the tunnel option agreement, it was verbally agreed between Robert La Terriere and Linda Willan as part of facilitating agreement to grant the agreement. <p>See Supplementary Information C: Monitoring Sites for information about currently anticipated monitoring sites.</p>

VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 1 – Option Agreement plan



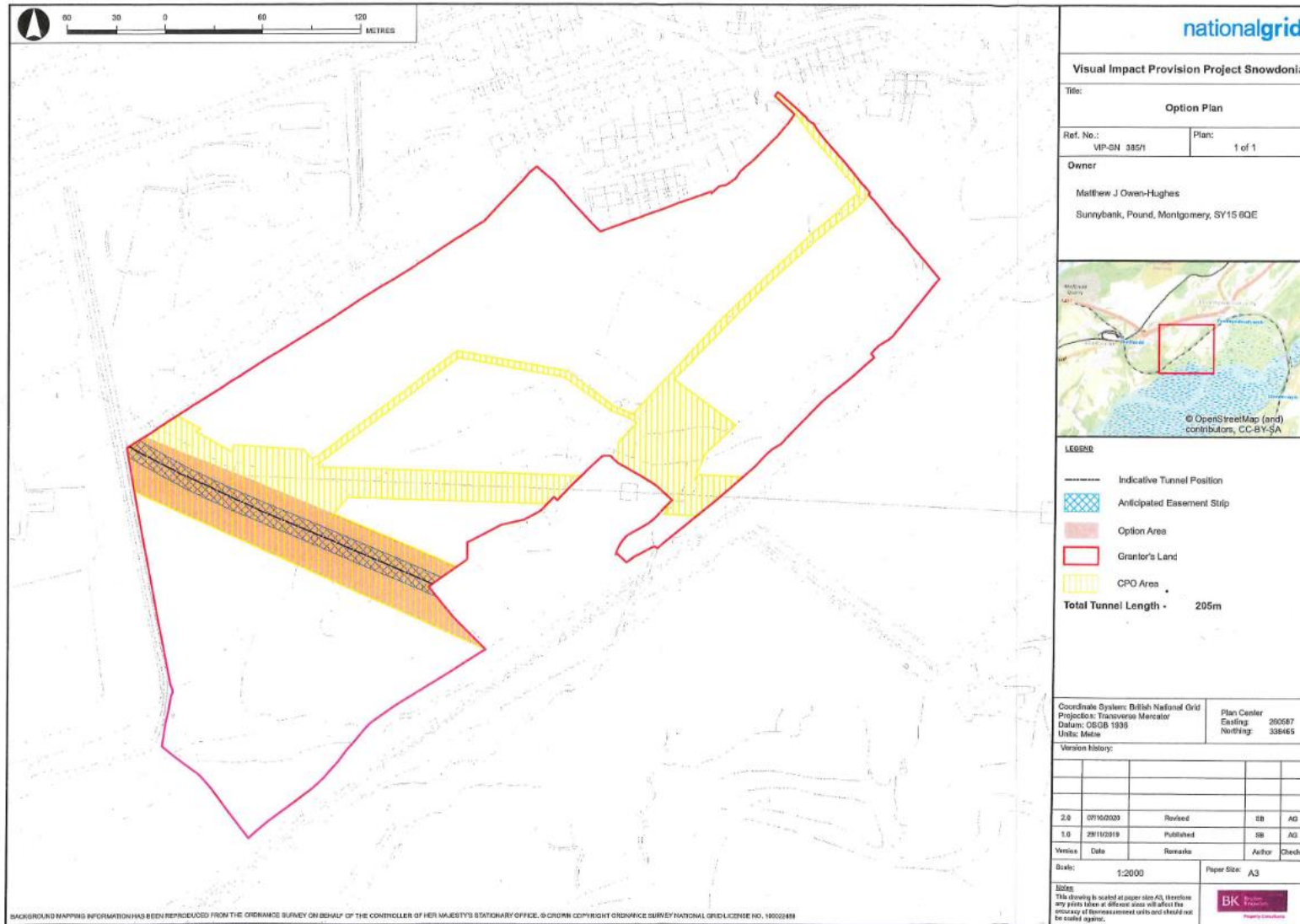
VIP Snowdonia: Tunnel and Underground Cables Construction

PLAN 2 – Location of house to be assessed by building surveys before and after tunnel works nearby



VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
385 - Matthew Owen-Hughes	<ul style="list-style-type: none"> Pre-works photographic record of condition required (7 working day's notice required prior to access been taken for RoC) No permanent above ground structures, auxiliary apparatus or infrastructure in relation to the tunnel to be constructed on the owner's land.



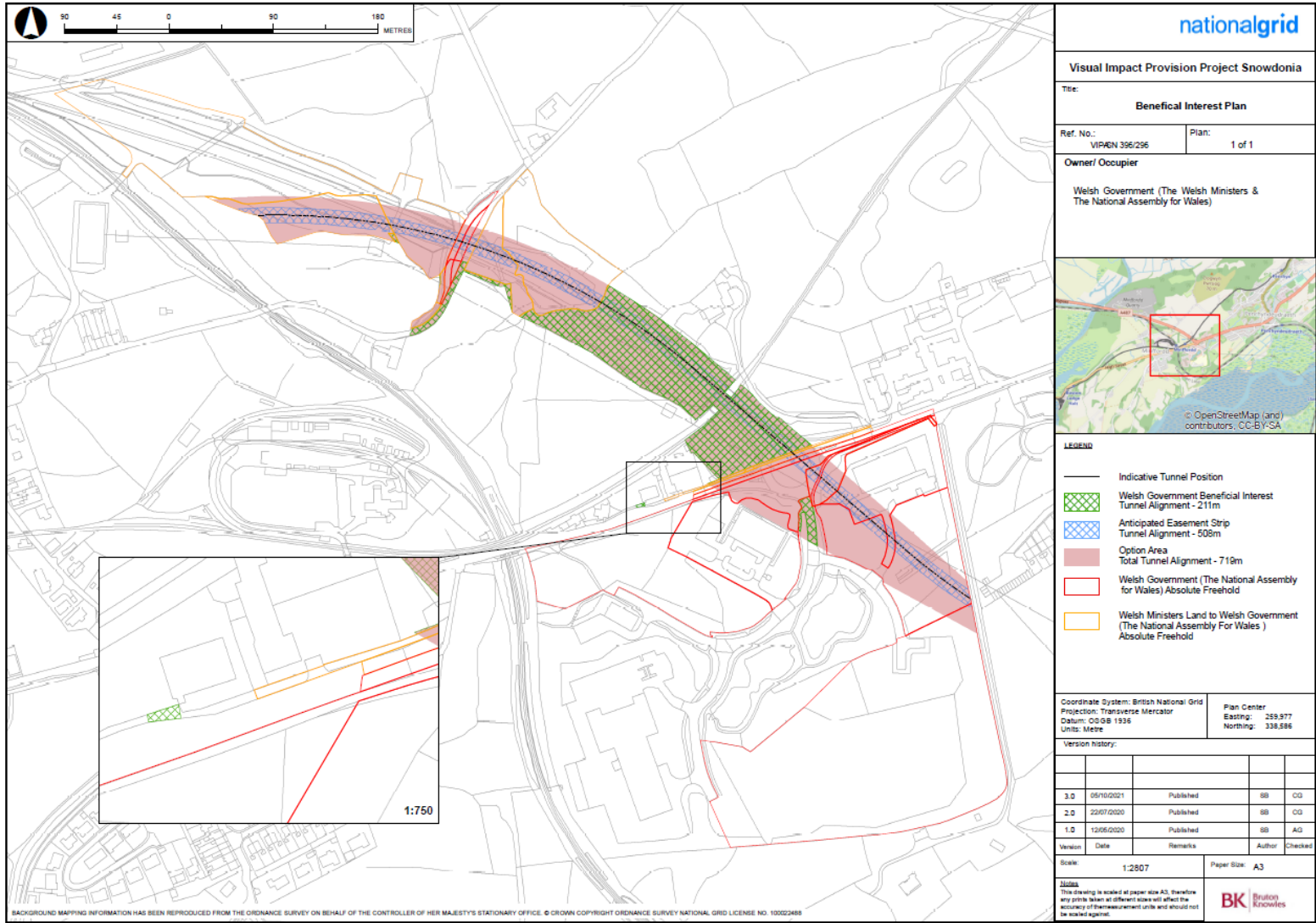
VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
396 – Welsh Government	<p>NOTE THAT WELSH GOVERNMENT IS LANDOWNER BUT OTHER PARTIES MAY HAVE INTERESTS IN THE LAND – see overview plan below. (this entry includes 296 – Welsh Ministers interests)</p> <p>Tunnel</p> <ul style="list-style-type: none"> • Land Agreement under negotiation • Asset Protection Agreement (APA) under negotiation • Both agreements will have detailed requirements and this landowner will require significant engagement in relation to design approvals. <p>See Supplementary Information B: Asset Protection Agreements where copy of asset protection agreement will be added once agreed.</p> <p>See Supplementary Information C: Monitoring Sites for information about currently anticipated monitoring sites.</p>

VIP Snowdonia: Tunnel and Underground Cables Construction

[Final plan pending]

PLAN 1 – Combined interests plan



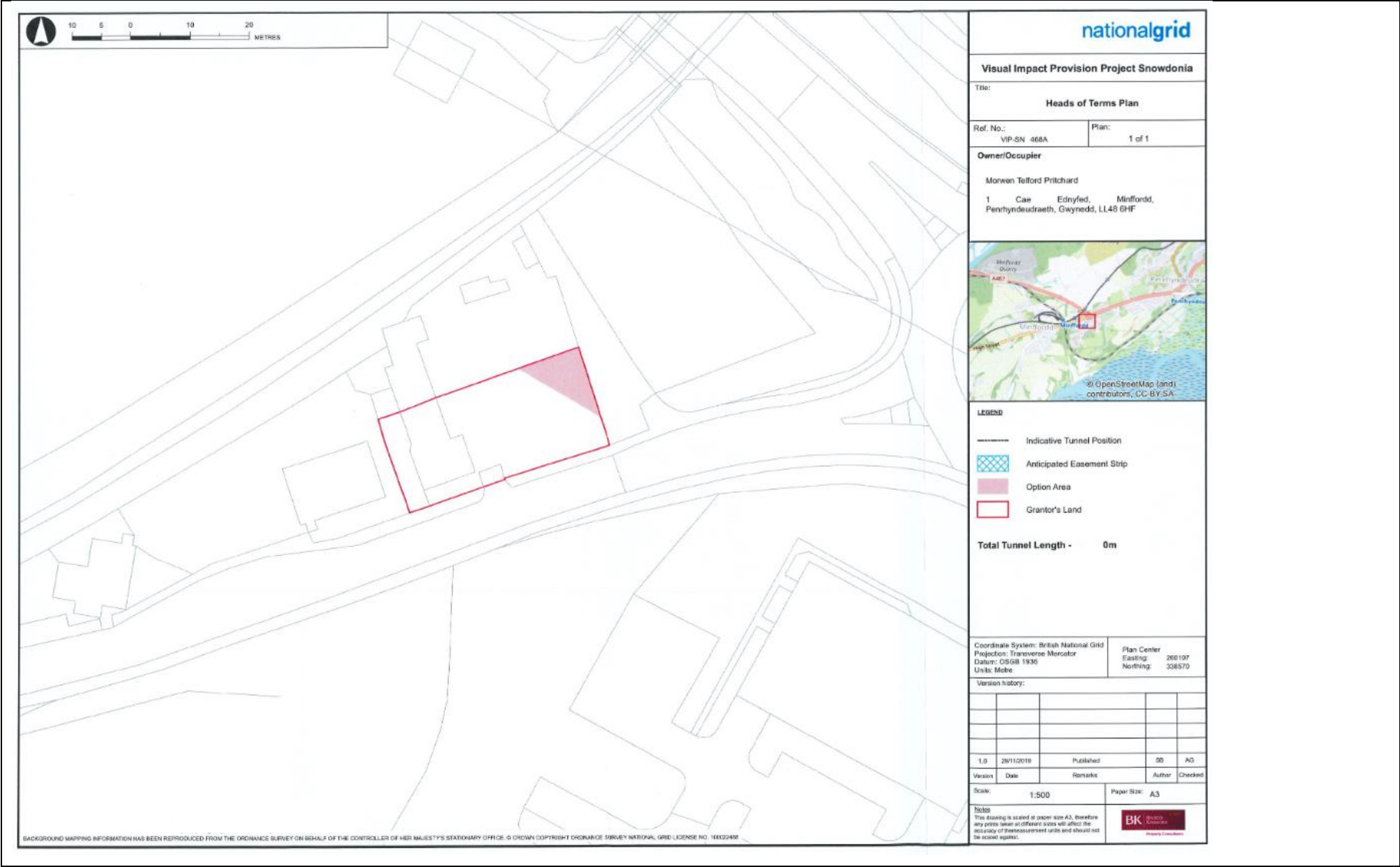
VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
421 – Crown Estate (Common land)	SEE ENTRY FOR 294 – Crown Estate (Foreshore)
[blank plan area]	

VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
468 - Morwen Pritchard	<ul style="list-style-type: none">• Photographic record of condition and build survey to be undertaken as soon as reasonably practical prior to the commencing of building works• Monitoring equipment to be –<ul style="list-style-type: none">Installed within 30 metres of any building on the owners' landinstalled as soon as possible after the serving of the Construction Noticeinstalled and maintained in a good repair and conditiononly be used to monitor vibration levels from the tunnel constructionremoved from site and land reinstated prior to the serving of the Completion Notice <p>See Supplementary Information C: Monitoring Sites for information about currently anticipated monitoring sites.</p>

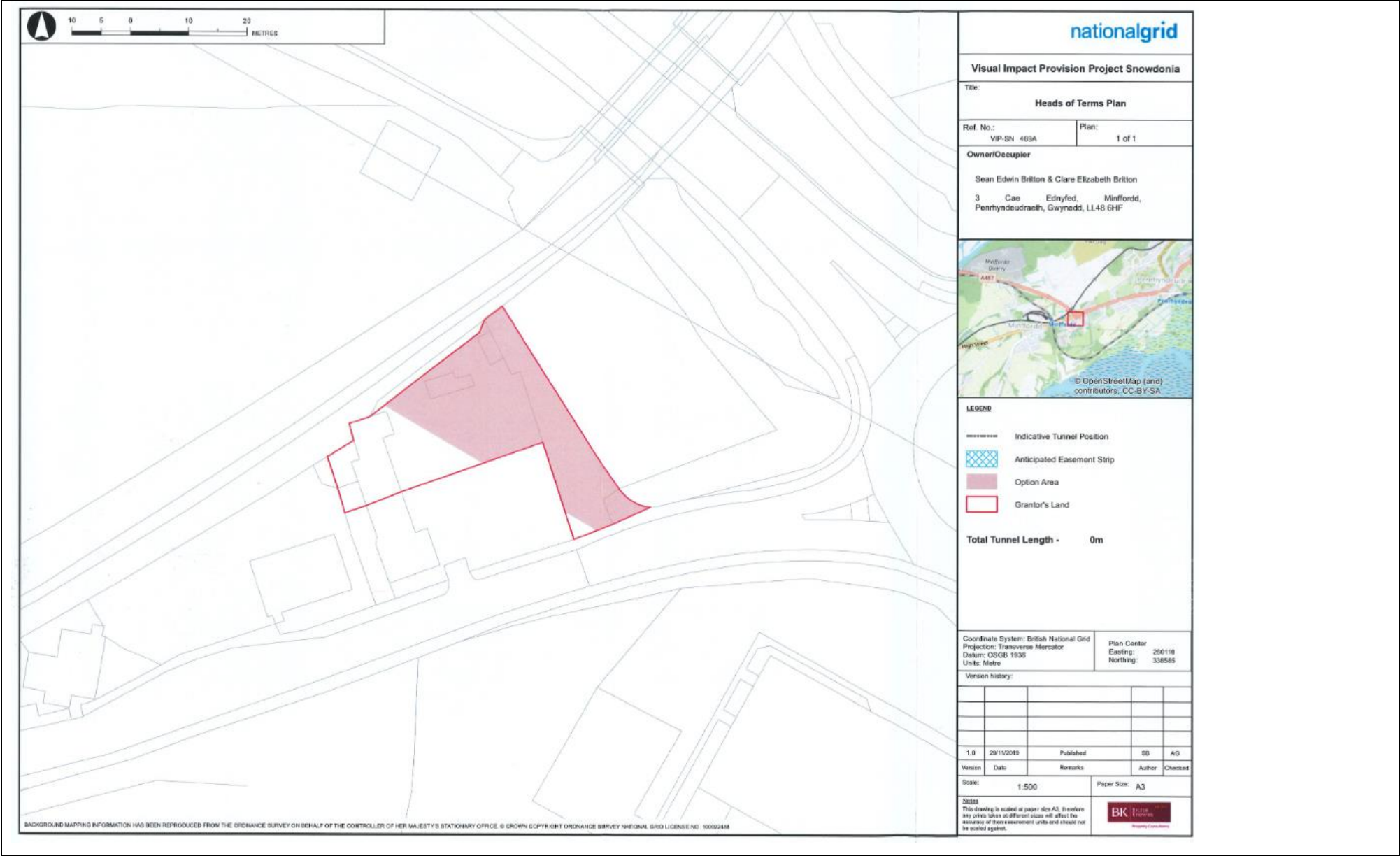
VIP Snowdonia: Tunnel and Underground Cables Construction



VIP Snowdonia: Tunnel and Underground Cables Construction


Grantor	Notes
469 - Sean & Clare Britton	<ul style="list-style-type: none">• Photographic record of condition and build survey to be undertaken as soon as reasonably practical prior to the commencing of building works• Monitoring equipment to be –<ul style="list-style-type: none">Installed within 30 metres of any building on the owners' landinstalled as soon as possible after the serving of the Construction Noticeinstalled and maintained in a good repair and conditiononly be used to monitor vibration levels from the tunnel constructionremoved from site and land reinstated prior to the serving of the Completion Notice <p>See Supplementary Information C: Monitoring Sites for information about currently anticipated monitoring sites.</p>


VIP Snowdonia: Tunnel and Underground Cables Construction



VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
473 - Cian Williams	No site-specific notes other than those set out on Page 1






Visual Impact Provision Project Snowdonia

Title: **Heads of Terms Plan**

Ref. No.: VIP-SN 473A Plan: 1 of 1

Owner/Occupier

Cian Wyn Williams
Bron Y Garth, Talsarnau, LL47 6YW



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LEGEND

- Indicative Tunnel Position
- Anticipated Easement Strip
- Option Area
- Grantor's Land

Total Tunnel Length - 0m

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Metre


Plan Center
Easting: 262249
Northing: 337830

Version history:

Version	Date	Remarks	Author	Checked
1.0	25/11/2019	Published	SB	AG

Scale: 1:750 Paper Size: A3

Notes:
This drawing is scaled at paper size A3, therefore any prints taken at different sizes will affect the accuracy of the measurement units and should not be scaled against.



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VIP Snowdonia: Tunnel and Underground Cables Construction

Grantor	Notes
483 – R Davies	This party has no land interests in the underground area through which the tunnel will run.
Grantor	Notes
491 – Keolis	This party has no land interests in the underground area through which the tunnel will run.

Section 3 – Supplementary Information

Supplementary Information A: Garth Fields

Supplementary Information B: Asset Protection Agreements

Supplementary Information C: Monitoring Sites