



# The Sizewell C Project

## 9.76 Written Submissions Responding to Actions Arising from Compulsory Acquisition Hearing 1 Part 1 (17 August 2021)

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## 1 COMPULSORY ACQUISITION HEARING 1: PART 1

### 1.1 Introduction

1.1.1 This document contains SZC Co.'s written submissions responding to actions arising from Compulsory Acquisition Hearing 1 (CAH1) Part 1 held on 17 August 2021.

1.1.2 This document corresponds to SZC Co.'s **Written Summaries of Oral Submissions made at CAH1 Part 1** (Doc Ref. 9.74) submitted at Deadline 7.

### 1.2 Justification for permanent acquisition for the Sizewell Link Road

1.2.1 The legacy benefits of the Sizewell Link Road (SLR) were described at the CAH1 Part 1 and are set out by SZC Co. at [REP2-108](#), Appendix 5D from paragraph 2.1.123 (electronic page 240). In addition, that assessment is brought up to date in response to ExQ2 CA.2.10 submitted at Deadline 7 (Doc Ref. 9.71).

1.2.2 A particular issue raised at the hearing related to the outcomes from public consultation in relation to the permanent retention of the SLR. The position is recorded in SZC Co.'s response to ExQ1 AL.1.32 [\[REP2-100\]](#). At the hearing, Mr Grant referred to an additional survey in which he suggested respondents had opposed the retention of the SLR. SZC Co. is not aware of such a survey and it has not been provided to SZC Co. It is aware, however, of a survey undertaken by Middleton-cum-Fordley Parish Council conducted in May 2021 [\[REP5-242\]](#) in which responses were received from 138 individuals, representing about 44% of the total electoral register. In response to the question:

*“if the Sizewell relief road is built on the proposed route, do you think it should be permanent?”*

*61% of respondents said ‘yes’.*

### 1.3 Heritage Assessments associated with alternatives to the Sizewell Link Road

1.3.1 At the hearing the Examining Authority (ExA) asked for details of the extent to which heritage issues had been taken into account in the selection of the route for the SLR. In particular, the ExA drew attention to a recommendation in the LDA Appraisal of route alternatives [\[REP2-108\]](#) Appendix 5D, Appendix 8 that a detailed heritage assessment would

provide a better understanding of the significance of effects on heritage assets (LDA paragraph 3.1.3).

1.3.2 As the **Sizewell Link Road – Principle and Route Selection Response Paper** [REP2-108] (the Response paper) explains in Section 3, multiple assessments have been undertaken over a long period of alternative route options. Each of those assessments has considered a wide range of environmental issues including issues relating to heritage. For example, the Aecom Study of 2014 undertaken for SCC (and linked at paragraph 3.1.7 of the Response Paper) directly reviewed the heritage impacts of route W (D2) and other routes – see for instance page 161 of the document. That study concluded that the W/D2 route was *‘the only route that was unlikely to be adequately mitigated’* and that *‘the more favoured options are largely the bypass options of B1122 rather than the D2 route’* (Aecom report paragraph 4.3.22 and paragraph 81).

1.3.3 Heritage issues were directly taken into account by SZC. Co. in its selection of Route Z (see for instance the Response Paper paragraph 3.1.24). The LDA appraisal (Response Paper Appendix 8) included its own consideration of heritage assets within its scope (see for example paragraph 2.1). For each route, the appraisal sets out a review under a series of headings including *‘Effects on heritage assets’*. For example, in relation to Route W the potential for significant adverse effects on several heritage assets was directly identified at paragraph 3.1.3. The same approach was taken for other potential routes including Route Z where it was identified that there was a potential for adverse effects on heritage assets, in particular at Theberton Hall but, in the case of Route Z LDA concluded that:

*“...it is judged that effects on listed buildings at Theberton Hall will be relatively limited by the established vegetation around the perimeter of the gardens and along the B1122.”*

1.3.4 Again, the assessment stated that *‘a detailed assessment of their heritage assets along this route would provide a better understanding of the significance of effects on heritage assets and the potential to mitigate effects’*, although the LDA Appraisal had reached its own view on that issue.

1.3.5 The LDA Appraisal reached a clear conclusion on the balance of all the environmental issues that Route Z utilises the existing topography where possible and it is preferred. Other routes, however, were judged to have greater impacts and were not *‘considered suitable’* (Appendix 8 Section 4.0 – electronic page 319).

1.3.6 In particular, the appraisal concluded in relation to Route W that:

*“...it is likely that the necessary engineering work to traverse the land form would have a significant adverse effect on the existing landscape character.”*

1.3.7 On this basis, whilst any additional study can always provide additional detail, SZC. Co. had more than enough information available to it to reach judgements about route selection, particularly as those judgements were consistent with the conclusions of earlier studies.

1.3.8 SZC. Co.’s conclusions in this respect have been challenged by some interested parties, including on heritage grounds. SZC. Co.’s response to these issues is set out in its **Comments on Written Representations submitted at Deadline 3** [\[REP3-042\]](#) at pages 38-40.

1.3.9 The SLR offers specific benefits over Route W in terms of effect on the historic environment. The consideration of the historic environment in the selection of the SLR is set out in 6.7 Volume 6 Sizewell Link Road Chapter 3 Alternatives and Design Evolution: [\[APP-450\]](#) and expanded in 9.11 Responses to the Examining Authority’s First Written Questions (ExQ1) - Volume 1 - SZC Co. Responses (Question AL.1.31) [\[REP2-100\]](#). These documents are not repeated here at length but they highlighted potential change to the settings of Hurts Hall (Grade II) and change to the settings of heritage assets at Leiston Abbey (Second Site) (Scheduled Monument, Grade I and Grade II listed buildings).

1.3.10 A report compiled by Dr Richard Hoggett [\[REP2-384\]](#) suggested that a northern option of Route W would entail reduced adverse effects on the historic environment when compared to the SLR. This conclusion is erroneous, resulting from significant failings in the report’s methodology. A detailed response has been set out in **Section 3** of the SZC Co. **Comments on Written Representations** [\[REP3-042\]](#).

1.3.11 The SLR ES did not identify any significant adverse effects following the application of any agreed secondary mitigation. By contrast, it appears likely that Route W would give rise to significant adverse effects that it is unlikely would be adequately mitigated and non-significant effects that would be of greater magnitude or require more onerous mitigation to be applied. These are:

- The Leiston Abbey (second site) asset group. Both northern and southern iterations of Route W would require a substantial junction with the B1122 to be constructed close to Leiston Abbey in addition to the proposed site access roundabout. Route W (north) would result in

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the effective encirclement of Leiston Abbey by road and rail infrastructure that would likely result in a significant adverse effect and an increased magnitude of cumulative effect to that presented by the Sizewell Link Road. This effect would also be permanent rather than ceasing at the completion of construction. Route W (south) would require significant additional engineering works to manage its interface with the green rail route, increasing the magnitude of any effect on Leiston Abbey arising from the application layout.

- Route W (south) would pass close to Leiston House Farmhouse (Grade II\* listed) across what is currently an open aspect from the principal elevation of the house. This is likely to give rise to a high magnitude of adverse change that could not be adequately mitigated.
- Route W would be prominently visible in the views from Grade II listed Hurts Hall to the south over the principal designed outlook of the house southwards as it passed through the Fromus Valley on a raised embankment.

**1.3.12** Other adverse effects are likely to arise from the construction of Route W but, subject to appropriate mitigation, may be assessed as non-significant. These include:

- The preliminary design work presented at **9.11 Responses to the ExA's First Written Questions (ExQ1) Volume 3 - Appendices Part 1 of 7** [[REP2-108](#)] suggests that the land take of Route W would be significantly greater, by approximately 84ha, than that of the SLR, and it is likely that any disturbance of non-designated heritage assets would be greater and more extensive, and the required mitigation fieldwork more involved and onerous.
- Construction of a new junction with the B1122 immediately south of Theberton House appears likely to require works which could present a significant adverse effect on the Grade II\* listed house or associated Grade II listed buildings.
- The SLR ES also notes non-significant positive effects on designated heritage assets in Theberton and Middleton arising from the reduction in traffic movements along the B1122 as local through traffic is displaced to the SLR. These benefits would not accrue from the construction of either iteration of Route W.

**1.3.13** To conclude, Route W, in either iteration, appears likely to give rise to significant adverse effects on heritage assets that are not anticipated from

the SLR. Some of these heritage assets are designated heritage assets of the highest significance as defined by NPS EN-1. Route W would also fail to provide the benefits to heritage assets in Middleton and Theberton that would arise from the SLR.

- 1.3.14 As explained at the hearing, Route W has not been designed, developed or advanced as a genuine alternative to Route Z and is, in any event, now unavailable as a practical or deliverable route because of its clash with the Local Plan allocation for the Saxmundham Garden Neighbourhood (see the Response Paper at paragraph 3.1.58).
- 1.3.15 Even if it were advanced as a deliverable alternative, however, its unsuitability on heritage and other grounds has been assessed and demonstrated.

## 1.4 Proposed Reduction of Order Limits

- 1.4.1 At the hearings, SZC Co. confirmed its intention to reduce the Order limits for the three fen meadow sites and two other areas following further studies and engagement with landowners.

- 1.4.2 **Appendix A** contains a note on the proposed reduction to the Order limits. The note explains: which land SZC Co. proposes to remove from the Order limits; how SZC Co. proposes to amend the Order limits; why it is considered that the land should be removed; and the proposed process for making the necessary changes to the development consent application for the Sizewell C Project. The proposed changes will be progressed separately, following Deadline 7.

## 1.5 Consideration of Private Loss in the Context of Public Benefit

- 1.5.1 The consideration of private loss in the context of public benefit was described at the CAH1 Part 1 and summarised in **Written Summaries of Oral Submissions made at CAH1 Part 1** (Doc Ref. 9.74).
- 1.5.2 **Appendix B** sets out where private loss is assessed and considers how those private interests were taken into account in scheme evolution.

## 1.6 Engagement with Landowners

- 1.6.1 SZC Co. committed to provide a full chronology of engagement to date with the Grant and Dowley families to demonstrate the ongoing engagement. This chronology is provided in appendices to this report, as follows:

- **Appendix C:** Summary of Engagement with Laurence Justin Dowley and Emma Louise Dowley.
- **Appendix D:** Summary of Engagement with David Peter Napier Grant.

## 1.7 Associated Development Design Principles

1.7.1 The **Associated Development Design Principles** document [[REP2-041](#)] has been updated to delete reference to 'temporary' in the first general design principle and has been submitted at Deadline 7 (Doc Ref. 8.3(B)). At Deadline 7 SZC Co. has also made the following updates to the document:

- Table 3.5 – Sizewell link road- Landscape Design Principles Ref. 2 – introduction of 'native' hedgerows and removal of reference to 'Elm'.
- Addition of 'species rich' text in relation to hedgerows.
- Update to the percentage of electric vehicle charging spaces to be provided.
- Updates to reflect having regard to the feasibility of using quiet road surfaces and the plant noise issues that were raised in the ExA2 questions.

## 1.8 Fen Meadow Multiplier

1.8.1 **Appendix E** includes SZC Co.'s rationale for the multiplier used to arrive at the land requirements for the fen meadow mitigation.

## 1.9 Marsh Harrier Land

1.9.1 SZC Co. agreed to clarify whether the permanent powers sought in relation to the Marsh Harrier land at Westleton will be revised in light of the mitigation being required temporarily. The reasons for permanent acquisition being sought were detailed in the CAH1 Part 1 and included within **Written Submissions Responding to Actions Arising from CAH1 Part 1** (Doc Ref. 9.76).

1.9.1 SZC Co. has since had further discussions with the landowner in relation to this and will update the ExA if a change to the powers sought is to be implemented.



1.9.2 A **Note on Marsh Harrier Habitat** [\[AS-408\]](#) was provided to the ExA subsequent to CAH1 Part 1. The note clarifies SZC Co.'s and other Interested Parties' respective positions on whether the Marsh Harrier land is required for the development and identifies the matters which the Secretary of State should have regard to in deciding whether the Marsh Harrier provision on the EDF Energy Estate is sufficient.

## 1.10 Cost Estimate

1.10.1 SZC Co. agreed to provide clarity on the timing of updates to the cost estimate and confirm if an update would be provided to the examination.

1.10.2 A number of updates to the cost estimate are anticipated between now and Final Investment Decision (FID). The next of these updates is likely to occur late 2021 or early 2022.

1.10.3 Due to the level of commercial sensitivity that is associated with the cost estimate process and output we do not anticipate that we will be able to make these numbers publicly available as part of the examination. These commercial sensitivities include the ongoing confidential negotiations with SZC Co.'s supply chain (which will continue to evolve until FID); ongoing confidential discussions with HMG (which impact the cost estimate both directly and indirectly); and confidential discussions with potential investors and lenders to the project.

1.10.4 Updates to the costs associated with the proposed compulsory acquisition will be provided if there are circumstances which give rise to a change to the estimate for these costs before the end of examination.

## 1.11 Security for Compulsory Acquisition Costs

1.11.1 To provide additional certainty on the availability of the requisite funds for the proposed compulsory acquisition, SZC Co. has inserted a new article into the draft DCO (Rev 8), which provides security for the costs of compulsory acquisition before such costs are incurred. The new article is set out below:

### **Security in respect of the payment of compensation etc.**

87 (1) The undertaker must not exercise the powers in Part 5 (Powers of acquisition and possession of land) of this Order until —

- (a) a bond for £42 million pounds has been provided by a financial institution; or

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(b) an alternative form of security approved in writing by the Secretary of State has been provided for £42 million pounds

in respect of the liabilities of the undertaker to pay compensation to landowners in connection with the acquisition of their land or of rights over their land or the temporary use of land of their land under Part 5 of this Order.

(2) The security referred to in paragraph (1)(b) may include, without limitation, any one or more of the following:

- (a) the deposit of a cash sum;
- (b) a payment into court;
- (c) an escrow account;
- (e) an insurance policy; or
- (f) a company guarantee

(3) Security given in respect of any liability of the undertaker to pay compensation under this Order is to be treated as enforceable against the provider of that security by any person to whom such compensation is payable and must be in such a form as to be capable of enforcement by such a person.

(4) The undertaker is entitled to reduce amount of security to be maintained under paragraph (1) where—

- (a) the undertaker has made a payment of compensation to a claimant under Part 5 of this Order (including payment under private treaty in lieu of the exercise of the powers under Part 5 of this Order) and provided evidence to the Secretary of State that such payment has been made; and
- (b) the Secretary of State is satisfied that the reduced amount of security proposed by the undertaker will cover the remaining liabilities to pay compensation in respect of the exercise of the powers in Part 5 of this Order.

**1.11.2** The proposed drafting is based on elements of a number of precedents in other DCOs.

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- 1.11.3 The drafting specifies the sum of the security (£42m) which must be put in place before powers of temporary possession or compulsory acquisition are exercised, being the estimate of all compensation likely to be payable through the exercise of powers under Part 5 provided by Dalcour Maclaren (SZC Co.'s retained agents) as confirmed in response to the ExA's first round of written questions ExQ1 CA.1.31 [\[REP2-100\]](#). This estimate includes all heads of claim associated with the proposed compulsory acquisition including costs of severance and injurious affection claims. Both the Swansea Bay Tidal Lagoon DCO and the Manston Airport DCO took this approach of specifying the amount of security required in the DCO itself. This appears to us to be preferable to the alternative approach taken by some other DCOs, which is to require the Secretary of State to confirm that they are content with the proposed value of the bond at the time it is to be put in place. It provides greater certainty to the undertaker and avoids the Secretary of State needing to make a judgement on this matter at a later date.
- 1.11.4 Since a bond is the most usual and likely form of security, the proposed drafting only necessitates approval of the form of security by the Secretary of State if it is to take an alternative form.
- 1.11.5 The type of alternative security is not exhaustive, and draws upon the precedents of the Manston Airport and Swansea Bay Tidal Lagoon DCOs, as well as the final draft of the (yet to be determined) Aquind Interconnector DCO.
- 1.11.6 Paragraph (3) of the proposed new article is preceded by a number of DCOs including Rookery South, Able Marine Energy Park and Thorpe Marsh Gas Pipeline.
- 1.11.7 Paragraph (4) is based upon the final draft of the (withdrawn) Wylfa nuclear power station DCO. We consider this ability for the undertaker to reduce the amount of the bond over time as land is acquired (via powers of compulsory acquisition or private treaty) to be reasonable and to ensure that fees are not wasted in keeping in place security at a level which is not needed.
- 1.12 **EDF Group's Annual Report**
- 1.12.1 SZC Co. agreed to respond to a question about statements regarding SZC's financing up until Final Investment Decision in EDF's financial report. EDF Energy's 2020 Financial Accounts and EDF Group's Annual Report refer to a potential need to seek an additional agreement on financing of costs up until the Final Investment Decision.

1.12.2 As stated in these reports, EDF has planned to pre-finance the development up to its share (80%) of an initial budget of £458m. If costs rose above this amount an additional agreement would be required for those costs.

1.12.3 It is a matter of public record that Sizewell C and Government are discussing the funding model and financing of Sizewell C. As part of these discussions Sizewell C and the Government are considering the potential role for government finance during construction.

### 1.13 Part 1 claims under the Land Compensation Act 1973

1.13.1 In response to Suffolk County Council's (SCC) concerns raised about Part 1 claims under the Land Compensation Act 1973, a meeting was held with SCC on 25 August 2021 where SZC Co. explained its understanding, in that it is SZC Co. who will be responsible for all Part 1 claims which relate to the operation of the authorised development (including highway works authorised by the DCO) by virtue of the Planning Act 2008 provisions. The only Part 1 claims which might fall to SCC would be those in relation to any highway improvement schemes required to be carried out by virtue of provisions in the Deed of Obligation, which are not authorised by the DCO. However, s278/s38 agreements under the Highways Act 1980 would need to be put in place for these works to be carried out and such agreement (completed between SZC Co. and SCC) would ordinarily provide for the developer (SZC Co.) to cover any liability of SCC in relation to the highway works, including Part 1 claims.

1.13.2 Any further updates on this matter will be provided in the Statement of Common Ground between SZC Co. and SCC at Deadline 8.

### 1.14 Protective Provisions for the Ministry of Defence

1.14.1 It was confirmed in CAH1 Part 1 by SZC Co. that the Ministry of Defence (MoD) does not have a land interest. However, in its **Relevant Representation** [\[RR-0800\]](#), the MoD set out the details it needs to approve before any building or structure greater than 50 metres is erected. Requirement 5B was added to Schedule 2 of the **draft DCO** (Doc Ref. 3.1(G)) to require the undertaker to comply. This was the MoD's only request and, as such, protective provisions are not proposed.

### 1.15 Protective Provisions Suffolk County Council

1.15.1 In response to SCC's request for protective provisions a meeting was held with SCC on 25 August 2021. At that meeting SZC Co. and its legal advisers reiterated its position that there is no need for protective provisions



relating to highways. Ordinarily, where works are required to a highway as part of a redevelopment project, the developer will enter into a s278/s38 agreement under the Highways Act 1980 with the relevant highway authority as it would otherwise be unlawful for the developer to interfere with existing highway (and any land to be dedicated as new highway must be dedicated under s38 Highways Act 1980). This regime works perfectly well right across the country in the context of all manner of projects affecting highways. Under the DCO regime, the ‘*undertaker*’ is given a statutory right to enter the highway under the DCO powers to carry out the authorised development, but the county council is empowered by an article in the DCO (article 21 in the Sizewell C draft DCO) to enter into agreements in relation to the carrying out of highway works. Revision 7 of the draft DCO included provision which prevents the carrying out of highway works authorised by the DCO without SZC Co. entering into an article 21 agreement. This in effect gives SCC the control it would ordinarily have where highway works are not authorised by a statutory instrument and the developer must enter into a highway agreement under s278/s38 before carrying them out. There is no need for further protections, and we confirmed to SCC that this remains our position. We agreed, however, to consider any drafting SCC may suggest to expand article 21 to set out in more detail what such agreements will include (to cover all matters ordinarily covered in a s278/s38 agreement).

- 1.15.2 Any further updates on this matter will be provided in the Statement of Common Ground between SZC Co. and SCC at Deadline 8.

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## APPENDIX A: NOTE ON THE PROPOSED REDUCTION TO THE ORDER LIMITS

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## FIGURES

Figure 1.1: Information Plan (Pakenham) - **Indicative**

Figure 1.2: Information Plan (Benhall) - **Indicative**

Figure 1.3: Information Plan (Halesworth) - **Indicative**

Figure 2: SLR Eastern Tie In Visibility Splay - **Indicative**

Figure 3: Information Plan (Green Rail Route) - **Indicative**

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## 1 PROPOSED REDUCTION OF ORDER LIMITS

### 1.1 Introduction

#### 1.1.1 SZC Co. proposes to reduce the Order limits to remove in part:

- land at Pakenham, Halesworth and Benhall which is within the current Order limits in connection with the proposed provision of fen meadow habitat;
- land on the highway boundary to the B1122 and the Theberton House Estate which is within the current Order limits in connection with the proposed Sizewell link road; and
- land at Aldhurst Farm Cottages, adjacent to Abbey Lane which is within the current Order limits in connection with the proposed green rail route.

#### 1.1.2 This note:

- identifies indicatively how SZC Co. proposes to amend the Order limits;
- explains why SZC Co. considers that the relevant land should be removed subject to further analysis, with confirmation being provided at Deadline 8; and
- sets out the proposed process for making the necessary changes to the development consent application for the Sizewell C Project ("Application").

### 1.2 Fen Meadow Habitat

#### 1.2.1 The Sizewell C proposals would lead to the permanent loss of approximately 0.46ha of 'fen meadow' habitat from the Sizewell Marshes SSSI. This permanent loss arises from the size and location of the Sizewell C main platform to the north of the existing Sizewell B station. The loss of this area of fen meadow is unavoidable.

#### 1.2.2 The Application includes proposals for compensatory fen meadow habitat, as detailed in the **Fen Meadow Strategy** [Section 2.9D of [AS-209](#)].

#### 1.2.3 Two sites were originally included within the Application for this habitat, being at Benhall and Halesworth. As part of the 15 changes to the Application requested in January 2021 by SZC Co. and accepted in April



2021 by the Examining Authority [[PD-013](#)], a new area of land at Pakenham was added (and the Order limits extended accordingly) to provide for additional fen meadow habitat as mitigation for the fen meadow loss.

a) **Pakenham**

- 1.2.4 The extent of the Pakenham site was initially defined in Wood, 2018 [[REP4-007](#)], based primarily on desk-based screening. The area was then subject to further investigation detailed in Wood, 2019 [[APP-258](#)]. Subsequent to this, the site boundary was refined to that currently included in the Order limits based on consideration of land ownerships, accessibility and the potential to impact the adjacent Pakenham Meadows SSSI. The Order limits currently encompass 32.8ha (81 acres). This extent was retained to maximise the potential to identify a location, or locations, within the site that could be manipulated to support fen meadow habitat.
- 1.2.5 The initial primary loci and potential additional areas for fen meadow provided in Wood, 2019 [[APP-258](#)] were used to focus the detailed hydrological studies now on-going and reported in the **Fen Meadow Plan Report 1 Baseline Report Part 1** [[REP3-051](#)] and **Part 2** [[REP3-052](#)] submitted at Deadline 3 and the **Fen Meadow Plan Draft 1** [[REP6-026](#)] submitted at Deadline 6.
- 1.2.6 Based on the data presented in these documents, it is considered that implementing the proposed measures on the Pakenham site would result in elevated water levels relative to ground surface, and/or creation of a habitat matrix, creating the conditions for establishment of fen meadow habitat across approximately 4.73 ha of the site. This figure supersedes the primary loci and potential additional areas for fen meadow provided in Wood, 2019 [[APP-258](#)]. An additional area of 1.76 ha has been identified for inclusion of wet woodland in the southern compartment of the Pakenham site. The combined total area of the proposed habitat is 6.49ha, which would be sited within an area of 10.5ha (26.06 acres) (which also includes access routes, compound space and buffer), as indicatively shown on **Figure 1.1**. SZC Co. does not consider that it would be feasible to create the same conditions for establishment of fen meadow habitat outside of this area.
- 1.2.7 This does not represent a reduction in the extent of the area with potential for creation of compensatory fen meadow habitat on site. Instead, as the further studies have allowed SZC Co. to identify with greater confidence the area within the Pakenham site where fen meadow habitat could be created (and the necessary access routes, compound and buffer), it is no longer necessary for the rest of the land within the plot to be retained within the

Order limits. Confirmation of the proposed revisions to the Order limits in this area will be provided at Deadline 8.

- 1.2.8 The removal of this land has been discussed with the owners of this land, who welcomed the proposed reduction in the Order limits.

b) **Benhall and Halesworth**

- 1.2.9 Similar to the Pakenham site, the hydrological studies reported in the **Fen Meadow Plan Report 1 Baseline Report Part 1 [REP3-051]** and **Part 2 [REP3-052]** and **Fen Meadow Plan Draft 1 [REP6-026]** have allowed SZC Co. to identify with greater certainty the specific location of the proposed habitat land, meaning that the Order limits can be revised as appropriate.

- 1.2.10 As for the Pakenham site, this does not represent a reduction in the extent of the area with potential for creation of compensatory fen meadow habitat on site.

- 1.2.11 The Benhall site would be reduced to 7.1ha (17.54 acres), as indicatively shown on **Figure 1.2**. The Halesworth site would be reduced to 3.3ha (8.17 acres), as indicatively shown on **Figure 1.3**.

- 1.2.12 Discussions are ongoing with the owners of this land. Confirmation of the proposed revisions to the Order limits in these areas will be provided at Deadline 8.

### 1.3 **Sizewell Link Road**

- 1.3.1 As part of the ongoing land acquisition discussions, the owners of the land at Theberton House have requested the removal of a strip of their land from the Order limits, part of which is required for the tying-in of the Sizewell link road with the B1122. The strip forms part of the boundary between the owners' land and the highway (B1122).

- 1.3.2 The plots that would be subject to reduction would be plot SLR/22/24 and SLR/22/23, as shown on sheet 22 of the **Land Plans [REP5-004]**. For SLR/22/23, there would be approximately a 746 m<sup>2</sup> reduction in temporary land take and for SLR/22/24, there would be approximately a 4711 m<sup>2</sup> reduction in permanent land take. In addition, consideration is being given to the reduction of plot SLR/22/21 which would result in up to 289 m<sup>2</sup> of permanent land take being removed. Refer to **Figure 2**, which indicatively shows the proposed changes.

- 1.3.3 The owners have informed SZC Co. that they wish to retain the land along this boundary to ensure the land can maintain its landscape screening function for the dwelling from the adjacent highway.

1.3.4 Following further technical analysis of this land, SZC Co.'s preliminary assessment is that although the construction of the realigned highway will be more challenging, it may be feasible to reduce the Order limits by the extent indicated in Figure 2 without this affecting the viability of the Project or the ability to carry out the proposed construction works for the Sizewell link road. SZC Co. will continue to assess this and will provide confirmation at Deadline 8 of the proposed amendments to the Order limits in respect of these plots.

## 1.4 Green Rail Route

1.4.1 The current Order limits include a parcel of land required for construction works in connection with the green rail route.

1.4.2 SZC Co. has been engaging with the owners of that land to acquire the necessary land interests privately. As part of those discussions, and as a result of further technical and design work, it has become apparent that part of this plot of land (3.57 acres) may not be required for the Project. The relevant land is indicatively shown hatched in **Figure 3**.

1.4.3 Heads of Terms have been agreed with the owners in respect of the rest of the plot, which remains necessary for the Project, as shown in pink in **Figure 3**.

1.4.4 As SZC Co. believes that the land shown hatched may no longer be necessary for the Project, the owners have requested its removal from the Order limits. SZC Co. will confirm at Deadline 8 the extent of any reduction of the Order limits in this area.

## 1.5 Process for removal

1.5.1 Having regard to 'Advice note sixteen: How to request a change which may be material' (Ref. 1.1), it is considered that the removal of these parcels of land from the Order limits would comprise a non-material change to the Application.

1.5.2 The change would not:

- require the addition of any new land within the Order limits, or any new or additional powers over land within the Order limits, and would not engage the procedure in Regulation 5 of the Infrastructure Planning (Compulsory Acquisition) Regulations 2010;
- give rise to new or materially different likely significant environmental effects from those assessed and presented in the Application;

- necessitate any amendments to the Shadow Habitats Regulation Assessment;
- require any new or additional European Protected Species licence; or
- result in any adverse impacts on businesses or residents.

**1.5.3** Confirmation will be provided at Deadline 8 of the proposed reduction to the Order limits. In respect of any land which SZC Co. concludes is not required for the Project, it would not be appropriate for this land to be included within the Order limits or for compulsory acquisition powers to be granted over it. Its removal would minimise the Project's land take, reduce its impacts and be a positive improvement to the Application.

**1.5.4** Discussions are ongoing between SZC Co. and the owners of the land to be removed. It is not considered that any further engagement or consultation is required before this change could be accepted for examination. Interested Parties will have the opportunity to comment on this change, should they wish to do so, throughout the remainder of the examination.

**1.5.5** SZC Co. intends to submit a revised set of application documents and plans to reflect the proposed Order limits reductions at Deadline 8.



---

## REFERENCES

- 1.1 Planning Inspectorate's 'Advice note sixteen: How to request a change which may be material'. Available at <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/>. Accessed August 2021.



SIZEWELL C PROJECT –  
WRITTEN SUBMISSIONS ARISING FROM  
CAH1 PART 1 – APPENDIX A

**NOT PROTECTIVELY MARKED**

---

## FIGURES

**NOT PROTECTIVELY MARKED**

**Key:**

☐ New Pakenham - 26.06 Acres

Old Pakenham - 81.00 Acres

**Notes:**

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

Interest:	N/A
-----------	-----

**Location:**  
Thurston Road, Pakenham, Bury St.  
Edmunds, IP31 2NG

Coords:	593,044	268,466
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Scheme Name:  
Sizewell C

Drawing Name:  
Information Plan

Drawing No: 191934 PLN INFO 569.1

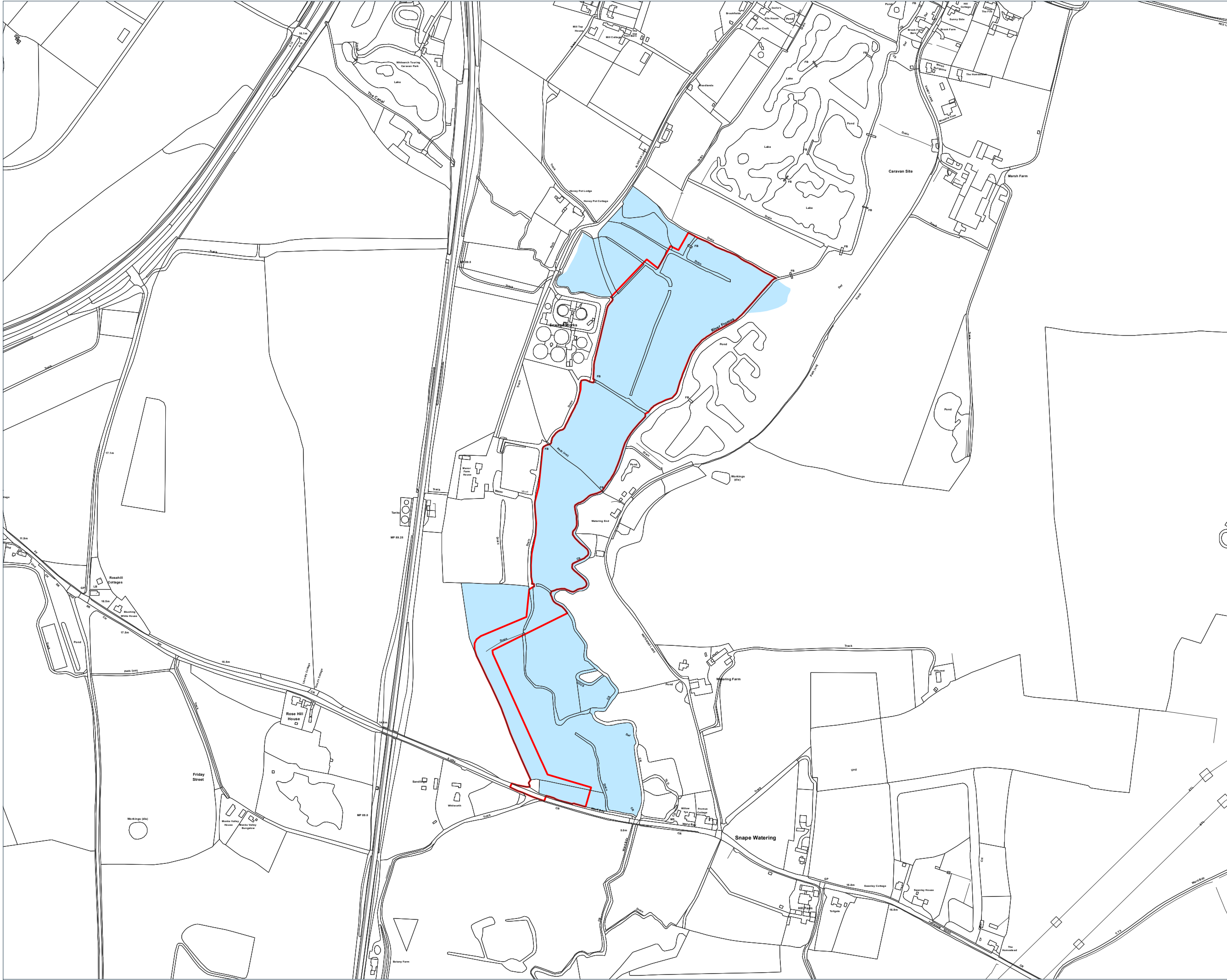
Rev	Date	Description
-	02.09.2021	First Issue

<b>Drawn:</b>	LM
<b>Approved:</b>	CH
<b>Sheet No:</b>	1 of 1
<b>Sheet Size:</b>	A3



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Drawing Location: C:\Users\luis.mendes\Documents\SZC Local Property Consultancy Service - Geomatics\01 DM Plans\20210902\_191934\_PLN\_INFO\_572.1\_Haste.mxd



**Key:**

New Fen Meadow Habitat - 17.54 Acres

Old Fen Meadow Habitat - 31.34 Acres

**Notes:**

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

**Interest:**  
N/A

**Location:**  
Land at Manor Farm, Benhall,  
Saxmundham, IP17 1QS

**Coords:** 638,242 260,364

**Scheme Name:**  
Sizewell C

**Drawing Name:**  
Information Plan

**Drawing No:** 191934\_PLN\_INFO\_572.1

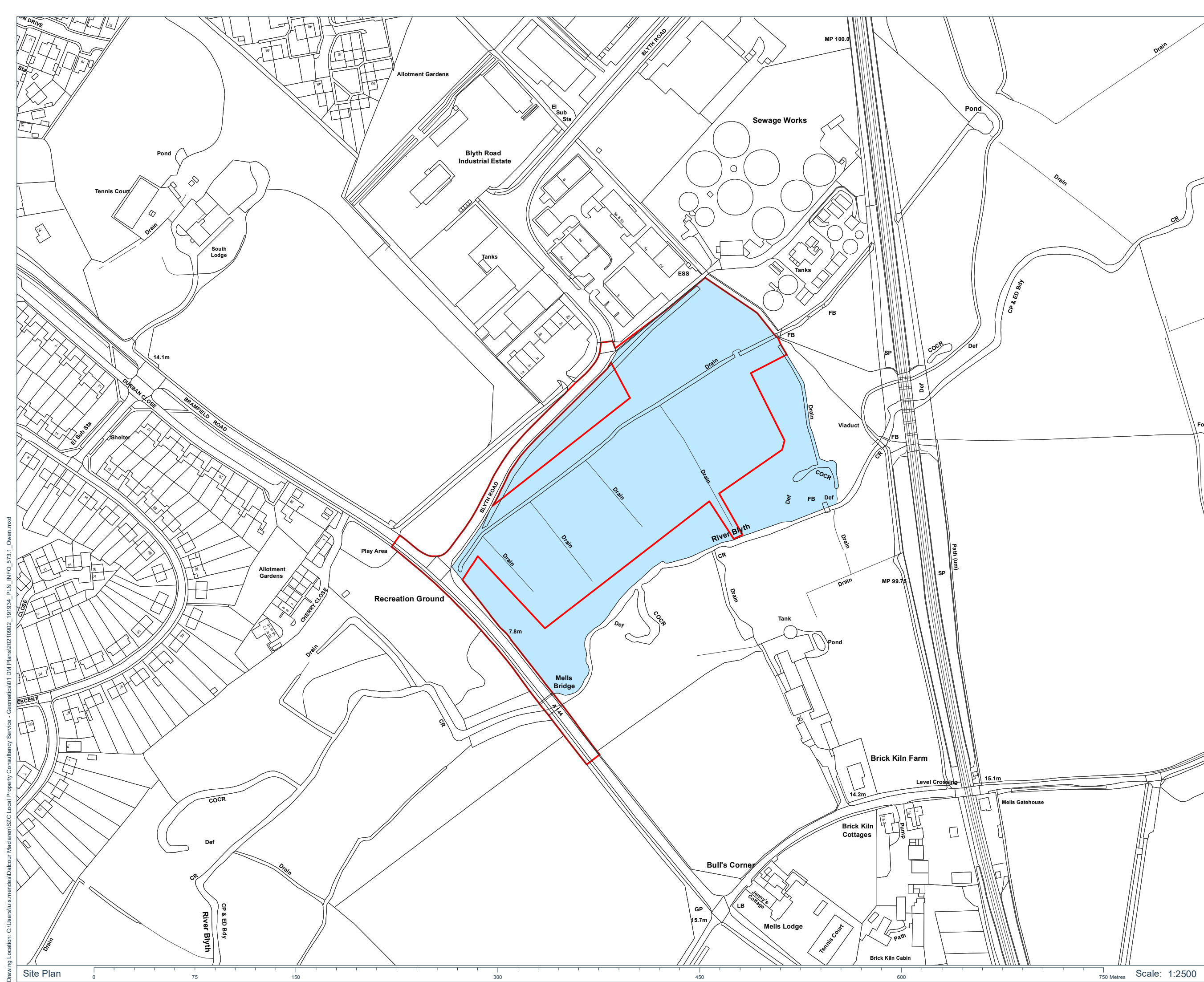
Rev	Date	Description
-	02.09.2021	First Issue


Drawn:	LM
Approved:	CH
Sheet No:	1 of 1
Sheet Size:	A3




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






**Key:**

 New Fen Meadow Habitat - 8.17 Acres

 Old Fen Meadow Habitat - 12.52 Acres

**Notes:**

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

**Interest:**  
N/A

**Location:**  
Brick Kiln Farm, Mells, IP19 9HH

**Coords:** 639,049 276,583

**Scheme Name:**  
Sizewell C

**Drawing Name:**  
Information Plan

**Drawing No:** 191934\_PLN\_INFO\_573.1


Rev	Date	Description
-	02.09.2021	First Issue



**Drawn:** LM

**Approved:** CH

**Sheet No:** 1 of 1

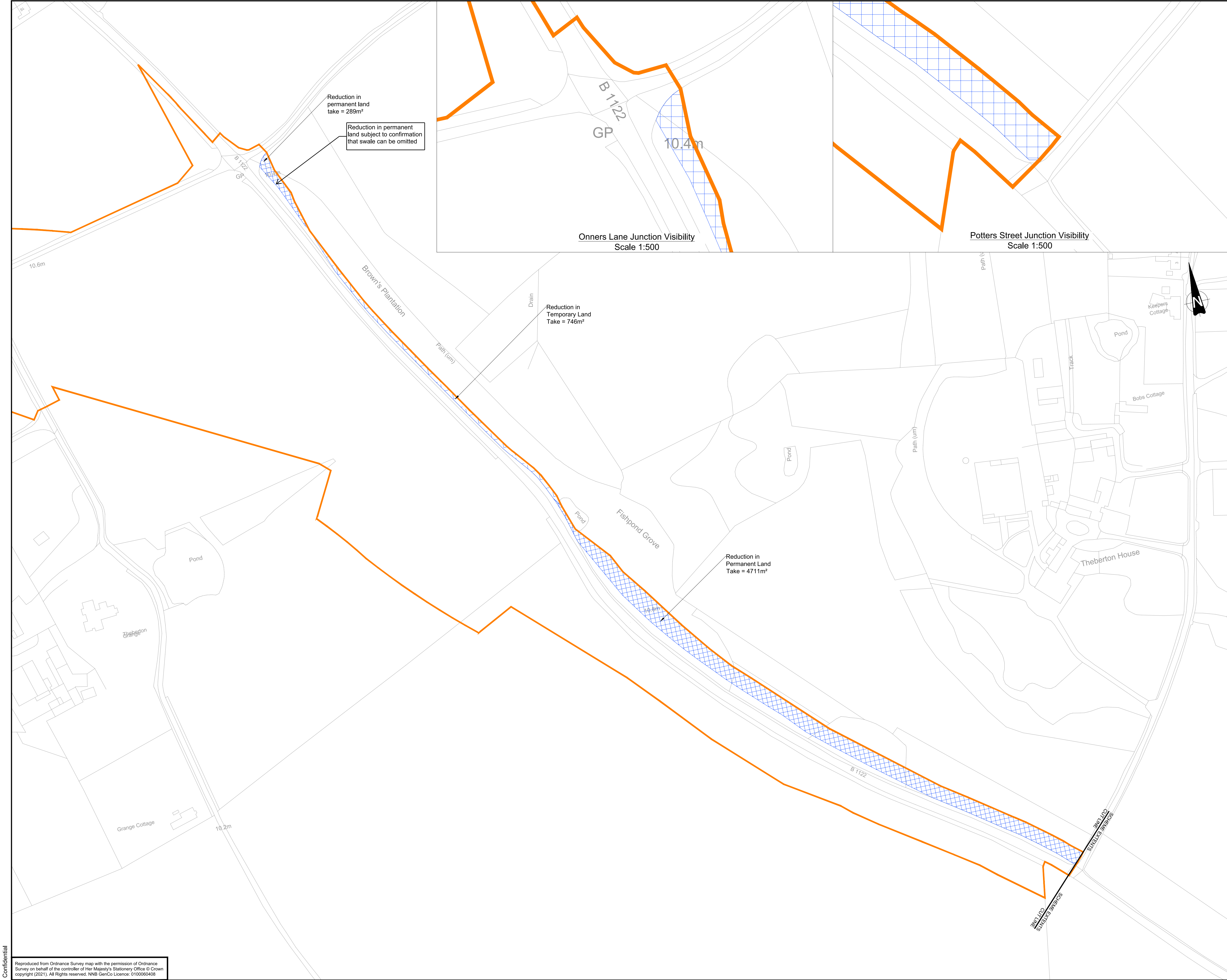
**Sheet Size:** A3





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**Notes:**

- Do not scale from this drawing.
- All dimensions are shown in meters unless otherwise stated.
- This drawing shall be printed into colour

**KEY:**

Development Consent Order boundary

Reduction in Permanent and Temporary Land Take

P01	29/06/21	First Revision	RT	---	
P02	02/07/21	Areas of permanant landtake added	RT	---	
P03.1	27/08/21	Swale note added	MPB	---	
Rev.	Date	Description	App'd	Auth'd	

Mountbatten House, Basing View, Basingstoke, RG21 4HJ, UK  
T+ 44 (0) 1256 318 800, F+ 44 (0) 1256 318 700  
wsp.com

Client

Project Title

AD3 MAJOR ROAD SCHEMES  
AD0310 SIZEWELL LINK ROAD

Drawing Title

SLR EASTERN TIE IN  
VISIBILITY SPLAY

Scale @ A1	Date	Drawn	Check	Approved	Authorised
N/A	27/08/21	DE	MPB	MPB	NC
Suitability	Status	Work in Progress			Stage
S0					3

Drawing Number

SZC-AD0310-WSP-SLRHGN-ZZ0000-DRS-HCH-301041

Revision

P03.1

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WSP Project Number: 70071202

### Notes:

**Location:**  
Aldhurst Farm Cottages, Leiston, IP16 4TB

**Scheme Name:**  
Sizewell C

Drawing No: 191934\_PLN\_INFO\_568.1

Rev	Date	Description
-	27.08.2021	First Issue

Sheet Size:	A3
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## APPENDIX B: CONSIDERATION OF PRIVATE LOSS IN THE CONTEXT OF PUBLIC BENEFIT



# 1 CONSIDERATION OF PRIVATE LOSS IN CONTEXT OF PUBLIC BENEFIT

## 1.1 Introduction

1.1.1 SZC Co. has considered the existing uses of the land to be compulsorily acquired (including the CA Additional Land) and the impacts on private interests of the acquisition of this land for the Project. Significant weight has been attributed to these private losses. SZC Co. has sought to reduce the effect on private property at the same time as seeking to obtain all land and interests required privately where reasonably possible, with approximately 80 percent of owners of the Order land having agreed terms for private treaty agreements, and further progress continuing to be made on outstanding agreements. Where compulsory acquisition powers are exercised, appropriate compensation would be available to those entitled to claim it under the Compensation Code, further reducing the impact of the proposed acquisition on the private interests of those involved. SZC Co. considers that the public benefits of the proposals outweigh the private loss by individual landowners and occupiers.

1.1.2 This document explains:

- the way in which the effect on private interests has been taken into account in scheme selection and scheme refinement;
- confirmation of where private loss is referred to in SZC Co.'s submissions ; and
- how private interests in land have been balanced against the public benefit of the proposals.

## 1.2 The way in which the effect on private interests has been taken into account by SZC Co.

### *Relevant documents*

1.2.1 SZC Co. confirmed during Part 1 of the compulsory acquisition hearings on 17 August 2021 that the assessment of private loss is explained in SZC Co.'s responses to the ExA's first written questions [[REP2-100](#)] (in particular CA.1.11, CA.1.38 and CA.1.40).

1.2.2 Also of relevance are the **Site Selection Report** [[APP-591](#)], **Statement of Reasons** [[APP-062](#)] and **Statement of Reasons Addendum** [[AS-149](#)],



which confirm the land that is proposed to be compulsorily acquired and the reasons for that.

- 1.2.3 SZC Co. has sought to limit the amount of private land required for the Project in the following ways.

*Site selection*

- 1.2.4 SZC Co.'s response to ExA1 Question CA.1.17 explains the site selection process that has been undertaken [\[REP2-100\]](#). That response refers in particular to the **Site Selection Report (Planning Statement Appendix 8.4A)** [\[APP-591\]](#) which explains how land was selected and how other options were discounted as being either unsuitable or disproportionate.

- 1.2.5 Whilst the location of the nuclear power station has been established in national policy, the site selection methodology for each of the required associated developments broadly followed a “two-filter” process. The first filter stage identified potential options or sites which met the key operational pre-requisites for that associated development. The second filter stage considered alternatives that would potentially achieve the objectives, against relevant environmental, planning, engineering and commercial criteria. This process took into account the existing use of the land and its importance as reflected in policy and guidance. For example, the assessment considered whether the option would require the demolition of residential properties or would negatively impact the viability of an affected business (see paragraph 6.4.16 and 6.4.35 of the **Site Selection Report (Planning Statement Appendix 8.4A)** [\[APP-591\]](#)). By seeking to avoid or minimise such impacts on private interests where possible, the importance of the existing uses was properly reflected in the assessment.

- 1.2.6 SZC Co. recognises the importance of agricultural land, to the landowners being the basis of their livelihoods, and to the wider economy. During the optioneering stages of the Project, the proposals were considered taking into account the impact on businesses to ensure impacts could be mitigated, wherever possible, to avoid businesses being extinguished. This process was refreshed in the summer of 2019 by meetings offered to landowners in order to understand further details regarding their land holdings. Farm Impact Assessment interviews were conducted or questionnaires left with landowners to respond. Not all landowners accepted the invitation of a meeting with SZC Co..

*Scheme refinement*

- 1.2.7 Land take has been reduced as the design of the proposals has developed in order to minimise effects on private interests. Through close working with

SCC and landowners, SZC Co. has been able to significantly reduce the proposed land take, for example in relation to the SZC road schemes. It has always been SZC Co.'s position that it should take no more land than is necessary at every stage of the development. See Appendix A for examples.

- 1.2.8 The **Associated Development Design Principles** (Doc. Ref 8.3(B)) support this, as the first principle requires the authorities to be satisfied when approving detailed designs that the designs have been optimised to limit the overall land take.
- 1.2.9 An explanation of this was given by Mr Rhodes during Part 1, agenda item 2d) of the compulsory acquisition hearings on 17 August 2021. See SZC Co.'s **Written Summaries of Oral Submissions made at Compulsory Acquisition Hearing 1 Part 1** (17 August 2021) (Doc Ref. 9.74).
- 1.2.10 SZC Co.'s response to ExA Question CA.2.12 (Doc Ref. 9.71) seeks to provide further explanation and examples of how SZC Co. has refined the proposals to limit the effects on private interests. As an example of the detailed consideration given to these issues, in relation to the Additional Land required for drainage for the Sizewell Link Road, Appendix F of [REP5-120](#) (paragraph 7.1.13) explains that the chosen drainage option would have the "*minimum impact on land use since it would follow a field boundary and be the shortest distance*". These type of considerations have been at the forefront of scheme development.
- 1.2.11 SZC Co. continues to work with landowners to address issues such as severance, and where appropriate has agreed scheme changes or mitigation to minimise impacts on private interests. See SZC Co.'s response to ExAQ1 Question CA.1.18 for examples [[REP2-100](#)]. In addition to those examples given, SZC Co. has more recently proposed further scheme changes with the aim of reducing impacts on the private interests of landowners. For example, proposing the Pretty Road bridge as a vehicular bridge rather than just for non-motorised users. This not only provides improved connectivity for local residents, feedback from the landowner confirmed that a vehicular bridge is also more beneficial to them compared to the previously proposed access arrangements. As a further example, as discussed during Part 1, agenda item 2d) of the compulsory acquisition hearings on 17 August 2021, discussions are ongoing with a landowner in respect of the feasibility of an underpass on the Sizewell link road to accommodate certain farm vehicles.
- 1.2.12 SZC Co. has sought to take a proportionate approach at every stage at both a macro and micro level, and will continue to do so throughout detailed design and implementation.

---

*Approach to compulsory acquisition powers*

- 1.2.13 The compulsory acquisition powers have been drafted so that the undertaker can acquire lesser interests where feasible. Only the land which is ultimately determined to be necessary through the detailed design process would be the subject of permanent land take.
- 1.2.14 The **Statement of Reasons** [APP-062] at paragraph 7.3.5 explains that, where practicable, SZC Co. will exercise the lesser powers of temporary possession to construct the proposed development and then, once the development has been constructed, exercise the powers of compulsory acquisition to permanently acquire only the land on which the development has been sited. This is an inherently proportionate approach to the exercise of compulsory acquisition powers, because it ensures both sufficient flexibility to cater for the uncertainties that necessarily exist ahead of the detailed design stage of a nationally significant infrastructure project, and ensures that ultimately no more land is acquired than is actually needed.
- 1.2.15 As set out in SZC Co.'s Response to ExA1 question CA.1.4 [REP2-100], and ExA2 question CA.2.2 (Doc Ref 9.71), once the authorised development has been implemented and its final design and location are thus fixed, SZC Co. has no incentive to exercise powers of compulsory acquisition so as to take more land than is known to be required. SZC Co. will be obliged to pay compensation in relation to all land that is acquired, and thus has a clear financial disincentive to exercising its powers over land that is not required.
- 1.2.16 An explanation of the above was given by Mr Phillpot QC during Part 1, agenda item 2d) of the compulsory acquisition hearings on 17 August 2021. See SZC Co.'s **Written Summaries of Oral Submissions made at Compulsory Acquisition Hearing 1 Part 1** (17 August 2021) (Doc Ref. 9.74).

*Where the effect on private land interests is set out in the DCO application*

- 1.2.17 The land referencing and diligent inquiry process was undertaken to identify each individual person with an interest in land as set out in Chapters 2, 4, 6, 7 and 8 of the **Consultation Report** [APP-068]. The **Book of Reference** (Doc Ref. 4.3(E)) contains a list of persons falling within Categories 1, 2 (and 3) after making diligent inquiry. Appendix A of the **Statement of Reasons** [REP2-020] confirms the land parcels that are proposed to be compulsorily acquired and the reason why. These parcels are also shown on the **Land Plans** [REP5-004].
- 1.2.18 Aside from highway land (for highway improvement works), land for facilitating rail improvement works, and operational land within the EDF

Energy estate, the vast majority of land required for the Sizewell C Project is agricultural land, most of which is only required on a temporary (albeit long-term) basis. The ES provides an assessment of the proposals on soils and agriculture (refer to section 17.6 and 17.8 in Chapter 17 of Volume 2 (MDS) [APP-277] and section 10.8 in Chapter 10 of Volumes 3 to 9 (AD) [APP-371, APP-402, APP-435, APP-470, APP-502, APP-531 and APP-563]) and on land quality (section 18.8 in Chapter 18 of Volume 2 (MDS) [APP-280] section 11.8 in Chapter 11 of Volumes 3 to 9 (AD) [APP-374, APP-405, APP-438, APP-473, APP-505, APP-534 and APP-566]), as updated by the **First ES Addendum** [AS-181 to AS-189]. The soils and agriculture assessment considers impacts on the land take and the viability of individual agricultural businesses and thus the private interests of those with an interest in that land.

- 1.2.19 Furthermore, effects on residential properties and community facilities located on or adjacent to the land impacted by the Sizewell C Project have been considered throughout the ES. Where relevant, representative receptors have been selected to determine effects on groups of properties. A summary of the effects with regard to noise and vibration, air quality, visual disturbance and inter-relationship effects on residential properties and community facilities can be found within **Volume 10, Appendix 1B** of the **ES** [AS-016] (electronic page 11), as updated by the subsequent **ES Addenda** [AS-189, REP6-017]. The impacts are mitigated by the **Noise Mitigation Scheme**, the latest version of which is submitted at Deadline 7 (Doc Ref. 6.3 11H(D)).
- 1.2.20 The ES provides an appropriate and proportionate assessment for the purposes of the EIA Regulations. The ES considers the strategic effects of the proposals generally on receptors, including agriculture and agricultural land holdings, but, whilst there are also individual impacts on individual businesses, farm enterprises and individuals, which are not captured at that level of assessment, the level of assessment is appropriate for an ES. In particular, it is not the role of the ES to assess the monetary or non-monetary impacts of particular land parcels being acquired, particularly having regard to the availability of compensation for compulsory acquisition.
- 1.2.21 The compensation liability if compulsory acquisition powers were to be applied has been considered as part of the funding requirements for the Sizewell C Project, and was confirmed in response to CA.1.31 at EXQ1 [REP2-100]] as being £42 million.
- 1.2.22 SZC Co. recognises that financial compensation alone does not fully mitigate private loss. However, SZC Co., through the staged development of the Sizewell C Project proposals, has ensured that the options taken forward can deliver the significant public benefits of the Project, whilst also ensuring that impacts on landowners have been consistently taken into account and minimised so far as reasonably practical in the manner described above.

### 1.3 How private interests in land are balanced against the public benefit of the proposals

- 1.3.1 As explained above, SZC Co. has sought to reduce the effect on private property and to obtain all land and interests required privately where reasonably possible. The extent of private loss has been considered and weighed appropriately in looking at alternatives, and in some instances has led to changes in the scheme design.
- 1.3.2 The public benefits of the Sizewell C Project are as explained in the **Statement of Reasons** [APP-062], the **Planning Statement** [APP-590] and in the Planning Statement Update [REP2-043].
- 1.3.3 The substantial public benefits of the Project can only be realised if the acquisition of the land required for the Project (including the CA Additional Land) can be guaranteed in a timely manner, through the use of compulsory acquisition powers as required. Very significant weight is to be attributed to these public benefits as a matter of national policy and importance.
- 1.3.4 The public benefits this scheme would deliver meet the national policy imperative for the urgent delivery of new nuclear generating capacity, and the balance is overwhelmingly in favour of the proposed compulsory acquisition powers. The balance has shifted yet further in that direction since the application was submitted as a result of the number of affected persons with whom the Applicant has agreed terms for a negotiated acquisition, which includes the whole of the Two Village Bypass, Freight Management Site, Green Rail Route and Southern Park and Ride and thus the relatively limited residual extent to which the powers of compulsory acquisition are likely to need to be exercised.
- 1.3.5 As set out in paragraph 1.2.19 (onwards) of the **Written Summaries of Oral Submissions made at CA Hearing 1 Part 1** [Doc Ref 9.74], SZC Co. has taken a proactive approach to engaging with landowners, and has worked consistently to reduce impacts on Affected Persons. This has yielded a significant number of agreements (some subject to contract) with landowners and provides certainty and confidence that the Project will be delivered in a responsible manner that will minimise any private loss.
- 1.3.6 SZC Co. considers that the public benefits of the proposals clearly and demonstrably outweigh private loss by individual landowners and occupiers.



## APPENDIX A: EXAMPLES OF WHERE SZC CO. HAS MINIMISED PRIVATE LOSS THROUGH THE ALTERATION OF THE PROPOSALS

- A.1.1. Throughout the Project's design development the importance of limiting land take and of taking account of the effect of land take on affected persons has been consistently taken into account. Some examples are given in this Appendix.

### Sizewell link road

- **After [Stage 4 consultation](#)** – The extent of land take required for the construction and operation of the proposed development was reduced by 22.53ha (para. 3.3.20 of Volume 6, Chapter 3 of the ES) [[APP-450](#)]. The purpose of this change was to reduce impacts on landholdings and habitats. Consideration was given to the areas of land required permanently for the proposed development as well as those required to facilitate construction and which would be returned to agricultural use upon completion of construction. The land take reduction took place across the site, but particularly on the southern side of the Sizewell link road to the west of the Middleton Moor link, at the B1122/25 link, at the eastern end of the Sizewell link road and at the western end of the Sizewell link road.
- **January 2021 Change Submission** [[AS-281](#)] – As part of the change request, SZC Co. made minor reductions to the Order Limits. This minimised private loss by excluding land that was, following further design development, not found to be required during construction or operation of the proposed development (e.g. near Hawthorn Road and where the Sizewell link road runs to the south of Theberton).

### Two village bypass

- **[Stage 1 Consultation](#)** - Early consultation (Stage 1) identified an option (Option 1) to bypass Farnham (only). However, the route option would have included agricultural land and would have seen loss of open space land at the Riverside Centre, which would have resulted in public loss. Replacement land would have had to be secured in the DCO for the loss of open space land, resulting in further private loss.
- **[Stage 1 Consultation](#)** - Option 2 at Stage 1 consultation proposed the widening of the highway at Farnham bend, resulting in the demolition of at least two residential dwellings, one being Grade II Listed. This option, despite having a reduced impact in respect of land take compared with the two village bypass option taken forward in the application, would not

have delivered the same substantial public benefits and would have resulted in significant private loss (displacement from homes) and the loss of a listed building.

- **After [Stage 4 consultation](#)** - The extent of land take required for the construction and operation of the proposed development was reduced by 15 hectares (para. 3.3.31 of Volume 5, Chapter 3 of the ES) [[APP-414](#)]. The purpose of this change was to reduce impacts on landholdings and habitats. Consideration was given to the areas of land required permanently for the proposed development as well as those required to facilitate construction and would be returned to agricultural use upon completion of construction. The land reduction took place across the site, but particularly at the south western part of the two village bypass.
- **Deadline 2 Responses to the Examining Authority's First Written Questions (ExQ1)** - Volume 3 Appendices Part 1 of 7, pages 178-179 [[REP2-108](#)] - SZC Co. set out its response to the alternative alignment suggested by Farnham with Stratford St Andrew Parish Council. SZC Co. found that it would have greater land take and severance impacts than the proposed two village bypass, for example to the detriment of (and possible extinguishment of) the Friday Street Farm business. This was one of the reasons the alternative alignment was not preferred to the two village bypass. The Parish Council's alternative alignment would be immediately adjacent to the pick-your-own fruit polytunnels to the south of the farm, and would sever a greater extent of the fields to the west of the car park from the farm. The views of the 'pick-your-own' fields from the Farm Shop and Café, where fresh produce is grown, are known to be important to the farm's commerciality and this was specifically taken into account. The proposed two village bypass alignment in the application would be further from the fruit polytunnels and retain more of the fields to the west within access of the farm complex, without needing to cross the bypass).
- **Deadline 5 Change Submission** [[REP5-087](#)] – As part of the change request, SZC Co. minimised impact on private interests by proposing the reduction of the Order limits to remove the bridleway near Walk Barn Farm (following landowner and Council engagement which confirmed that an upgrade to the bridleway was unnecessary and the use of CA powers could not be justified).

#### Northern Park and Ride

- **After [Stage 4 consultation](#)** – A very minor reduction was made to the site boundary to the west of White House Farm following a review of landownership boundaries (para. 3.3.27 of Volume 3, Chapter 3 of the ES) [[APP-353](#)].

- 
- **January 2021 Change Submission** [[AS-281](#)] – As part of the change request, SZC Co. minimised impact on private interests specifically by proposing two minor reductions to the site boundary along the eastern side of the A12.

#### Southern Park and Ride

- **January 2021 Change Submission** [[AS-281](#)] – As part of the change request, SZC Co. minimised impact on private interests by proposing a reduction to the Order Limits. This arose from detailed scrutiny of the development proposals, following engagement with affected landowners, which confirmed that there was a small strip of land to the south of the A12 which is not necessary for the construction, operation, or removal and reinstatement phases of the southern park and ride.

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## APPENDIX C: SUMMARY OF ENGAGEMENT WITH LAURENCE JUSTIN DOWLEY AND EMMA LOUISE DOWLEY



**DALCOUR  
MACLAREN**

# Summary of Engagement

Laurence Justin Dowley & Emma Louise  
Dowley

Summary of Engagement  
SZC Deadline 7 Submission  
Friday 3<sup>rd</sup> September 2021





Contents

Introduction..... 2

Chronology of Correspondence..... 4

## Introduction

Justin and Emma Dowley are currently represented by Mike Horton of Savills, and have also been represented by other agents in the past given that the Dowley's land has been the subject of proposed developments since phase 1 consultation in 2012.

Dalcour Maclaren are local land agents instructed and authorised on behalf of NNB Generation (SZC) Ltd. (The Applicant).

Mr & Mrs Dowley are impacted by land take for the eastern end of the Sizewell Link Road, land take required for a proposed borrow pit and the Main site access.

This document contains a summary of the engagement and correspondence with Mr & Mrs Dowley following stage 3 public consultation and Dalcour Maclaren having been instructed by SZC.

This document sets out direct correspondence with Mr & Mrs Dowley but also provides at Appendix A to a chronology of meetings and correspondence in respect of negotiations upon template Heads of Terms with the Land Interest Group (LIG). Although Mr & Mrs Dowley have not signed Heads of Terms, their agents were participants in the LIG and participated on Mr & Mrs Dowley's behalf.

Below is a schedule of the individuals referred to within this document for reference and context:

**NNB Generation Company (SZC) Ltd (The Applicant)**

Ian Cunliffe (seconded from Gately Hamer) – Land Programme Manager

Hugh Gilmour – (former) Head of Land and Property

Richard Bull – DCO Programme Manager

Tom McGarry - Communications

Lidia Bosa - Communications

Matt Elliott – Sizewell C Construction Manager

**Dalcour Maclaren (SZC's appointed agent)**

Jonathan Smith – Director, Land Lead

Mike Ferens – Director

James Gowing - Director

Joshua Clarke-Davis – Associate

Teddy Kealey - Surveyor

Jake Craig – Agricultural Liaison Officer

**Land Drainage Consultants Limited (LDCL) (appointed by SZC)**

Ray Lambert (Land Drainage Consultant)

**Landowners/Agents**

(Laurence) Justin Dowley

Emma Louise Dowley

Myles Dowley

Mr & Mrs Strowger

Jane Kenny - Savills

Mike Horton - Savills

## Chronology of Correspondence

Date	Category	From	To	Description
24/05/2019	Letter	Hugh Gilmour	Mr & Mrs Dowley	Letter to advise of appointment of Dalcour Maclaren to Sizewell project
03/06/2019	Email	Joshua Clarke-Davis	Mr & Mrs Dowley	Email from Joshua Clarke-Davis to Mr and Mrs Dowley confirming appointment of Dalcour Maclaren to Sizewell project and Joshua Clarke-Davis suggested a meeting to discuss the project developments.
14/06/2019	Phone Call	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis called Mr Dowley following receipt of letter and email. Mr Dowley requested an email with plans and proposed agenda for meeting, and he will respond with potential meeting dates in July.
11/07/2019	Phone Call	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis called Mr Dowley to arrange and confirm meeting at 0900 on 23 July 2019 to discuss the project and updated proposals.
23/07/2019	Face to Face	N/A	N/A	Joshua Clarke-Davis & James Gowing met with Mr & Mrs Dowley for the first time to introduce Dalcour Maclaren and discuss stage 4 consultation and a general project update. Mr & Mrs Dowley provided an update on previous engagement with SZC.
02/08/2019	Email	James Gowing	Myles Dowley	James Gowing emailed Mr & Mrs Dowley as a follow up to the meeting on 23 July, advised in process discussing points raised with SZC and will provide some answers to points raised in meeting in the next week.
09/08/2019	Email	James Gowing	Myles Dowley (email account on behalf of Mr & Mrs Dowley)	James Gowing emailed Myles Dowley following meeting on 23 July to follow up on actions from meeting.
09/08/2019	Email	Myles Dowley (email account on behalf of Mr & Mrs Dowley)	James Gowing	Response to email of 9 August notifying of email being incorrectly sent to Mr & Mrs Dowley's son.
09/08/2019	Email	Myles Dowley (email Account on behalf of Mr & Mrs Dowley)	James Gowing	Confirmed email address of Mr & Mrs Dowley (previous was their sons address)

09/08/2019	Email	James Gowing	Mr & Mrs Dowley	James Gowing re-issued email of 9 August 2019, which was sent to Myles Dowley, to Mr & Mrs Dowley. This email included an indicative plan of the Red Line Boundary and potential land take of the main site roundabout as had been requested at the meeting on 23 July 2019.
28/11/2019	Letter	Dalcour Maclaren	Mr & Mrs Dowley	Letter enclosing Heads of Terms, payment breakdown and option plan sent to Mr & Mrs Dowley in relation to the proposed Sizewell Link Road, Main Site access roundabout and borrow pit.
23/12/2019	Email	Joshua Clarke-Davis	Mr & Mrs Dowley	Joshua Clarke-Davis emailed Mr and Mrs Dowley checking receipt of Heads of Terms letter and enclosures and would like to arrange a meeting in the New Year.
06/01/2020	Email	Justin Dowley	JoshuaClarke-Davis	Mr Dowley requested a copy of the Heads of Terms issued by post in December 2019 to be sent via email.
07/01/2020	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis issued Heads of Terms documents via email as per Mr Dowley's request on 6 January 2020.
10/02/2020	Phone Call	Justin Dowley	Joshua Clarke-Davis	Joshua Clarke-Davis took a call from Mr & Mrs Dowley following recent issue of HOTs and follow up letter. Historic engagement with SZC, land requirements for Marsh Harrier Mitigation and the proposed Heads of Terms were discussed.
18/02/2020	Face to Face	N/A	N/A	Joshua Clarke-Davis met with Jane Kenny to discuss land holding and proposals for SLR, main site access roundabout and borrow pit on the Dowley's land. Jane Kenny had not met with Mr & Mrs Dowley at this point so it was agreed discussions would continue once she had done so.
18/03/2020	Email	Justin Dowley	Joshua Clarke-Davis	Mr Dowley requested an update on the fee undertaking he requested in the call of 10 February 2020.
23/03/2020	Email	JoshuaClarke-Davis	Justin Dowley	Joshua Clarke-Davis responded to Mr Dowley's email dated 18 March 2020 confirming that any additional fees will be dealt with on a case by case basis. Dalcour Maclaren have been liaising with his agent Jane Kenny since the call from Mr Dowley on 10 February 2020.
20/04/2020	Letter	Dalcour Maclaren	Mr & Mrs Dowley	Letter regarding Development Consent Order, surveys, Heads of Terms option and next steps issued to Mr and Mrs Dowley.



04/05/2020	Email	Justin Dowley	Joshua Clarke-Davis	Email from Mr Dowley to Joshua Clarke-Davis stating that, due to lockdown and not being at his main residences, Mr & Mrs Dowley have only just seen the letter of 20 April 2020.
15/05/2020	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis responded to Mr Dowley's email of 4 May 2020 and explained that Savills had advised they were engaged to act on the Dowley's behalf but Dalcour Maclaren can liaise with Mr Dowley directly if Savills are not instructed. Joshua Clarke-Davis requested an alternative correspondence address for future correspondence, and addressed the issue of the project update letter on 20 April 2020 not being received.
24/05/2020	Email	Justin Dowley	Joshua Clarke-Davis	Mr Dowley response to Joshua Clarke-Davis email of 15 May 2020, confirming instruction of Jane Kenny to act on their behalf. Requested copy of email of 23 March 2020 from Joshua Clarke-Davis which Mr & Mrs Dowley had not seen/recieved. Mr Dowley reiterated that old files with previous SZC proposals/correspondence should be reviewed by Dalcour Maclaren.
04/06/2020	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis acknowledgement of instruction to contact Jane Kenny on Mr Dowleys behalf and provided a copy of the email dated 23 March 2020 which had not not been received. Joshua Clarke-Davis confirmed he has reviewed the previous proposals put to Mr and Mrs Dowley and is in the process of reviewing the transcript of the historic Judicial Review and court judgement.
20/07/2020	Email	Joshua Clarke-Davis	Mr & Mrs Dowley	Joshua Clarke-Davis emailed Mr and Mrs Dowley regarding survey access and attached a copy of the proposed Access Licence and plan for review and signing along with an explanation of surveys required.
06/08/2020	Email	Joshua Clarke-Davis	Mr & Mrs Dowley	Joshua Clarke-Davis emailed Mr and Mrs Dowley copying in Jane Kenny to check receipt of email dated 20 July 2020 and attached licence documents.
07/08/2020	Email	Jane Kenny	JoshuaClarke-Davis	Jane Kenny responded to Joshua Clarke-Davis on proposed licence informing her clients were away and requested when the agreement was needed back by.
18/08/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis advised there are no imminent surveys planned on Mr & Mrs Dowley's land, but SZC would require licence for surveys in Q1 2021.
27/08/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis confirming details of a proposed meeting at 2.30 on 4 September to meet Mr Grant, Mr Bacon and Mr Dowley at

				the Dowleys property and requested an appropriate SZC team member is brought along to discuss landowner's concerns.
01/09/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny responded confirming reasons why a group (of landowners) discussion would be more beneficial and provided an agenda for the proposed meeting on 4 September with her client's concerns.
01/09/2020	Email	Joshua Clarke-Davis	Jane Kenny	Email to Jane Kenny advising that due to agenda items only being issued two days prior to arranged meeting date, this would not give sufficient time to prepare or arrange for attendance of the relevant individuals to discuss these points, and to reschedule meeting at a time to suit all necessary attendees.
03/09/2020	Letter	Dalcour Maclaren	Mr & Mrs Dowley	Letter to Mr & Mrs Dowley providing updated Heads of Terms and summary of updates agreed through negotiation with agents and Land Interest Group (LIG).
03/09/2020	Email	Justin Dowley	Joshua Clarke-Davis	Mr Dowley emailed Joshua Clarke-Davis regarding the meeting requested for 4 September being cancelled with just two days' notice.
03/09/2020	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis responded to Mr Dowley and apologised for any inconvenience caused by cancellation, there had in fact been no confirmation of the meeting and timescales had not allowed for the appropriate SZC representatives to attend. Joshua Clarke-Davis offered to still meet with Mr & Mrs Dowley on 4 September regardless if this would be considered beneficial.
03/09/2020	Email	Justin Dowley	Joshua Clarke-Davis	Email from Mr Dowley in response to Joshua Clarke-Davis' email of 3rd September 2020 confirming there would not be enough time for SZC to prepare for the meeting and that Mr Dowley would like a meeting to be set up via Jane Kenny when suitable for SZC.
04/09/2020	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis email to Mr Dowley's advising that a suitable date and location for meeting will be proposed with Jane Kenny once suitable attendees from SZC have been confirmed.
05/09/2020	Email	Justin Dowley	Joshua Clarke-Davis	Mr Dowley responded asking that any agenda items for meeting be agreed through Jane Kenny.
15/09/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny emailed attaching timesheets for Mr Dowley for time accrued in connection with the project and requested reimbursement of time accrued.

24/09/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny requested links to the relevant plans for Mr Dowley in respect of the main development site roundabout and borrow pits.
25/09/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis provided Jane Kenny with links to plans relating to proposals on Mr & Mrs Dowley's land as requested via email from Jane Kenny on 24 September 2020.
15/10/2020	Virtual Meeting	N/A	N/A	Joshua Clarke-Davis, Mike Ferens, Tom McGarry, Lidia Bosa & Matt Elliott attended a virtual MS Teams meeting with Mr & Mrs Grant, Mr & Mrs Bacon, Mr & Mrs Dowley, and 3 agents from Savills (Jane Kenny, Mike Horton and an assistant) to discuss general concerns and queries in respect of the Sizewell Link Road. The meeting followed an agenda proposed by Jane Kenny.
17/10/2020	Phone Call	Lidia Bosa	Jane Kenny	Lidia Bosa called Jane Kenny to introduce herself and discuss her client's concerns with the proposals affecting their land.
20/10/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa emailed a summary of her discussions with Jane Kenny on Saturday 17 October 2020, which set out how she proposes to help, and providing a number of links to plans and relevant documents.
26/10/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis attaching Minutes from meeting held on 15 October 2020 and providing a list of the action points.
28/10/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa met with Jane Kenny and provided summary following meeting detailing list of points raised with answers.
30/10/2020	Email	Jane Kenny	Lidia Bosa	Jane Kenny emailed a response to Lidia Bosa and asked for a more in-depth answer to why the route for the Sizewell Link Road was selected but found the answers on the PINS website. Jane Kenny also attached the East Suffolk Coucil & Sizewell County Council response to AECOM report on Sizewell Link Road.
10/11/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa provided consultation document for proposed amendments to project, including land take on Sizewell Link Road.
10/11/2020	Email	Jane Kenny	Lidia Bosa	Jane Kenny raised queries regarding the consultation information.

10/11/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa responded to one query and advised that Joshua Clarke-Davis would respond to other point regarding land take and how recent survey findings resulted in this change.
10/11/2020	Phone Call	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis called Jane Kenny to respond to the outstanding point from the email of 10 November 2020 regarding land take for updated proposals on Sizewell Link Road.
12/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny requested response to action points in her email of 26 October 2020.
12/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny emailed Joshua Clarke-Davis requesting plan relating to the borrow pit, suggesting it does not appear to fall within the Order Limits and queried if field is still required.
12/11/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis responded to Jane Kenny's email dated 12 November 2020 and attached previously issued option plans relating to proposed main site access roundabout and borrow pit. A copy of an email dated 25 September 2020 - providing links to DCO documents – was also re-sent. A response was provided to the question about land remaining in the order limits.
12/11/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis chased for a response to this email of 18 August 2020 regarding the proposed access licence.
13/11/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis provided response to points raised by Jane Kenny and requested copy of recording of MS Teams meeting from 15 October 2020.
16/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny responded to Joshua Clarke-Davis email dated 12 November 2020 having reviewed Survey Access Licence and querying extent of proposed licence area.
23/11/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis attached and explained licence plan and enquired whether agreement of Survey Access Licence could be reached by 1 December 2020 and also notified of upcoming surveys in the area.
23/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny reviewed the Survey Access Licence and provided list of comments to Joshua Clarke-Davis.

25/11/2020	Phone Call	Jane Kenny	Lidia Bosa	Lidia Bosa took call from Jane Kenny who explained her clients held a meeting with a highways consultant to start building a case against the need / rationale for Sizewell Link Road.
27/11/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis responded to Jane Kenny comments raised over the Access Licence and attached v.2 of Survey Access Licence with amendments
30/11/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa emailed Jane Kenny to arrange a call on 1 December 2020 to discuss the Sizewell Link Road.
30/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny responded to Joshua Clarke-Davis's comments provided on 27 November 2020 in relation to v.2 of Survey Access Licence and provided a plan of Theberton House and garden.
01/12/2020	Phone Call	Lidia Bosa	Jane Kenny	Lidia Bosa called Jane Kenny to discuss her client's concerns relating to the Sizewell Link Road.
01/12/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa issued a follow up email to Jane Kenny confirming points discussed earlier in the day and confirmed that a meeting has been arranged for 10 December 2020 with listed attendees.
04/12/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis responded to Jane Kenny's email of 30 November 2020 with further comments and attached updated v.2 Access Licence, plan and provided comments to questions raised.
09/12/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny responded to Joshua email of 4 December 2020 wanting to discuss reinstatement provisions in the Access Licence - as currently drafted the provisions are unacceptable. Jane Kenny also queried the survey area.
10/12/2020	Face to Face	N/A	N/A	Joshua Clarke-Davis, Lidia Bosa and John Howell (WSP) on behalf of SZC met with Jane Kenny, Mr & Mrs Dowley, Nathaniel Bacon, David Grant and Paul Zanna face to face at the Sizewell Sports and Social Club. Richard Bull and Mike Ferens (both on behalf of SZC) attended via MS Teams. The meeting discussed a wide variety of matters / concerns of landowners relating to the proposed Sizewell Link Road.
10/12/2020	Email	Joshua Clarke-Davis	Jane Kenny	Attached v.3 Survey Access Licence and answered question re: surveys in grounds of Theberton House.



15/12/2020	Face to Face	N/A	N/A	Joshua Clarke-Davis & Teddy Kealey met with Jane Kenny, Mike Horton and their clients (Messrs Dowley, Bacon & Grant) collectively, at a meeting which was arranged in advance and expected to be individual meetings with Messrs Dowley Bacon and Grant. Combined and individual concerns relating to proposals affecting the respective land holdings were discussed.
17/12/2020	Email	Justin Dowley	Joshua Clarke-Davis	Mr Dowley responded to Joshua Clarke-Davis's email of 17 December (sent to to David Grant, Belinda Grant, India and Nat Bacon and Emma and Justin Dowley) asking Mr Grant if he is happy to deal with Joshua Clarke-Davis on the points relating to Create Consulting.
17/12/2020	Email	Jane Kenny	Joshua Clarke-Davis	Email from Jane Kenny to Joshua Clarke-Davis with proposed amends to Access Licence attached. And confirmation (from Jane Kenny) that her clients will sign.
18/12/2020	Email	Joshua Clarke-Davis	Jane Kenny	Email from Joshua Clarke-Davis to Jane Kenny with amended version (v3) of Access Licence and plan
18/12/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny responded to Joshua Clarke-Davis' suggesting there had been an omission from the Access Licence that required amendment.
18/12/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis provided v4 of the Access Licence to Jane Kenny following Jane Kenny's email raising the need for an amendment.
22/12/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny returned signed Access Licence on behalf of Mr & Mrs Dowley.
22/12/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis acknowledged receipt of the signed Access Licence and advised payment would be received in the New Year.
22/12/2020	Email	Justin Dowley	Joshua Clarke-Davis	Mr Dowley responded advising that payment is upon signature of the Licence and requesting payment immediately.
23/12/2020	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis confirmed payment is due 7 days of the date of the Access Licence and that due to the Christmas period, the Access Licence will be countersigned and dated in the New Year. However Joshua Clarke-Davis arranged for payment to be made prior to Christmas.

23/12/2020	Email	Justin Dowley	JoshuaClarke-Davis	Mr Dowley acknowledged payment of the Licence and advised that no VAT is to be charged on the licence fee.
23/12/2020	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis confirmed payment of licence fee and thanked for confirming VAT portion in respect of land.
06/01/2021	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis emailed a copy of countersigned Dowley Access Licence and proposed a meeting in w/c 18 or 25 January 2021 to discuss proposals affecting their land.
11/01/2021	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny proposed alternative meeting dates, time and location to Joshua Clarke-Davis.
11/01/2021	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis confirmed availability for meeting on 27 January 2020 at 10am and requested any additional agenda items to be raised in advance.
02/02/2021	Email	Lidia Bosa	Jane Kenny	Lidia Bosa provided meeting minutes from 10 December 2020 meeting to Jane Kenny.
09/02/2021	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis provided responses to points raised in meeting on 15 December 2020 by Jane Kenny's clients and attached amended minutes from the meeting. Joshua Clarke-Davis suggested arranging individual meetings with Jane Kenny's clients, proposed 2x dates and requested an agenda items (in advance) of the meeting(s).
09/02/2021	Phone Call	Ray Lambert	Justin Dowley	Ray Lambert of LDCL (working on behalf of SZC) called Mr Dowley to request information on existing land drainage and irrigation on Mr Dowley's land holding.
15/02/2021	Email	Lidia Bosa	Jane Kenny	Email from Lidia Bosa to Jane Kenny detailing responses in relation to the question of justification for the Sizewell Link Road.
15/02/2021	Email	Lidia Bosa	Mike Horton	Emails back and forth between Lidia Bosa, Jane Kenny, Mike Horton and their clients (Messrs Dowley, Bacon and Grant) in respect of Government guidelines for COVID-19 working and surveys continuing on site.

16/02/2021	Email	Ian Cunliffe	Mike Horton	Email from Ian Cunliffe to Michael Horton regarding inability to meet face-to-face due to SZC's COVID-19 protocol and compliance with Government guidelines.
08/03/2021	Email	Jane Kenny	Jake Craig	Jane Kenny requested call from Jake Craig to discuss arranging a site meeting with Mr Dowley's contract farmer before any works commence. The email also stated that the value of the contract farmer's time must be agreed before the meeting takes place.
09/03/2021	Email	Joshua Clarke-Davis	Jane Kenny	Emails back and forth between Joshua Clarke-Davis and Jane Kenny regarding arranging a meeting in advance of survey works on Mr & Mrs Dowley's land and regarding contract farmer's time reimbursement.
09/03/2021	Phone Call	Jonathan Smith	Jane Kenny	Jonathan Smith called Jane Kenny to discuss her request to reimburse the contract farmer's time.
10/03/2021	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis followed up on Jonathan Smith's telephone discussion with Jane Kenny in respect of contract farmer's time reimbursement.
23/03/2021	Phone Call	Jonathan Smith	Mike Horton	Jonathan Smith called Mike Horton regarding survey access taken without the appropriate notice under the Access Licence.
23/03/2021	Email	Mike Horton	Joshua Clarke-Davis	Mike Horton email to Joshua Clarke-Davis asking for clarity on whether Joshua envisages an Option Agreement to acquire the land needed for the roundabout and the acquisition of the mineral rights for the borrow pits.
24/03/2021	Email	Joshua Clarke-Davis	Mike Horton	Joshua Clarke-Davis email to Mike Horton thanking him for update re: retained land plans.
24/03/2021	Email	Mike Horton	Joshua Clarke-Davis	Mike Horton email to Joshua Clarke-Davis confirming he is seeing Mr & Mrs Dowley on Friday 26 <sup>th</sup> March re: retained land plans, the option to lease or option to purchase and discussing how the works could be mitigated.
24/03/2021	Email	JoshuaClarke-Davis	Mike Horton	Joshua Clarke-Davis email to Mike Horton and Jane Kenny confirming that current proposals re: retained land plans are for an Option to Purchase both the land needed for the roundabout and the borrow pit.
25/03/2021	Letter	Carly Vince	Mr & Mrs Dowley	Letter of apology issued to Mr & Mrs Dowley in respect of survey access.

30/03/2021	Email	Jake Craig	Justin Dowley	Jake Craig email to Justin Dowley asking for confirmation that SZC survey team may continue with survey because yesterday (29th) they had been asked to leave as it was thought by Mr Dowley that not enough notice had been provided.
30/03/2021	Email	Justin Dowley	Jake Craig	Mr Dowley email to Jake Craig confirming that survey team may continue and provided a contact number to discuss how communication can be improved in future.
12/04/2021	Phone Call	Jake Craig	Justin Dowley	Jake Craig call to Mr Dowley regarding notice for GCN surveys. Jake Craig wanted to give the option to Mr Dowley to select a day over the weekend where he would prefer the surveys to take place. Mr Dowley stated that he had no preference and it was agreed that a formal email would be sent to finalise details.
15/04/2021	Email	Jake Craig	Justin Dowley	Jake Craig email to Mr Dowley (cc: Jane Kenny) following phone call on 12 April, advising that Surveyors agree to Sunday to take GCN samples from the ponds and confirming logistics.
23/04/2021	Email	Mike Horton	Joshua Clarke-Davis	Mike Horton email to Joshua Clarke-Davis proposing a meeting at 9am on Friday 30 <sup>th</sup> April at Theberton Estate and requesting information prior to the meeting in respect of the borrow pit and proposed roundabout.
23/04/2021	Email	Justin Dowley	Joshua Clarke-Davis	Mr Dowley email to Joshua Clarke-Davis and Mike Horton confirming availability for a meeting proposed for Thursday 29 <sup>th</sup> April 2021
23/04/2021	Email	Mike Horton	Joshua Clarke-Davis	Mike Horton email to Joshua Clarke-Davis advising that he is unable to attend meeting proposed for Thursday 29 <sup>th</sup> April 2021
26/04/2021	Email	Joshua Clarke-Davis	Mike Horton	Joshua Clarke-Davis email to Mike Horton proposing a new meeting date and time of 9am on Friday 30 <sup>th</sup> April 2021
26/04/2021	Email	Mike Horton	Joshua Clarke-Davis	Mike Horton email to Joshua Clarke-Davis confirming he is available to attend meeting at 9am on Friday 30 <sup>th</sup> April 2021 and asking if Ian Cunliffe will be attending.
27/04/2021	Email	Joshua Clarke-Davis	Mike Horton	Email from Joshua Clarke-Davis to Mike Horton to confirm the site meeting and who will be in attendance.

28/04/2021	Email	Mike Horton	JoshuaClarke-Davis	Mike Horton email to Joshua Clarke-Davis advising that Mr & Mrs Dowley will show the meeting attendees around the Estate and show the importance of discussing the borrow pit proposal at the meeting on Friday 30 <sup>th</sup> April
28/04/2021	Email	Justin Dowley	Joshua Clarke-Davis	Justin Dowley email to Joshua Clarke-Davis stating his disappointment that Ian Cunliffe is unable to attend the meeting on Friday 30 <sup>th</sup> April
28/04/2021	Email	Ian Cunliffe	Justin Dowley	Ian Cunliffe email to Justin Dowley apologising for not being available for the meeting on Friday 30 <sup>th</sup> April, and the reason why but that he would like to dial in via MS Teams if possible. Ian Cunliffe confirmed that he has arranged for the DCO Lead for Water to join the meeting for a short period to provide information on water levels.
28/04/2021	Email	Justin Dowley	Ian Cunliffe	Justin Dowley email to Ian Cunliffe acknowledging Ian's apology.
29/04/2021	Email	Joshua Clarke-Davis	Mike Horton	Joshua Clarke-Davis email to Mike Horton & Justin Dowley confirming that Ian Cunliffe and the DCO Water Lead will be dialling in at 9.30 tomorrow (Friday 30 April). Outline agendas for the meeting proposed.
30/04/2021	Face to Face	N/A	N/A	Joshua Clarke-Davis & Jonathan Smith met with Mr & Mrs Dowley and Mike Horton to discuss details of their Estate, farming enterprise and the potential impacts of the proposals on their land; particularly from the main site access roundabout, the borrow pit and impacts on water levels in the surrounding area.
12/05/2021	Email	Joshua Clarke-Davis	Mike Horton	Joshua Clarke-Davis email advised that plans used at meeting on 30 <sup>th</sup> April 2021 will be provided to Mike Horton in the next few days, attached electronic copies and provided updates to the actions from the meeting on 30 <sup>th</sup> April 2021.
14/05/2021	Email	JoshuaClarke-Davis	Mike Horton	Joshua Clarke-Davis email to Mike Horton, Mr & Mrs Dowley advising on the change of approach to drainage design from the proposed main site access roundabout, stockpiling, dust and noise relating to the borrow pit. Summary document provided together with a link to the planning inspectorate website.
19/05/2021	Email	Mike Horton	Joshua Clarke-Davis	Email from Mike Horton to Joshua Clarke-Davis regarding recent meetings and raising questions/concerns around the borrow pit, roundabout and advancing discussions in respect of water levels.



23/05/2021	Email	Justin Dowley	Joshua Clarke-Davis	Justin Dowley email to Joshua Clarke-Davis advising that they have not received the plans showing the proposed new roundabout.
23/05/2021	Email	Justin Dowley	Joshua Clarke-Davis	Justin Dowley email to Joshua Clarke-Davis advising that they had been advised they would be sent some plans which had not been received.
24/05/2021	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis email to Justin Dowley & Mike Horton advising that plans regarding Theberton Estate were posted w/c 17 May and that replacement copies will be posted this week (w/c 24 May).
24/05/2021	Email	Justin Dowley	Joshua Clarke-Davis	Justin Dowley email to Joshua Clarke-Davis asking which address were the plans sent to?
24/05/2021	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis email to Justin Dowley & Mike Horton advising that plans had been sent to Theberton House and clarifying addresses to be used in future.
04/06/2021	Phone Call	Jonathan Smith	Mike Horton	<p>Call between Mike Horton and Jonathan Smith. Jonathan Smith advised that SZC would be looking to confirm a potential reduced land take on the B1122 plus looking to provide detail of the main site roundabout shortly. Mike Horton thought the potential land take reduction Would be good progress.</p> <p>In particular, he raised concerns with the main site access roundabout and borrow pit.</p>
04/06/2021	Email	Jake Craig	Justin Dowley	Email from Jake Craig to Mr Dowley regarding Accompanied Site Visits and access arrangements
04/06/2021	Email	Justin Dowley	Jake Craig	Email from Mr Dowley to Jake Craig, asking what extent or nature of the access will be and advising that access will only be acceptable following receipt from EDF of an indemnity covering any crop or other damage
07/06/2021	Email	Jake Craig	Justin Dowley	Email from Jake Craig to Mr Dowley advising that nature of access is for non-intrusive surveys and will be limited to the field entrances and tramlines. PINS have requested access to the field based on concerns raised about the borrow pits. We may consider this access under a Licence Agreement.

07/06/2021	Email	Justin Dowley	Jake Craig	Email from Mr Dowley to Jake Craig acknowledging non-intrusive survey access for his land.
10/06/2021	Phone Call	Jonathan Smith	Mike Horton	Jonathan Smith called Mike Horton to discuss several of his clients, including Dowley. Jonathan Smith mentioned that SZC were looking at the concerns raised by Mr Dowley including the size and scale of the main site roundabout, the borrow pit and roadside strip on the B1122/Sizewell Link Road and hoped to be back with further information soon. Jonathan Smith explained the 5th spur on the main site roundabout was for the construction period only.
15/06/2021	Phone Call	Mike Horton	Jonathan Smith	Jonathan Smith received a call from Mike Horton asking about the information on the main site roundabout and borrow pit. He requested the information as soon as possible, as his clients were considering their options in relation to expert opinion for the Issue Specific Hearings. Mike Horton also asked about the potential for SZC to acquire additional land not within the Order Limits. Jonathan Smith suggested that it would be better to first fully consider the impact of the acquisition of the land within the Order Limits before heading down the route of discussions about a more extensive purchase.
18/06/2021	Phone Call	Mike Horton	Jonathan Smith	Mike Horton called Jonathan Smith chasing a response as he had a call with Mr Dowley. Jonathan Smith confirmed he was awaiting some information, but would send through what information he had received.
18/06/2021	Email	Jonathan Smith	Mike Horton	Email from Jonathan Smith to Mike Horton responding on various points in respect of the main site access roundabout, borrow pit and Sizewell Link Road.
24/06/2021	Email	Mike Horton	Jonathan Smith	Mike Horton email to Jonathan Smith regarding his concerns for the development and post-development of the borrow pit & roundabout.
01/07/2021	Email	Justin Dowley	Joshua Clarke-Davis	Mr Dowley emailed Joshua Clarke-Davis regarding SZC surveyors who have taken access to Dowley land outside of the Survey Access Licence.
01/07/2021	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis email to Justin Dowley in relation to SZC surveyors being on Dowley land.

02/07/2021	Email	Justin Dowley	Joshua Clarke-Davis	Justin Dowley email to Joshua Clarke-Davis with further information on SZC surveyors and suggesting they were on land outside of the agreed Access Licence area.
05/07/2021	Email	Joshua Clarke-Davis	Justin Dowley	Joshua Clarke-Davis email to Justin Dowley in response to his statement that surveyors had taken access on land outside of the agreed Access Licence area.
05/07/2021	Email	Justin Dowley	Joshua Clarke-Davis	Justin Dowley email to Joshua Clarke-Davis regarding the surveyors who were on Dowley land without prior agreement, confirming the location and what they were doing there.
09/07/2021	Email	Jonathan Smith	Mike Horton	Jonathan Smith email to Mike Horton to arrange a catchup before he goes on leave.
22/07/2021	Phone Call	Jonathan Smith	Mike Horton	Jonathan Smith called Mike Horton after receiving a voice message from him (Mike Horton) to reschedule their meeting that was planned for 2.30pm on Friday 23 <sup>rd</sup> July 2021. Jonathan Smith also mentioned undertaking a Farm Impact Assessment to understand the wider impact of the scheme on the Estate/business. Mike Horton said he would ask his client.
22/07/2021	Email	Jonathan Smith	Mike Horton	Jonathan Smith email to Mike Horton requesting he speak with his client regarding the Farm Impact Assessment.
23/07/2021	Phone Call	Mike Horton	Jonathan Smith	Mike Horton explained he still has concerns regarding the 5th leg for the main site roundabout (and therefore the size), but felt the proposed B1122/Sizewell Link Road land take reduction was positive. Also discussed the details of the proposed Farm Impact Assessment and potential of the acquisition of land outside the Order Limits.
23/07/2021	Email	Jonathan Smith	Mike Horton	Jonathan Smith email to Mike Horton to provide further details and additional information on the design of the Main Site Access Roundabout.
27/07/2021	Email	Jonathan Smith	Mike Horton	Jonathan Smith email to Mike Horton to provide greater detail in respect of the Farm Impact Assessment and enquire as to the need and cost of further legal support requested by Mr & Mrs Dowley.

29/07/2021	Email	Jonathan Smith	Mike Horton	Jonathan Smith email to Mike Horton and the Mr & Mrs Dowley to arrange a meeting to discuss further consideration of the potential acquisition of land outside the Order Limits.
03/08/2021	Email	Jonathan Smith	Mike Horton	Jonathan Smith email to Justin Dowley regarding plans and where they should be sent.
10/08/2021	Face to Face	N/A	N/A	<p>Meeting with Jonathan Smith and Mike Horton. Mike Horton mentioned that he had prepared a specification for a Farm Impact Assessment and delivered this to Mr Dowley for comment. Mike Horton will keep Jonathan Smith updated.</p> <p>Mr Dowley was still considering SZC's acquisition of land outside the Order Limits .</p>

## Appendix A

### Chronology – Land Interest Group (LIG)

## Chronology of Correspondence

Date	Category	From	To	Description
01/05/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis providing initial feedback relating to the draft HoTs and suggesting a conference call once the feedback has been reviewed.
21/05/2020	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email response to Ollie Holloway enclosing amended HoTs after taking into account the feedback previously provided. Joshua Clarke-Davis also suggests a call between all parties would be beneficial.
21/05/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis thanking for his previous email and agreeing to come back with a proposed date for a conference call once they have had a chance to review the new HoTs.
01/06/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis expressing the agent's disappointment in the amended HoTs and proposing a selection of days for a meeting to take place where the various parties can go through the documents in detail.
05/06/2020	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email to Ollie Holloway setting out a date and time for the meeting to place, confirming who will be in attendance and also acknowledging that the incentive deadline will need to be renewed.
08/06/2020	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email to Ollie Holloway confirming an additional participant for the meeting (Sharon Tooke) for administrative purposes.
10/06/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis confirming attendees for the Agent's meeting with Dalcour Maclaren.
19/06/2020	Virtual Meeting	LIG Agents	Dalcour Maclaren	Meeting to undertake a 'page turn' discuss and negotiate template Heads of Terms.



19/06/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing minutes from that morning's meeting between the Agents and Dalcour Maclaren.
24/06/2020	Virtual Meeting	LIG Agents	Dalcour Maclaren	Meeting to undertake a 'page turn' discuss and negotiate template Heads of Terms.
25/06/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing brief notes taken from the meeting between Agents and Dalcour Maclaren on 24th June 2020.
02/07/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis requesting the revised HoTs so that the agents can discuss at their upcoming meeting.
03/07/2020	Email	Mike Ferens	Oliver Holloway	Mike Ferens email to Ollie Holloway requesting agricultural land value comparables information and providing an update on the status of the HoTs they are producing a new draft for.
06/07/2020	Email	Oliver Holloway	Mike Ferens	Ollie Holloway email to Mike Ferens agreeing that it would be preferable to hear back from you on the majority of the points rather than piece meal and explaining why he has been busy lately due to assisting Jake Craig with securing licences and early access on various sites.
08/07/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing an example drainage clause.
14/07/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing suitable amended clauses which have been used in other HoTs as requested.
14/07/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis requesting the revised HoTs and also providing additional information on various clauses (Environmental, Record of Condition, Land Drainage).
10/08/2020	Email	Joshua Clarke-Davis	LIG	Joshua Clarke-Davis email to Agents providing an updated HoTs draft in addition to a table below providing a brief summary of the main points of discussion and brief reasoning for their response.
10/08/2020	Email	Joshua Clarke-Davis	Clarke & Simpson	Joshua Clarke-Davis email to Agents involved with Leasehold HoTs proposing that the relevant clauses and principles from the Freehold HoTs are adopted into the Leasehold HoTs.

19/08/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis providing a response to the HoTs, explaining that their clients are unlikely to sign this year and they are still awaiting responses on questions previously raised.
21/08/2020	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email to Ollie Holloway explaining that moving forward he would like to continue discussions on a landowner-by-landowner basis with any specific amendments or updates then being made according to each negotiation.
09/09/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis noting that the agents have met recently and outlining the points they still view as disagreeable, Eleanor suggests a date of 14th October 2020 to meet.
17/09/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers responding to their current position of disagreeing with the amended HoTs and proposing an interactive meet sooner than Eleanor suggested to speed the process along.
28/09/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua acknowledging that there is a need to progress the HoTs and reiterating that the agents would ideally prefer a face-to-face meet.
07/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis to confirm she is working on the agenda for the meet and requesting the time & location of the meet.
07/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing a draft agenda for the meeting of 14th October 2021.
08/10/2020 - 13/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Correspondence between Eleanor Havers and Joshua Clarke-Davis discussing the time, venue and logistics for the proposed meeting of 14th October 2021.
16/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis following their meeting of the 14th October 2021 confirming she will be in touch in the following days with suggested wording.
29/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing a list of requested amendments for the HoTs.
12/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis asking to confirm whether Joshua Clarke-Davis received a previous email from Louise with extra info on the Record of Condition proposed details for the Heads.

13/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email response to Eleanor Havers providing a timescale of when to expect the HoT templates and also suggesting a meeting date.
13/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis asking to pencil in another meeting due to Joshua Clarke-Davis not being able to make the scheduled meet for 24th November 2021.
16/11/2020	Email	Joshua Clarke-Davis	Clarke & Simpson	Joshua Clarke-Davis email to Eleanor Havers & Ollie Holloway attaching leasehold Heads of Terms
17/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers Acknowledging that the agents will be meeting soon and suggesting dates for the next meet between Dalcour Maclaren and the Agents.
18/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers to acknowledge and confirm the meeting set for Tuesday 8th December.
18/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming the Agent's availability and confirming the meeting for Tuesday 8th December.
20/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming the location for the meeting of the 8th December.
20/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers acknowledging the upcoming meeting and further updated Heads of Terms for Freehold acquisition attached.
23/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis acknowledging the revised HoTs and accepting a call for later in the afternoon to discuss.
23/11/2020	Email	Jane Kenny	Eleanor Havers	Jane Kenny email to Eleanor Havers asking whether the call is going ahead this afternoon.
23/11/2020	Email	Eleanor Havers	Jane Kenny	Eleanor Havers email to Jane Kenny letting her know that the call is between Joshua Clarke-Davis and herself, any notes and comments will be relayed at their meeting the next day.

24/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis noting the benefits of the recent meeting between the Agents and mentioning feedback will be sent across shortly.
24/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers providing a word copy of the tracked HoTs as requested.
25/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis chasing an updated set of Lease Heads of Terms incorporating the amendments in v4 of the Purchase Heads of Terms
27/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing the comments made by the Agents ahead of the meeting booked in for 8th December.
01/12/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers providing a "Worked example" of Spicmick's Heads of Terms for the proposed link road as requested.
03/12/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis mentioning her attempt to call him to discuss the amendments in Spicmick's plan to be used as an example.
04/12/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis requesting a timescale of when to expect the revised landowner plans.
04/12/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers to acknowledge her previous queries and explained that these will form the agenda for their upcoming meeting.
07/12/2020	Email	Louise Staples	Joshua Clarke-Davis	Louise Staples email to Joshua Clarke-Davis with attached wording that NFU would like to see included.
08/12/2020	Virtual	LIG Agents	Dalcour Maclaren and Ian Cunliffe	Meeting to undertake a 'page turn' discuss and negotiate template Heads of Terms.
10/12/2020	Email	Joshua Clarke-Davis	LIG	Joshua Clarke-Davis email to all Agents involved providing an amended plan and noted that they are currently working through the other items discussed.

18/12/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis acknowledging the plan Joshua Clarke-Davis previously sent across, and also requesting the revised HoTs for them to have a look through prior to the next meeting.
20/12/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers with revised and updated HoTs draft attached and outlining the changes.
21/12/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny forwarded Joshua Clarke-Davis's previous email to Louise Staples with the updated HoTs drafts attached.
21/12/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming receipt of the updated HoTs.
22/12/2021	Face to Face	LIG Agents	Dalcour Maclaren and Ian Cunliffe	Meeting to undertake a 'page turn' to discuss and negotiate template Heads of Terms.
06/01/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing fee costs for TV to review the current Heads of Terms and then have a meeting if required.
06/01/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis querying the survey rates.
14/01/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers thanking her for the fee quote for TV and agreeing to cover the fees on the basis it is a final review.
22/01/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor havers email to Joshua Clarke-Davis outlining the matters the Agents are still awaiting responses on.
29/01/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers thanking her for details previously provided and her time in their subsequent discussions, whilst also attaching updated draft Heads of Terms and outlining the amendments.
02/02/2021	Email	Louise Staples	Joshua Clarke-Davis	Louise Staples email to Joshua Clarke-Davis providing wording from the Outline Environmental Management Plan.

09/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis attaching a "Tracked Changes" version of v6 Heads of Terms and requesting a discussion for the following day.
09/02/2021	Phone Call	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis & Eleanor Havers spoke on the phone regarding the recent amendments to the Heads of Terms.
10/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers Email to Joshua Clarke-Davis outlining the main areas of concern relating to v6 of the Heads of Terms.
11/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers attaching updated HoTs with suggested amendments and comments.
16/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis requesting the revised Heads of Terms so she can send them across to TV ahead of their planned meeting.
16/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers providing the revised HoTs.
16/02/2021	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis acknowledging and thanking him for providing the revised HoTs.
16/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis acknowledging and thanking him for providing the revised HoTs.
16/02/2021	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email to Ollie Holloway regarding availability to have a catch-up for the v6 HoTs.
16/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers regarding availability for a call to discuss the new revised HoTs and also the minimum payment thresholds and surveys,
17/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers raised remaining concerns with v.7 of the Heads of Terms document.



19/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis provided initial responses on the concerns raised by Eleanor Havers and advised he would revert on the remainder once he had obtained instruction from SZC.
19/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers requested copy of heads of terms with amendments referred to in previous email incorporated.
19/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis provided updated copy of v.7 of the HOTs with amendments shown.
23/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers with the updated Leasehold HoTs and plans attached.
23/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis requesting a copy of the official response to the Agent's concerns as the previous response was a draft and not official.
23/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers providing his responded to her comments in blue and attached a slightly amended version of the HOTs in tracked and clean form.
23/02/2021	Email	Jane Kenny	Hayden Foster	Jane Kenny and Hayden Foster corresponding regarding their availability for the upcoming meeting.
23/02/2021	Email	Hayden Foster	Jane Kenny	Jane Kenny and Hayden Foster corresponding regarding their availability for the upcoming meeting.
24/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis thanking him for the revised HoTs and confirming their meeting with the solicitors on the 25th February.
24/02/2021	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis reiterating Eleanor Havers comments regarding the need for a solicitors meeting.
26/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers confirming he has received approval from EDF in respect of the amended timescales associated with the Equalisation clause.

02/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email chain to Joshua Clarke-Davis attaching Heads of Terms with various track changes from Taylor Vintners.
03/03/2021	Email	Ian Cunliffe	LIG	Ian Cunliffe email to the Agents providing them the briefing note and details on the SLR.
03/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis attaching Heads of Terms with comments from Mills and Reeve in addition to TV comments.
03/03/2021	Face to Face	LIG Agents	Dalcour Maclaren and Ian Cunliffe	Meeting to undertake a 'page turn' to discuss and negotiate template Heads of Terms.
04/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis attaching draft wording for the Option Agreement regarding Drainage Soil ALO schedules.
08/03/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers attaching a draft heads of terms document which Dalcour Maclaren have reviewed based on TV's comments.
11/03/2021	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis requesting an update on whether the M&R comments have been considered.
11/03/2021	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis attaching amends to v8 HoTs.
11/03/2021	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis email to Jane Kenny confirming the HoTs attached are considered the final version of the draft HoTs.
12/03/2021	Email	Joshua Clarke-Davis	LIG	Joshua Clarke-Davis email to the Agents with v10 HoTs attached following the consideration of M&R's comments.
16/03/2021	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis thanking him for v10 of the HoTs and requesting an update on the proposals for occupiers.

17/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis mentioning availability for a call to discuss the Leasehold HoTs.
18/03/2021	Phone Call	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers called Joshua Clarke-Davis to discuss the recent amendments to the Heads of Terms.
18/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis outlining issues and concerns relating to the Leasehold HoTs.
19/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming TV's quote to review the Leasehold HoTs.
22/03/2021	Phone Call	Ian Cunliffe	Louise Staples	Ian Cunliffe called Louise Staples to discuss the template heads of terms and additional wording regarding ALO's, soil management etc.
22/03/2021	Email	Louise Staples	Ian Cunliffe	Louise Staples email to Ian Cunliffe requesting a meeting to finalise and discuss the HoTs, mentioning the preference for generic HoTs to benefit both their clients and EDF.
22/03/2021	Email	Ian Cunliffe	Louise Staples	Ian Cunliffe call with Louise regarding the current status of the HoTs.
22/03/2021	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis attaching the latest HoTs in advance of their meeting on Thursday 25th March 2021.
22/03/2021	Email	Hayden Foster	Joshua Clarke-Davis	Hayden Foster to Joshua Clarke-Davis and the Agents expressing his views on the current state of the HoTs and declaring that a final version needs to be completed following on from their meeting planned for the 25th March 2021.
22/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming Dalcour Maclaren's presence for the 25th March 2021 meeting.
24/03/2021	Email	Ian Cunliffe	Mike Horton	Ian Cunliffe email to Mike Horton regarding Jane's confirmation that Savills's clients won't be signing the HoTs.

24/03/2021	Email	Ian Cunliffe	Hayden Foster	Ian Cunliffe email to Hayden Foster regarding the current status of negotiations for the HoTs.
24/03/2021	Email	Ian Cunliffe	Louise Staples	Ian Cunliffe email to Louise Staples outlining that the HoTs are in their final draft and outlining the issues raised surrounding Jane Kenny stating her clients will not be signing the HoTs.
24/03/2021	Email	Louise Staples	Ian Cunliffe	Louise Staples email to Ian Cunliffe requesting a meeting to further discuss the Heads of Terms,
24/03/2021	Email	Mike Horton	Ian Cunliffe	Mike Horton email to Ian Cunliffe in response to his email outlining EDF's stance following from Jane Kenny stating her clients will not be signing the HoTs.
24/03/2021	Email	Hayden Foster	Ian Cunliffe	Hayden Foster email to Ian Cunliffe in response to Ian's previous email and in relation to the final upcoming meeting for the HoTs.
24/03/2021	Email	Joshua Clarke-Davis	LIG	Joshua Clarke-Davis email to the Agents with updated and finalised heads of terms in both tracked and clean version attached.
24/03/2021	Email	Louise Staples	Ian Cunliffe	Louise Staples email to Ian Cunliffe in response to his previous email and in relation to the current status of the HoTs & what is needed to finalise them.
24/03/2021	Email	Sam Jennings	Joshua Clarke-Davis	Sam Jennings stating his availability for the upcoming meetings.
25/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing details on the agenda of the upcoming Agents meeting and what is needed to finalise HoTs.
25/03/2021	Email	Ian Cunliffe	Louise Staples	Email from Ian Cunliffe to LS confirmed that deadline for signing HOTS and this is the final deadline. Confirmed that Joshua Clarke-Davis will provide updates on the Enhancement Payments.
26/03/2021	Email	Joshua Clarke-Davis	Louise Staples	Email from Joshua Clarke-Davis confirming meeting time with LS and sent out Teams Invitation

26/03/2021	Email	Louise Staples	Joshua Clarke-Davis	Email from Louise Staples to Joshua Clarke-Davis confirming availability for meeting 11:30 29.03.21
26/03/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers with responses to her queries surrounding payment dates for Spicmick. Included points such as Limit to surveys, HOTs clauses, temporary land plans and a schedule of payments due.
29/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis that queried payments due to TV with chasing email.
29/03/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers with attached plan and payment summary concerning Spicmick enhancement payments. Raised that this could be discussed on planned call
29/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis to query enhancement payments due to Spicmick.
31/03/2021	Email	Joshua Clarke-Davis	LIG	Email from Joshua Clarke-Davis to Ollie Holloway, HF, Eleanor Havers, Jane Kenny and SJ with attached template of HOTs. Raised that the attached documents were SZC's final position but will still note feedback from certain landowners. Confirmed final increase to the enhancement payment where it will be £5,000.
06/04/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers with attachment of HOTs Draft Freehold Template. Confirmed that specific landowner HOTs will be prepared following the template attached. Asked which clients should be prioritised.
07/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis raising the fact that EDF are due to make payments to Taylor Vinters for legal fees.
08/04/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers with attached documents of HOTs drafts. Raised change of meeting time and awaits response.
15/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	email from Eleanor Havers to Joshua Clarke-Davis to confirm TV has been issued with a copy of the draft lease and that she is awaiting their comments.
26/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis confirming that the solicitor comments have been review (attached document of notes on HOTs). Proposed meeting to discuss notes and any comments both parties have.

28/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis asking for Joshua Clarke-Davis to change elements of the HOTs for GRR including Lease Land
28/04/2021	Email	Ian Cunliffe	Eleanor Havers	Email from Ian Cunliffe to Eleanor Havers, HF and Ollie Holloway regarding HOTs non-objection clause included technical concerns relating to accommodation works.
28/04/2021	Email	Ian Cunliffe	Eleanor Havers	Email from Ian Cunliffe to Eleanor Havers, Ollie Holloway and HF with summary of HOTs clauses.
28/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis to confirm that she will send her thoughts about GRR amendments to HOTs
28/04/2021	Email	Ian Cunliffe	LIG	Email from Ian Cunliffe to Mike Horton, Jane Kenny, Eleanor Havers, Ollie Holloway, HF, SJ and LS to discuss clauses of the HOTs and Amendments that need to be made.
28/04/2021	Email	Mike Horton	Ian Cunliffe	Email from Mike Horton to Ian Cunliffe regarding Annex A and timing of engagement of when works are due to start on the GRR and the extent of the land being acquired(how this is an issue).
28/04/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers that confirm what was discussed on their call on 28.04.21. Attached HOTs Draft for the GRR.
29/04/2021	Email	Ian Cunliffe	Mike Horton	Email from Ian Cunliffe to Mike Horton to discuss Annex A refinement following meetings with Louise and EDF
29/04/2021	Email	Joshua Clarke-Davis	LIG	Email from Joshua Clarke-Davis to Ian Cunliffe, Mike Horton, Jane Kenny, Eleanor Havers, Ollie Holloway, HF, SJ and LS with attachment of Schedule of Amendments for the HOTs.
29/04/2021	Email	Oliver Holloway	Joshua Clarke-Davis	Email from Ollie Holloway to Joshua Clarke-Davis to ask that Dalcour Maclaren wait before finalising HOTs on the GRR
29/04/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers to confirm that individual HOTs will be starting soon



29/04/2021	Email	Hayden Foster	Ian Cunliffe	Email from Hayden Foster to Ian Cunliffe regarding Annex A to say they will not have a final format of this by 30/04/21
10/05/2021	Email	Ian Cunliffe	Oliver Holloway	Email from Ian Cunliffe to Ollie Holloway that HOTs will be all signed shotly and that most have been signed.
10/05/2021	Email	Oliver Holloway	Ian Cunliffe	Email from Ollie Holloway to Ian Cunliffe to thank him for confirming when HOTs will be handed over to be signed.
10/05/2021	Email	Oliver Holloway	Joshua Clarke-Davis	Email from Ollie Holloway to Joshua Clarke-Davis with contact details for Taylor Vinters.
10/05/2021	Email	Oliver Holloway	Ian Cunliffe	Email from Ollie Holloway to Ian Cunliffe regarding calls from his clients who are upset after not receiving HOTs. Asked for a rough plan of when the HOTs will be issued
14/07/2021	N/A	Mike Ferens	Louise Staples	Email from Mike Ferens to Louise asking for an update regarding the SoCG. Attached draft of SoCG NFU Draft.
16/07/2021	N/A	Louise Staples	Mike Ferens	Louise confirmed sign off on the Interface Document to Mike Ferens. Provided notes in red on SoCG (attached).

**Chronology Ends**



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## APPENDIX D: SUMMARY OF ENGAGEMENT WITH DAVID PETER NAPIER GRANT



**DALCOUR  
MACLAREN**

# Summary of Engagement

David Peter Napier Grant

Summary of Engagement  
SZC Co Deadline 7 Submission  
Friday 3<sup>rd</sup> September 2021



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## Introduction

Mr Grant is currently represented by Mike Horton of Savills, but has also been represented by other individuals at Savills prior to Mike Horton's instruction.

Dalcour Maclaren are local land agents instructed and authorised on behalf of NNB Generation (SZC) Ltd. (The Applicant).

Mr Grant is impacted by land take along the Sizewell Link Road, including the Middleton Moor link. Mr Grant's land lies to the east of the main Suffolk railway line.

This document contains a summary of the engagement and correspondence with Mr Grant and is primarily focused on the period from phase 3 public consultation onwards, when the Sizewell Link Road was first proposed, and Dalcour Maclaren having been instructed by SZC Co.

This document sets out direct correspondence with Mr Grant but also provides at Appendix A a chronology of meetings and correspondence in respect of negotiations upon template Heads of Terms with the Land Interest Group (LIG). Mr Grant's agents were participants in the process and participated on Mr Grant's behalf.



Below is a schedule of the individuals referred to within this document for reference and context:

**NNB Generation Company (SZC) Ltd (The Applicant)**

Hugh Gilmour – (former) Head of Land

Ian Cunliffe (seconded from Gately Hamer) – Land Programme Manager

Richard Bull – DCO Programme Manager

Tom McGarry - Communications

Lidia Bosa – Communications

Matt Elliott – Sizewell C Construction Manager

Ruth Knight – LDA Design

**Dalcour Maclaren (SZC Co's appointed agent)**

Jonathan Smith – Director, Land Lead

Mike Ferens – Director

Joshua Clarke-Davis – Associate

Teddy Kealey - Surveyor

Jake Craig – Agricultural Liaison Officer

**Land Drainage Consultants Limited (LDCL) (appointed by SZC Co.)**

Ray Lambert (Land Drainage Consultant)

**Landowners/Agents**

Mr Grant

Jane Kenny - Savills

Mike Horton - Savills

Gwyn Church - Savills

## Chronology of Correspondence

Date	Category	From	To	Description
08/05/2019	Letter	Hugh Gilmour	David Grant	Confirmation of Dalcour Maclaren's appointment
17/05/2019	Email	Joshua Clarke-Davis	Gwyn Church	Joshua Clarke-Davis email to Gwyn Church requesting an update on arranging a meeting with Mr Grant. Providing an Access Licence with comments and responses for review. Notifying of upcoming bat surveys in the area.
23/05/2019	Face to Face	N/A	N/A	Joshua Clarke-Davis & Jake Craig met with Mr Grant to introduce Dalcour Maclaren and discussed non-intrusive Access Licence, the Licence fee and provision of survey results. Copies of cropping schedule for farm were provided by Mr Grant.
08/06/2019	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis Email to Gwyn Church and Mr Grant regarding reduction of area of Access Licence. Joshua Clarke-Davis confirmed SZC Co are willing to provide summary of survey's findings. Details of the structure of Intrusive Access Licence including payments.
10/06/2019	Email	Gwyn Church	Joshua Clarke-Davis	Email from Gwyn Church in response to Joshua Clarke-Davis email of 8th June 2019 - both Gwyn Church and Mr Grant are happy with non - intrusive and intrusive surveys being included in one Access Licence agreement. Gwyn Church requested information regarding trail pit dimensions.
12/06/2019	Email	Joshua Clarke-Davis	Gwyn Church	Email to Gwyn Church providing updated Access Licence and licence plan for review.
12/06/2019	Email	Joshua Clarke-Davis	Gwyn Church	Email to Mr Grant and Gwyn Church with an updated version of Access Licence. Queries answered regarding intrusive work being reinstated and additional time allowance.
12/06/2019	Email	Mr Grant	Joshua Clarke-Davis	Email from Mr Grant providing signed Access Licence and bank details.
13/06/2019	Email	Joshua Clarke-Davis	Mr Grant	Email to Mr Grant providing advance notice of surveys starting and providing a fact sheet relating to the non-intrusive surveys.

14/06/2019	Email	Mr Grant	Joshua Clarke-Davis	Email from Mr Grant stating date for surveys to begin does not work or suit with him due to prior commitments.
14/06/2019	Email	Mr Grant	Joshua Clarke-Davis	Email from Mr Grant stating he wishes to receive Access Licence payment before surveys begin.
28/11/2019	Letter	Dalcour Maclaren	Mr Grant	Letter enclosing draft Heads of Terms, payment breakdown and option plan for the proposed Sizewell Link Road.
09/01/2020	Phone Call	Jane Kenny	Joshua Clarke-Davis	Joshua Clarke-Davis took a call from Jane Kenny who informed she was now instructed as agent on behalf of Mr Grant, Mr Bacon and the Bacon family in place of Gwyn Church and Mike Horton.
13/01/2020	Email	Joshua Clarke-Davis	Jane Kenny	Email to Jane Kenny providing copies of the Heads of Terms and related plans as provided to Mr Grant on 28 <sup>th</sup> November 2019.
18/02/2020	Face to Face	N/A	N/A	Joshua Clarke-Davis met with Jane Kenny to discuss details of Mr Grant's land holding and proposals for Sizewell Link Road.
22/04/2020	Letter	Dalcour Maclaren	Mr Grant	Letter from Dalcour Maclaren to Mr Grant regarding the deferment of the Application for Development Consent Order, providing details for surveys, following up Heads of Terms for Option and next steps.
15/06/2020	Email	Jake Craig	Mr Grant	Jake Craig email to Mr Grant regarding date and time of ecology surveys, the intrusive survey programme and compensation if crops on ground are damaged.
23/07/2020	Email	Jake Craig	Jane Kenny	Jake Craig email to Jane Kenny containing Record of Condition and confirming all intrusive surveys have been completed. Confirming Mr Grant should receive payment in the next few days and the date an inspection of the borehole will take place.
19/08/2020	Email	Jake Craig	Mr Grant	Jake Craig email to Mr Grant regarding completing all surveys before September 2020, requesting consent to complete a walk over survey on land to create a Record of Condition and inspect what reinstatement work might need to be carried out. Also requested proposed date to meet with Mr Grant and/or Jane Kenny to discuss the scheme proposals and HoTs.
27/08/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Josh Clarke-Davis confirming details of a proposed meeting at 2.30pm on 4th September 2020 to meet Mr Grant, Mr Bacon and Mr Dowley at the Theberton House and requested an appropriate SZC Co team member attend to discuss landowner's concerns.

01/09/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis emailed Jane Kenny confirming happy to meet landowners individually (rather than as a group).
01/09/2020	Email	Jane Kenny	Joshua Clarke-Davis	Email from Jane Kenny stating her clients believe a collective meeting will be more beneficial than individual meetings and raising areas of concern regarding responses to outstanding queries.
03/09/2020	Letter	Dalcour Maclaren	Mr Grant	Letter to Mr Grant providing updated Heads of Terms and summary of updates to HoTs made through negotiation with agents and the Land Interest Group.
03/09/2020	Email	Mr Grant	Joshua Clarke-Davis	Email from Mr Grant stating his disappointment at tomorrow's meeting being cancelled and stating he will be away between the 6th - 16th of September 2020 - if the meeting is to be rescheduled.
03/09/2020	Email	Jake Craig	Mr Grant	Jake Craig email to Mr Grant regarding upcoming survey programme including borehole monitoring, bat crossing point surveys and archaeological trenching (if required).
04/09/2020	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis email to Mr Grant stating they will be in contact regarding rescheduling the meeting that was cancelled (4 <sup>th</sup> September 2020).
05/09/2020	Email	Mr Grant	Joshua Clarke-Davis	Email from Mr Grant regarding points raised during meeting with Jane Kenny including the size of proposed compound areas, reimbursement for un-croppable fields resulting from land purchases, issues relating to access track & movement of machinery and issues from placing a junction into Fordley Road.
11/09/2020	Email	Jake Craig	Mr Grant	Jake Craig email to Mr Grant with a breakdown of the payment received for surveys.
15/09/2020	Email	Jane Kenny	Joshua Clarke-Davis	Email from Jane Kenny explaining a timesheet for Mr Grant should be available shortly.
16/09/2020	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis email to Mr Grant stating they are attempting to reschedule meeting (cancelled on 4 <sup>th</sup> September 2020) and answering points raised during meeting with Jane Kenny including the size of proposed compound areas, reimbursement for un-croppable fields resulting from potential land acquisition, issues relating to access tracks and moving machinery and concerns around the junction with Fordley Road.

17/09/2020	Email	Mr Grant	Joshua Clarke-Davis	Email from Mr Grant requesting date for rescheduled meeting before the end of the week and adding comments to answers to previous comments provided by Jane Kenny?
09/10/2020	Email	Jane Kenny	Joshua Clarke-Davis	Email from Jane Kenny regarding subsidence where a trial pit that was undertaken recently.
09/10/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis email to Jane Kenny in response to her email dated 9 <sup>th</sup> September 2020 regarding the damage caused to land from trial pits and confirming when access will be available to investigate the damage.
13/10/2020	Email	Jake Craig	Mr Grant	Jake Craig email to Mr Grant confirming that information gathered from site visit to look at the subsidence, including Records of Condition and suggestions for reinstatement will be passed to him.
15/10/2020	Virtual Meeting	N/A	N/A	Joshua Clarke-Davis, Mike Ferens, Tom McGarry, Lidia Bosa & Matt Elliott attended a virtual MS Teams meeting with Mr & Mrs Grant, Mr & Mrs Bacon, Mr & Mrs Dowley, and 3 agents from Savills (Jane Kenny, Mike Horton and an assistant) to discuss general concerns and queries in respect of the Sizewell Link Road. The meeting followed an agenda proposed by Jane Kenny.
20/10/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa emailed a summary of her discussions with Jane Kenny on Saturday 17th Oct, which set out how she proposes to help, and providing a number of links to plans and relevant documents.
26/10/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis attaching minutes from meeting held on 15 October 2020 with a list of action points.
27/10/2020	Email	Jane Kenny	Mr Grant	Jake Craig email to Mr Grant regarding trial hole visits including record of condition and 3 options to make these sites safe if they are near a footpath or on land used for shooting.
28/10/2020	Email	Jane Kenny	Mr Grant	Jake Craig email to Mr Grant confirming his reinstatement option for the boreholes has been passed to the relevant people within the project team. Confirming results of surveys will be sent as soon as possible.
28/10/2020	Email	Mr Grant	Jake Craig	Email from Mr Grant confirming option 2 for borehole reinstatement is preferred by him and his contractor but with stakes an extra 1 metre in height.
28/10/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa met with Jane Kenny and provided summary following meeting detailing list of points raised with answers.

04/11/2020	Email	Joshua Clarke-Davis	Mr Grant	Josh Clarke-Davis provided additional feedback and comments regarding queries raised by Mr Grant.
04/11/2020	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis emailed Jane Kenny plans showing proposed changes to the Order Limits on the Sizewell Link Road.
06/11/2020	Email	Mr Grant	Joshua Clarke-Davis	Email from Mr Grant following Joshua Clarke-Davis response to queries on 4th November 2020 stating the commentary does resolve his issues as he expected. Further questions proposed by Mr Grant in respect of split of compound areas, meeting dates and the road junction.
06/11/2020	Email	Jake Craig	Mr Grant	Jake Craig email to Mr Grant with notification of site visits to erect marker posts, testing of the trial holes and visiting borehole sites
06/11/2020	Email	Mr Grant	Joshua Clarke-Davis	Confirmation from Mr Grant that access is permitted on suggested days and Jake Craig confirmed he will call landowner on day of survey.
10/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Questions raised by Jane Kenny re: timescale for consultation and changes to surveys.
13/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Email correspondence between Jane Kenny and Joshua Clarke-Davis following a meeting on 15 <sup>th</sup> October 2020. Action points listed by Jane Kenny and Joshua Clarke-Davis providing feedback on these comments.
13/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Request from Jane Kenny to provide copy of the Scope of Works for the surveys undertaken by ARCADIS on the Grant land July-Sept 2019
13/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny requested responses to various actions raised on 26 October 2020.
13/11/2020	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant requested a response to his email of 4 November 2020.
13/11/2020	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis acknowledged email of 13 <sup>h</sup> November 2020 and confirmed responses are being prepared.



13/11/2020	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant thanked for update following his chaser email of 13 November 2020.
13/11/2020	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis provided more in-depth responses following Mr Grant's email on 6th November 2020 requesting more detailed responses to his questions raised on 5 September 2020.
16/11/2020	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis emailed Mr Grant with the corrected plan showing the proposed infiltration basin to accompany responses provided in email of 13 November 2020.
16/11/2020	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant acknowledged Joshua Clarke-Davis additional response to points raised in email dated 6 November and raised further questions/queries.
16/11/2020	Email	Jane Kenny	Lidia Bosa	Jane Kenny forwarded email correspondence from 3 September to 16 November to Lidia Bosa by way of an update.
18/11/2020	Email	Mr Grant	Jake Craig	Mr Grant emailed invoice to Jake Craig for repairs to equipment and rectification due to damage caused to equipment whilst cultivating following harvest.
19/11/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny requested survey results be provided for her clients, and stated that access to their land will not be permitted until survey results are provided.
19/11/2020	Email	Joshua Clarke-Davis	Jane Kenny	Confirmed that survey results for borehole & trial pit surveys have been provided for surveys undertaken earlier this year but results of recent surveys are not yet available.
19/11/2020	Face to Face	N/A	N/A	Jake Craig met with Mr Grant on site to discuss surface collapses on Trial Hole Locations.
20/11/2020	Email	Mr Grant	Joshua Clarke-Davis	E-mail from Mr Grant with further requests for recent survey results.
24/11/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa spoke with Jane Kenny over the phone who advised she had met with a Highways representative acting for her clients and provided summary of their views on the proposed Sizewell Link Road

24/11/2020	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis apologised for not yet being able to provide response to email of 13 November 2020 and stating that he is awaiting further information from SZC Co to ensure response includes sufficient detail.
24/11/2020	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant asked for timescale of comprehensive reply to his email dated 13 November 2020.
25/11/2020	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis confirmed he will obtain timeframes to respond to Mr Grants e-mail dated 13 November 2020.
26/11/2020	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis email to Mr Grant confirming he has spoken with relevant engineering lead and should be able to provide a response by end of next week.
26/11/2020	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant acknowledged timescale of formal response.
27/11/2020	Email	Mr Grant	Jake Craig	Mr Grant email to Jake Craig to check if invoice for compensation and losses has been paid.
27/11/2020	Email	Jake Craig	Mr Grant	Jake Craig confirmed that payment should be complete and asked for permission to check marker posts.
27/11/2020	Email	Mr Grant	Jake Craig	Mr Grant email to Jake Craig confirming receipt of payment and granting permission for checking marker posts
01/12/2020	Email	Lidia Bosa	Jane Kenny	Lidia Bosa email to Jane Kenny re setting up a meeting on 10 December 2020 and confirmed the list of attendees.
10/12/2020	Face to Face / Virtual	N/A	N/A	Joshua Clarke-Davis, Lidia Bosa and John Howell (WSP) on behalf of SZC Co met with Jane Kenny, Nuria Surani, Mr & Mrs Dowley, Nathaniel Bacon, India Bacon, David Grant, Belinda Grant and Paul Zanna face to face at the Sizewell Sports and Social Club. Richard Bull and Mike Ferens (on behalf of SZC Co) attended via MS Teams. The meeting discussed a wide variety of matters / concerns of landowners relating to the proposed Sizewell Link Road.

13/12/2020	Email	Mr Grant	Lidia Bosa	Follow up email from Mr Grant to Lidia Bosa with regard to the meeting on 10 December 2020, advising of his instruction of Create Consulting and if their fees will be payable by SZC Co. Email also provided a general overview of the Messrs Grant, Dowley and Bacon's present position to the project.
14/12/2020	Email	Lidia Bosa	Mr Grant	Lidia Bosa acknowledgement of Mr Grant's email re fees for Create of 13 November 2020, will investigate and respond in due course.
15/12/2020	Face to Face	N/A	N/A	Joshua Clarke-Davis & Teddy Kealey met with Jane Kenny, Mike Horton and their clients (Messrs Grant, Dowley and Bacon) collectively, at a meeting which was arranged in advance and expected to be individual meetings with Messrs Grant, Dowley and Bacon. Combined and individual concerns relating to proposals affecting their respective holdings land were discussed.
17/12/2020	Email	Lidia Bosa	Mr Grant	Lidia Bosa confirmed that Joshua Clarke-Davis will be addressing points raised by Mr Grant following meeting held on 10 December 2020
17/12/2020	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis response to Mr Grant's email of 13 November 2020 addressed number of points from meeting held on 10 December 2020 re: survey results, information on base criteria and terms of reference and currently not willing to reimburse fees from Create Consulting
17/12/2020	Email	Mr Grant	Joshua Clarke-Davis	Joshua Clarke-Davis copied into email from Mr Grant to Mike Horton, advising he is happy for Dalcour Maclaren to have sight of the MTL joint response to the 5th Consultation
21/01/2021	Phone Call	Mr Grant	Jake Craig	Call from Mr Grant to report ecology surveyors entering his property without required notice and as a result Mr Grant would be terminating the access licence.
02/02/2021	Email	Lidia Bosa	Jane Kenny	Lidia Bosa provided meeting notes from 10 December 2020 to Jane at Savills.
09/02/2021	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis provided responses to points raised in meeting on 15 December 2020 with Jane Kenny and her clients (including Mr Grant) and attached amended minutes to the meeting. Joshua Clarke-Davis suggested arranging individual meetings with Jane Kenny's clients, proposed two alternative dates and requested Jane Kenny confirm agenda items she and her client wish to raise, in advance of the meeting(s).
09/02/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant emailed Ian Cunliffe to advise that it has been in excess of 2 months since the promise of a formal response to his queries regarding the highway.

09/02/2021	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant attached completed questionnaire for Land Drainage Consultants Limited (LDCL) and asked Joshua Clarke-Davis if the project would cover all the costs for his contractor (Barnes of Halesworth) to produce what LDCL require.
10/02/2021	Email	Ian Cunliffe	Mr Grant	Ian Cunliffe responded to Mr Grant's email dated 9 February 2021 to advise that topic had been raised and discussed at meeting on 15 December 2020 and once further information was available this would be shared.
10/02/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant responded to Ian Cunliffe's email of 10 February 2021 and advised of what had been discussed at the meeting on 15 December 2020, his disappointment at the proposal to use Littlemoor Road for diversion and once the information is available could it be shared and there be a follow up MS Teams/Zoom meeting to discuss in more detail.
11/02/2021	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant emailed Joshua Clarke-Davis to ask if the project would pay reasonable fees associated with providing the information requested to LDCL.
11/02/2021	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis responded to Mr Grant and confirmed that cost for supplying copies of drainage plans is approved and requested an invoice / receipt.
11/02/2021	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis acknowledged Mr Grant's confirmation of forwarding an invoice for supplying drainage plans.
11/02/2021	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant emailed Joshua Clarke-Davis to thank for confirmation of covering cost of drainage plans and would forward invoice upon receipt.
15/02/2021	Email	Ian Cunliffe	Mr Grant	Ian Cunliffe responded to queries Mr Grant had raised previously on proposed Sizewell Link Road, and primarily the Fordley Road junction.
15/02/2021	Email	Lidia Bosa	Jane Kenny	Email from Lidia Bosa to Jane Kenny detailing responses in relation to the question of justification for the Sizewell Link Road.
15/02/2021	Email	Lidia Bosa	Mike Horton	Emails back and forth between Lidia Bosa, Jane Kenny, Mike Horton and their clients (Messrs Grant, Dowley and Bacon) in relation to Government's guidelines for COVID-19 working and surveys continuing on site.
16/02/2021	Email	Mr Grant	Joshua Clarke-Davis	Email from Mr Grant to Joshua Clarke-Davis confirming Andrew Barnes is posting the Drainage Plan to LDCL today.

16/02/2021	Email	Joshua Clarke-Davis	Mr Grant	Email from Joshua Clarke-Davis to Mr Grant thanking him for the update.
16/02/2021	Email	Ian Cunliffe	Mike Horton Lidia Bosa	Email from Ian Cunliffe to Mike Horton and Lidia Bosa relaying frustration at not being able to meet in person with the landowners but confirming they have to comply with Government guidelines and setting out the guidelines.
18/02/2021	Email	Mr Grant	Ian Cunliffe	Email from Mr Grant in response to Ian Cunliffe's email dated 15 February 2021 and expressed his disappointment in relation to information provided by SZC Co's engineers.
24/02/2021	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant provided copy of the invoice from his drainage contractor A E Barnes so that Dalcour Maclaren can arrange payment
24/02/2021	Email	Ian Cunliffe	Mr Grant	Ian Cunliffe emailed Mr Grant and advised SZC Co were instructing a targeted piece of design work to be able to respond to his queries in his email dated 18 February 2021.
24/02/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant responded to Ian Cunliffe's email dated 24 February 2020 and thanked Ian for update and asked if it would address all points he had raised and if there was a timeframe for this response.
01/03/2021	Email	Ian Cunliffe	Mr Grant	Ian Cunliffe emailed Mr Grant providing answers to two points raised in previous correspondence and advised that he would see what further information he could provide on additional points
01/03/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant acknowledged Ian's response.
18/03/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant emailed Ian Cunliffe stating his disappointment in having no update and advising that he heard from Kelsale cum Carlton Parish Council from a meeting held with SZC Co, that the Fordley Road junction was going to be blocked off, which is different to what he had been informed previously.
19/03/2021	Email	Ian Cunliffe	Mr Grant	Ian Cunliffe email to Mr Grant confirming that Fordley Road will not be stopped up. Consultants will finalise their work by the end of next week and findings will be shared with stakeholders shortly afterwards
19/03/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant email to Ian Cunliffe thanking him for statement in respect of Fordley Road / SLR junction and looking forward to hearing the outcome of the consultant's work.

19/03/2021	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant email to Joshua Clarke-Davis confirming receipt of 2 x A3 maps showing the Option Plan Drawing for compound / working areas and asking to identify the temporary working areas (in square metres) and confirm the payment terms proposed for these areas.
23/03/2021	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis email to Mr Grant identifying the temporary land, confirming measurements and the payment terms
28/03/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant email to Ian Cunliffe chasing for responses to points raised regarding Sizewell Link Road/Fordley Road and asking when he can have a date for a meeting.
28/03/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant email to Ian Cunliffe chasing for responses to points re: Sizewell Link Road/Fordley Road
30/03/2021	Email	Joshua Clarke-Davis	Mr Grant	Joshua Clarke-Davis email to Mr Grant advising that the wintering bird survey reports are not complete so will be ready mid-late April, no further bat survey request has been received from the survey team and that other than the surveys which Mr Grant has already been notified of, no other surveys were conducted on Mr Grants land between August 2019 and July 2020.
31/03/2021	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant email to Joshua Clarke-Davis denying access to his property until the precis of results/findings of all surveys specific to his land are provided to him.
01/04/2021	Email	Ian Cunliffe	Mr Grant	Ian Cunliffe email to Mr Grant updating him with progress of the design work for crossing structure at Fordley Road and will provide responses once this has been completed which will in turn help with answering points Mr Grant raised in previous correspondence
01/04/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant email to Ian Cunliffe asking for the timeline for when the design work will be completed.
01/04/2021	Email	Ian Cunliffe	Mr Grant	Ian Cunliffe email to Mr Grant advising that Ian still has no timeline for when the design work has been completed and will contact Mr Grant once he has an update.
06/04/2021	Phone Call	Jonathan Smith	Mike Horton	Jonathan Smith called Mike Horton following his client's email of the 31 March 2021 denying future access due to the format of the survey data supplied.
12/04/2021	Email	Jonathan Smith	Mike Horton	Jonathan Smith email to Michael Horton informing Mike that survey data will be provided once surveys have been carried out on Mr Grants land. SZC Co will endeavour to provide the data in a timely manner. Jonathan asked for confirmation that Mr Grant will allow access under the terms



				of the licence and set a deadline of tomorrow (13 April 2021) otherwise appropriate legal measures to secure access would need to commence.
12/04/2021	Email	Mr Grant	Jonathan Smith	Mr Grant email to Jonathan Smith, in response to Jonathan Smith's request to confirm survey access is permitted, Mr Grant suggested he would continue to deal with this, not his agents.
12/04/2021	Email	Mr Grant	Jonathan Smith	Mr Grant email to Jonathan Smith regarding survey access - reference made that Mr Grant is prepared to give consent as long as before entry he gets confirmation of the timetable when the survey information is going to be available.
13/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant, advising that survey results will endeavour to provide raw data 14 working days after the last site visit for each of the species specific surveys.
13/04/2021	Email	Mr Grant	Jonathan Smith	Mr Grant email to Jonathan Smith, delighted to hear of 14 days being offered for the raw data and requesting that 5 working days thereafter he (Mr Grant) is provided with the agreed synopsis/precis information. Mr Grant also requested the various surveys by type and date and once received, would allow access
14/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant, thanking Mr Grant for confirming survey access and checking to see if the surveys can commence in line with the times stated in order to collect the data?
14/04/2021	Email	Mr Grant	Jonathan Smith	Mr Grant email to Jonathan Smith asking a question raised by his Ecology Consultant, Roger Buisson.
14/04/2021	Email	Mr Grant	Jonathan Smith	Mr Grant email to Jonathan Smith confirming that surveys on 22 and 23 April can proceed.
15/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant advising that he will be in contact in relation to survey data
16/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant attaching a plan showing ponds which ARCADIS would like to visit and asking for access to be allowed to attend the ponds and providing specific details of the survey requirements.
19/04/2021	Email	Jonathan Smith	Mike Horton	Jonathan Smith email to Mike Horton forwarding an email sent to Mr Grant on 16 April 2021 in relation to survey access with licence plan attached.

20/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant offering an Access Licence for proposed surveys.
20/04/2021	Email	Mr Grant	Jonathan Smith	Mr Grant email to Jonathan Smith confirming that payment for pond surveys is reasonable, they will go through the paperwork tomorrow in their meeting and to ensure there is a comprehensive specification for the survey contents and he requires the survey results precis
20/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant advising that he & Joshua Clarke-Davis will bring a draft licence with them tomorrow to discuss.
21/04/2021	Face to Face	N/A	N/A	Joshua Clarke-Davis & Jonathan Smith meeting with Mr & Mrs Grant, and Mike Horton to discuss concerns relating to proposals on land, and proposed survey Access Licence.
22/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant thanking him for the meeting yesterday (21 April). Advising that amendments to the Access Licence will be made and issued later today.
22/04/2021	Email	Mr Grant	Jonathan Smith	Mr Grant email to Jonathan Smith who looks forward to receiving the amended Access Licence later but to ensure it covers results in reporting precis format together with the projected dates for the survey campaign.
22/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant with amended Access Licence attached and listing the amendments, requesting that, once he has looked at these, to sign and scan a copy to him.
22/04/2021	Email	Mr Grant	Richard Bull	Mr Grant email to Richard Bull raising his concerns over the proposed junction of Fordley Road with the Sizewell Link Road, forwarding email exchanges to him from Joshua & Ian Cunliffe showing there has been no update recently. Mr Grant also advised neither he nor other Savills clients (Messrs Dowley and Bacon) feel inclined to proceed with Heads of Terms whilst their queries are unanswered.
22/04/2021	Email	Mr Grant	Jonathan Smith	Mr Grant email to Jonathan Smith attaching the signed Access Licence and advising of some alterations he has made.
23/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant advising that he will check and arrange for copies of counter-signed Access Licence to be provided to him.

23/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant attaching a copy of the counter-signed licence from 2019 and asking that the new licence be sent again as it hasn't scanned through correctly.
23/04/2021	Email	Mr Grant	Jonathan Smith	Mr Grant email to Jonathan Smith attaching the April 2021 counter-signed Access Licence again.
26/04/2021	Email	Jonathan Smith	Mr Grant	Jonathan Smith email to Mr Grant confirming the April 2021 licence is visible and that he (Jonathan) will arrange signature.
28/04/2021	Email	Mr Grant	Richard Bull	Mr Grant sent same email sent on 22 April to Richard Bull again.
29/04/2021	Email	Richard Bull	Mr Grant	Richard Bull email to Mr Grant noting the comments he (David) has raised, advising that he is unable to meet on site but is happy to have an MS Teams call to discuss and to let him know a convenient time.
29/04/2021	Email	Mr Grant	Richard Bull	Mr Grant email to Richard Bull thanking for his response and offering availability
29/04/2021	Email	Richard Bull	Mr Grant	Richard Bull email to Mr Grant confirming that 5 May 2021 at 11:00 is acceptable and he will send an invite for a Teams meeting
29/04/2021	Email	Mr Grant	Richard Bull	Mr Grant email to Richard Bull thanking for his confirmation to the Teams meeting
30/04/2021	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis provided updated heads of terms to Jane Kenny as requested.
30/04/2021	Email	Mr Grant	Joshua Clarke-Davis	Mr Grant email to Joshua Clarke-Davis and Ian Cunliffe with attached covering letter & signed Heads of Terms.
05/05/2021	Virtual Meeting (MS Teams)	N/A	N/A	Jonathan Smith and Richard Bull met (via MS Teams) with Mr Grant and Mike Horton to discuss details of proposed Sizewell Link Road, Create Consulting were expected to join on behalf of Mr Grant but did not attend.

06/05/2021	Email	Mr Grant	Richard Bull	Mr Grant email to Richard Bull advising that Paul Zanna is meeting with him on Monday 10 <sup>th</sup> May 2021 at 10.30 to discuss Fordley Road, Pretty Road and B1125 and asking if Richard Bull could join them.
06/05/2021	Email	Mr Grant	Richard Bull	Mr Grant email to Richard Bull regarding the absence of Paul Zanna at their meeting on 5 <sup>th</sup> May 2021 and arranging a potential reschedule for a meeting where Paul can be present.
07/05/2021	Email	Richard Bull	Mr Grant	Richard Bull email to Mr Grant confirming that he is happy to engage with Paul following his visit but is unable to attend the meeting on 10 May 2021.
10/05/2021	Email	Paul Zanna	Richard Bull	Paul Zanna email to Richard Bull confirming he will pick up directly with Mr Grant and Nat Bacon and then discuss (with Richard)
13/05/2021	Email	Ian Cunliffe	Mr Grant	Ian Cunliffe provided countersigned Heads of Terms to Mr Grant and sought to clarify the points raised by Mr Grant on 30 April 2021 directly or within the option agreement.
13/05/2021	Email	Mike Horton	Ian Cunliffe	Mike Horton email to Ian Cunliffe thanking on Mr Grant's behalf (Mr Grant away) for the counter-signed Heads of Terms and advising that they will discuss the clauses listed once Mr Grant returns
15/05/2021	Email	Mr Grant	Ian Cunliffe	Mr Grant email to Ian Cunliffe thanking for the counter-signed Heads of Terms and advising that he doesn't recall seeing the "additional clarity" text and would appreciate Ian forwarding to him.
17/05/2021	Email	Ian Cunliffe	Mr Grant	Ian Cunliffe email to Mr Grant providing the requested text which was issued to Mr Grant's agents. This covers the non-objection clause of the Heads of Terms, outstanding technical matters and confirmation what has been provided to the NFU for them to provide to landowners.
25/05/2021	Phone Call	Jake Craig	Mr Grant	Jake Craig call to Mr Grant discussing the details of the ASI Visit and confirm he is happy for it to proceed on the 9 of June. Grant requested a call from Jonathan Smith to discuss the next steps in design proposals.
25/05/2021	Email	Jake Craig	Mike Horton	Jake Craig email to Mike Horton confirming the placement of stakes for the topographical surveys, advising that a stake which had been left behind has now been removed and the stakes which remain mark the locations of the collapsed trial holes
02/07/2021	Email	Mike Horton	Joshua Clarke-Davis	Mike Horton email to Joshua Clarke-Davis providing Mr Grant's response regarding the licence fees for surveys to go ahead on his land.

07/07/2021	Email	Jonathan Smith	Mike Horton	Jonathan Smith email to Mike Horton with regard to the Noise surveys which have been undertaken close to Grant's property.
07/07/2021	Email	Paul Zanna	Jonathan Smith	Paul Zanna email to Jonathan Smith agreeing to review the noise surveys undertaken close to Mr Grant's land.
07/07/2021	Email	Mike Horton	Jonathan Smith	Mike Horton email to Jonathan Smith in response to the noise survey email.
08/07/2021	Email	Roger Buisson	Jonathan Smith	Roger Buisson email to Jonathan Smith providing a response to the results for ecology surveys conducted on land owned by Mr Grant.
09/07/2021	Email	Jonathan Smith	Roger Buisson	Jonathan Smith email to Roger Buisson thanking him for his response to the ecology results and providing additional information for the Bat Detectors.
09/07/2021	Email	Roger Buisson	Jonathan Smith	Roger Buisson email to Jonathan Smith thanking him for the additional information provided regarding the Bat Detectors.
23/07/2021	Phone Call	Jonathan Smith	Mr Grant	Call with Mr Grant advising that accommodation options and specifically the possible underpass were seriously being looked into, but these are complex, take time and must provide value. Mr Grant raised the concern of landscape mitigation to protect the residential element of the estate.
29/07/2021	Email	Joshua Clarke-Davis	Mike Horton	Joshua Clarke-Davis email response to Mike Horton in respect of the Access Licence fee payments proposed for Mr Grant's land, stating what they have proposed is not agreeable.
13/08/2021	Email	Mike Horton	Joshua Clarke-Davis	Email from Mike Horton to Josh Clarke-Davis following call on 11 August 2021 to arrange follow up meeting as agreed.
13/08/2021	Email	Mr Grant	Joshua Clarke-Davis	Email from Mr Grant following Mike's email with additional points from meeting and to request details of attendees from SZC Co.
16/08/2021	Email	Mike Horton	Joshua Clarke-Davis	Email from Mike Horton to Joshua Clarke-Davis in follow up to arrange meeting in the coming weeks and requesting plans be provided in advance.

20/08/2021	Phone Call	Jonathan Smith	Mike Horton	Jonathan Smith called Mike Horton to discuss details of proposed follow up meeting with Mr Grant, and other clients, and the expectations of these meetings.
24/08/2021	Phone Call	Joshua Clarke-Davis	Mr Grant	Emails between Joshua Clarke-Davis, Mr Grant, and Mike Horton to arrange meeting, and advising that plans will be provided prior to the meeting at minimum for review.
11/08/2021	Teams Meeting	N/A	N/A	<p>A Teams meeting was held with Mike Horton, Mr Grant, Richard Bull, Ruth Knight &amp; George DiMascio.</p> <p>Mr Grant initially criticised the issue of plans showing the proposed underpass on his land and the time this has taken to be provided, it was suggested this was presented to him on site.</p> <p>Ruth explained current screening mitigation, and agreed to confirm mix of planting, and possible additions to this to improve screening.</p>

**Chronology Ends**



## Appendix A

### Chronology – Land Interest Group (LIG)

## Chronology of Correspondence

Date	Category	From	To	Description
01/05/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis providing initial feedback relating to the draft HoTs and suggesting a conference call once the feedback has been reviewed.
21/05/2020	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email response to Ollie Holloway enclosing amended HoTs after considering the feedback previously provided. Joshua Clarke-Davis also suggests a call between all parties would be beneficial.
21/05/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis thanking for his previous email and agreeing to come back with a proposed date for a conference call once they have had a chance to review the new HoTs.
01/06/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis expressing the agent's disappointment in the amended HoTs and proposing a selection of days for a meeting to take place where the various parties can go through the documents in detail.
05/06/2020	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email to Ollie Holloway setting out a date and time for the meeting to place, confirming who will be in attendance acknowledging that the incentive deadline will need to be renewed.
08/06/2020	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email to Ollie Holloway confirming an additional participant for the meeting (Sharon Tooke) for administrative purposes.
10/06/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis confirming attendees for the Agent's meeting with Dalcour Maclaren.
19/06/2020	Virtual Meeting	LIG Agents	Dalcour Maclaren	Meeting to undertake a 'page turn' discuss and negotiate template Heads of Terms.

19/06/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing minutes from that morning's meeting between the Agents and Dalcour Maclaren.
24/06/2020	Virtual Meeting	LIG Agents	Dalcour Maclaren	Meeting to undertake a 'page turn' discuss and negotiate template Heads of Terms.
25/06/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing brief notes taken from the meeting between Agents and Dalcour Maclaren on 24th June 2020.
02/07/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis requesting the revised HoTs so that the agents can discuss at their upcoming meeting.
03/07/2020	Email	Mike Ferens	Oliver Holloway	Mike Ferens email to Ollie Holloway requesting agricultural land value comparables information and providing an update on the status of the HoTs they are producing a new draft for.
06/07/2020	Email	Oliver Holloway	Mike Ferens	Ollie Holloway email to Mike Ferens agreeing that it would be preferable to hear back from you on the majority of the points rather than piece meal and explaining why he has been busy lately due to assisting Jake Craig with securing licences and early access on various sites.
08/07/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing an example drainage clause.
14/07/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing suitable amended clauses which have been used in other HoTs as requested.
14/07/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis requesting the revised HoTs and also providing additional information on various clauses (Environmental, Record of Condition, Land Drainage).
10/08/2020	Email	Joshua Clarke-Davis	LIG	Joshua Clarke-Davis email to Agents providing an updated HoTs draft in addition to a table below providing a brief summary of the main points of discussion and brief reasoning for their response.
10/08/2020	Email	Joshua Clarke-Davis	Clarke & Simpson	Joshua Clarke-Davis email to Agents involved with Leasehold HoTs proposing that the relevant clauses and principles from the Freehold HoTs are adopted into the Leasehold HoTs.

19/08/2020	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis providing a response to the HoTs, explaining that their clients are unlikely to sign this year and they are still awaiting responses on questions previously raised.
21/08/2020	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email to Ollie Holloway explaining that moving forward he would like to continue discussions on a landowner-by-landowner basis with any specific amendments or updates then being made according to each negotiation.
09/09/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis noting that the agents have met recently and outlining the points they still view as disagreeable, Eleanor suggests a date of 14th October 2020 to meet.
17/09/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers responding to their current position of disagreeing with the amended HoTs and proposing an interactive meet sooner than Eleanor suggested to speed the process along.
28/09/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Josh acknowledging that there is a need to progress the HoTs and reiterating that the agents would ideally prefer a face-to-face meet.
07/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis to confirm she is working on the agenda for the meet and requesting the time & location of the meet.
07/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing a draft agenda for the meeting of 14th October 2021.
08/10/2020 - 13/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Correspondence between Eleanor Havers and Joshua Clarke-Davis discussing the time, venue and logistics for the proposed meeting of 14th October 2021.
16/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis following their meeting of the 14th October 2021 confirming she will be in touch in the following days with suggested wording.
29/10/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing a list of requested amendments for the HoTs.
12/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis asking to confirm whether Joshua Clarke-Davis received a previous email from Louise with extra info on the Record of Condition proposed details for the Heads.

13/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email response to Eleanor Havers providing a timescale of when to expect the HoT templates and also suggesting a meeting date.
13/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis asking to pencil in another meeting due to Joshua Clarke-Davis not being able to make the scheduled meet for 24th November 2021.
16/11/2020	Email	Joshua Clarke-Davis	Clarke & Simpson	Joshua Clarke-Davis email to Eleanor Havers & Ollie Holloway attaching leasehold Heads of Terms
17/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers Acknowledging that the agents will be meeting soon and suggesting dates for the next meet between Dalcour Maclaren and the Agents.
18/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers to acknowledge and confirm the meeting set for Tuesday 8th December.
18/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming the Agent's availability and confirming the meeting for Tuesday 8th December.
20/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming the location for the meeting of the 8th December.
20/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers acknowledging the upcoming meeting and further updated Heads of Terms for Freehold acquisition attached.
23/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis acknowledging the revised HoTs and accepting a call for later in the afternoon to discuss.
23/11/2020	Email	Jane Kenny	Eleanor Havers	Jane Kenny email to Eleanor Havers asking whether the call is going ahead this afternoon.
23/11/2020	Email	Eleanor Havers	Jane Kenny	Eleanor Havers email to Jane Kenny letting her know that the call is between Joshua Clarke-Davis and herself, any notes and comments will be relayed at their meeting the next day.

24/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis noting the benefits of the recent meeting between the Agents and mentioning feedback will be sent across shortly.
24/11/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers providing a word copy of the tracked HoTs as requested.
25/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis chasing an updated set of Lease Heads of Terms incorporating the amendments in v4 of the Purchase Heads of Terms
27/11/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing the comments made by the Agents ahead of the meeting booked in for 8th December.
01/12/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers providing a "Worked example" of Spicmick's Heads of Terms for the proposed link road as requested.
03/12/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis mentioning her attempt to call him to discuss the amendments in Spicmick's plan to be used as an example.
04/12/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis requesting a timescale of when to expect the revised landowner plans.
04/12/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers to acknowledge her previous queries and explained that these will form the agenda for their upcoming meeting.
07/12/2020	Email	Louise Staples	Joshua Clarke-Davis	Louise Staples email to Joshua Clarke-Davis with attached wording that NFU would like to see included.
08/12/2020	Virtual	LIG Agents	Dalcour Maclaren and Ian Cunliffe	Meeting to undertake a 'page turn' discuss and negotiate template Heads of Terms.
10/12/2020	Email	Joshua Clarke-Davis	LIG	Joshua Clarke-Davis email to all Agents involved providing an amended plan and noted that they are currently working through the other items discussed.

18/12/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis acknowledging the plan Joshua Clarke-Davis previously sent across, and also requesting the revised HoTs for them to have a look through prior to the next meeting.
20/12/2020	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers with revised and updated HoTs draft attached and outlining the changes.
21/12/2020	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny forwarded Joshua Clarke-Davis's previous email to Louise Staples with the updated HoTs drafts attached.
21/12/2020	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming receipt of the updated HoTs.
22/12/2021	Face to Face	LIG Agents	Dalcour Maclaren and Ian Cunliffe	Meeting to undertake a 'page turn' to discuss and negotiate template Heads of Terms.
06/01/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing fee costs for TV to review the current Heads of Terms and then have a meeting if required.
06/01/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis querying the survey rates.
14/01/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers thanking her for the fee quote for TV and agreeing to cover the fees on the basis it is a final review.
22/01/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor havers email to Joshua Clarke-Davis outlining the matters the Agents are still awaiting responses on.
29/01/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers thanking her for details previously provided and her time in their subsequent discussions, whilst also attaching updated draft Heads of Terms and outlining the amendments.
02/02/2021	Email	Louise Staples	Joshua Clarke-Davis	Louise Staples email to Joshua Clarke-Davis providing wording from the Outline Environmental Management Plan.



09/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis attaching a "Tracked Changes" version of v6 Heads of Terms and requesting a discussion for the following day.
09/02/2021	Phone Call	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis & Eleanor Havers spoke on the phone regarding the recent amendments to the Heads of Terms.
10/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers Email to Joshua Clarke-Davis outlining the main areas of concern relating to v6 of the Heads of Terms.
11/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers attaching updated HoTs with suggested amendments and comments.
16/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis requesting the revised Heads of Terms so she can send them across to TV ahead of their planned meeting.
16/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers providing the revised HoTs.
16/02/2021	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis acknowledging and thanking him for providing the revised HoTs.
16/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis acknowledging and thanking him for providing the revised HoTs.
16/02/2021	Email	Joshua Clarke-Davis	Oliver Holloway	Joshua Clarke-Davis email to Ollie Holloway regarding availability to have a catch-up for the v6 HoTs.
16/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers regarding availability for a call to discuss the new revised HoTs and also the minimum payment thresholds and surveys,
17/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers raised remaining concerns with v.7 of the Heads of Terms document.

19/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis provided initial responses on the concerns raised by Eleanor Havers and advised he would revert on the remainder once he had obtained instruction from SZC Co.
19/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers requested copy of heads of terms with amendments referred to in previous email incorporated.
19/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis provided updated copy of v.7 of the HOTs with amendments shown.
23/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers with the updated Leasehold HoTs and plans attached.
23/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis requesting a copy of the official response to the Agent's concerns as the previous response was a draft and not official.
23/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers providing his responded to her comments in blue and attached a slightly amended version of the HOTs in tracked and clean form.
23/02/2021	Email	Jane Kenny	Hayden Foster	Jane Kenny and Hayden Foster corresponding regarding their availability for the upcoming meeting.
23/02/2021	Email	Hayden Foster	Jane Kenny	Jane Kenny and Hayden Foster corresponding regarding their availability for the upcoming meeting.
24/02/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis thanking him for the revised HoTs and confirming their meeting with the solicitors on the 25th February.
24/02/2021	Email	Oliver Holloway	Joshua Clarke-Davis	Ollie Holloway email to Joshua Clarke-Davis reiterating Eleanor Havers comments regarding the need for a solicitors meeting.
26/02/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers confirming he has received approval from EDF in respect of the amended timescales associated with the Equalisation clause.

02/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email chain to Joshua Clarke-Davis attaching Heads of Terms with various track changes from Taylor Vintners.
03/03/2021	Email	Ian Cunliffe	LIG	Ian Cunliffe email to the Agents providing them the briefing note and details on the SLR.
03/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis attaching Heads of Terms with comments from Mills and Reeve in addition to TV comments.
03/03/2021	Face to Face	LIG Agents	Dalcour Maclaren and Ian Cunliffe	Meeting to undertake a 'page turn' to discuss and negotiate template Heads of Terms.
04/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis attaching draft wording for the Option Agreement regarding Drainage Soil ALO schedules.
08/03/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Joshua Clarke-Davis email to Eleanor Havers attaching a draft heads of terms document which Dalcour Maclaren have reviewed based on TV's comments.
11/03/2021	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis requesting an update on whether the M&R comments have been considered.
11/03/2021	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis attaching amends to v8 HoTs.
11/03/2021	Email	Joshua Clarke-Davis	Jane Kenny	Joshua Clarke-Davis email to Jane Kenny confirming the HoTs attached are considered the final version of the draft HoTs.
12/03/2021	Email	Joshua Clarke-Davis	LIG	Joshua Clarke-Davis email to the Agents with v10 HoTs attached following the consideration of M&R's comments.
16/03/2021	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis thanking him for v10 of the HoTs and requesting an update on the proposals for occupiers.

17/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis mentioning availability for a call to discuss the Leasehold HoTs.
18/03/2021	Phone Call	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers called Joshua Clarke-Davis to discuss the recent amendments to the Heads of Terms.
18/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis outlining issues and concerns relating to the Leasehold HoTs.
19/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming TV's quote to review the Leasehold HoTs.
22/03/2021	Phone Call	Ian Cunliffe	Louise Staples	Ian Cunliffe called Louise Staples to discuss the template heads of terms and additional wording regarding ALO's, soil management etc.
22/03/2021	Email	Louise Staples	Ian Cunliffe	Louise Staples email to Ian Cunliffe requesting a meeting to finalise and discuss the HoTs, mentioning the preference for generic HoTs to benefit both their clients and EDF.
22/03/2021	Email	Ian Cunliffe	Louise Staples	Ian Cunliffe call with Louise regarding the current status of the HoTs.
22/03/2021	Email	Jane Kenny	Joshua Clarke-Davis	Jane Kenny email to Joshua Clarke-Davis attaching the latest HoTs in advance of their meeting on Thursday 25th March 2021.
22/03/2021	Email	Hayden Foster	Joshua Clarke-Davis	Hayden Foster to Joshua Clarke-Davis and the Agents expressing his views on the current state of the HoTs and declaring that a final version needs to be completed following on from their meeting planned for the 25th March 2021.
22/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis confirming Dalcour Maclaren's presence for the 25th March 2021 meeting.
24/03/2021	Email	Ian Cunliffe	Mike Horton	Ian Cunliffe email to Mike Horton regarding Jane's confirmation that Savills's clients won't be signing the HoTs.

24/03/2021	Email	Ian Cunliffe	Hayden Foster	Ian Cunliffe email to Hayden Foster regarding the current status of negotiations for the HoTs.
24/03/2021	Email	Ian Cunliffe	Louise Staples	Ian Cunliffe email to Louise Staples outlining that the HoTs are in their final draft and outlining the issues raised surrounding Jane Kenny stating her clients will not be signing the HoTs.
24/03/2021	Email	Louise Staples	Ian Cunliffe	Louise Staples email to Ian Cunliffe requesting a meeting to further discuss the Heads of Terms,
24/03/2021	Email	Mike Horton	Ian Cunliffe	Mike Horton email to Ian Cunliffe in response to his email outlining EDF's stance following from Jane Kenny stating her clients will not be signing the HoTs.
24/03/2021	Email	Hayden Foster	Ian Cunliffe	Hayden Foster email to Ian Cunliffe in response to Ian's previous email and in relation to the final upcoming meeting for the HoTs.
24/03/2021	Email	Joshua Clarke-Davis	LIG	Joshua Clarke-Davis email to the Agents with updated and finalised heads of terms in both tracked and clean version attached.
24/03/2021	Email	Louise Staples	Ian Cunliffe	Louise Staples email to Ian Cunliffe in response to his previous email and in relation to the current status of the HoTs & what is needed to finalise them.
24/03/2021	Email	Sam Jennings	Joshua Clarke-Davis	Sam Jennings stating his availability for the upcoming meetings.
25/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Eleanor Havers email to Joshua Clarke-Davis providing details on the agenda of the upcoming Agents meeting and what is needed to finalise HoTs.
25/03/2021	Email	Ian Cunliffe	Louise Staples	Email from Ian Cunliffe to LS confirmed that deadline for signing HOTS and this is the final deadline. Confirmed that Joshua Clarke-Davis will provide updates on the Enhancement Payments.
26/03/2021	Email	Joshua Clarke-Davis	Louise Staples	Email from Joshua Clarke-Davis confirming meeting time with LS and sent out Teams Invitation

26/03/2021	Email	Louise Staples	Joshua Clarke-Davis	Email from Louise Staples to Joshua Clarke-Davis confirming availability for meeting 11:30 29.03.21
26/03/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers with responses to her queries surrounding payment dates for Spicmick. Included points such as Limit to surveys, HOTs clauses, temporary land plans and a schedule of payments due.
29/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis that queried payments due to TV with chasing email.
29/03/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers with attached plan and payment summary concerning Spicmick enhancement payments. Raised that this could be discussed on planned call
29/03/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis to query enhancement payments due to Spicmick.
31/03/2021	Email	Joshua Clarke-Davis	LIG	Email from Joshua Clarke-Davis to Ollie Holloway, HF, Eleanor Havers, Jane Kenny and SJ with attached template of HOTs. Raised that the attached documents were SZC's final position but will still note feedback from certain landowners. Confirmed final increase to the enhancement payment where it will be £5,000.
06/04/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers with attachment of HOTs Draft Freehold Template. Confirmed that specific landowner HOTs will be prepared following the template attached. Asked which clients should be prioritised.
07/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis raising the fact that EDF are due to make payments to Taylor Vinters for legal fees.
08/04/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers with attached documents of HOTs drafts. Raised change of meeting time and awaits response.
15/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	email from Eleanor Havers to Joshua Clarke-Davis to confirm TV has been issued with a copy of the draft lease and that she is awaiting their comments.
26/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis confirming that the solicitor comments have been review (attached document of notes on HOTs). Proposed meeting to discuss notes and any comments both parties have.

28/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis asking for Joshua Clarke-Davis to change elements of the HOTs for GRR including Lease Land
28/04/2021	Email	Ian Cunliffe	Eleanor Havers	Email from Ian Cunliffe to Eleanor Havers, HF and Ollie Holloway regarding HOTs non-objection clause included technical concerns relating to accommodation works.
28/04/2021	Email	Ian Cunliffe	Eleanor Havers	Email from Ian Cunliffe to Eleanor Havers, Ollie Holloway and HF with summary of HOTs clauses.
28/04/2021	Email	Eleanor Havers	Joshua Clarke-Davis	Email from Eleanor Havers to Joshua Clarke-Davis to confirm that she will send her thoughts about GRR amendments to HOTs
28/04/2021	Email	Ian Cunliffe	LIG	Email from Ian Cunliffe to Mike Horton, Jane Kenny, Eleanor Havers, Ollie Holloway, HF, SJ and LS to discuss clauses of the HOTs and Amendments that need to be made.
28/04/2021	Email	Mike Horton	Ian Cunliffe	Email from Mike Horton to Ian Cunliffe regarding Annex A and timing of engagement of when works are due to start on the GRR and the extent of the land being acquired(how this is an issue).
28/04/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers that confirm what was discussed on their call on 28.04.21. Attached HOTs Draft for the GRR.
29/04/2021	Email	Ian Cunliffe	Mike Horton	Email from Ian Cunliffe to Mike Horton to discuss Annex A refinement following meetings with Louise and EDF
29/04/2021	Email	Joshua Clarke-Davis	LIG	Email from Joshua Clarke-Davis to Ian Cunliffe, Mike Horton, Jane Kenny, Eleanor Havers, Ollie Holloway, HF, SJ and LS with attachment of Schedule of Amendments for the HOTs.
29/04/2021	Email	Oliver Holloway	Joshua Clarke-Davis	Email from Ollie Holloway to Joshua Clarke-Davis to ask that Dalcour Maclaren wait before finalising HOTs on the GRR
29/04/2021	Email	Joshua Clarke-Davis	Eleanor Havers	Email from Joshua Clarke-Davis to Eleanor Havers to confirm that individual HOTs will be starting soon



29/04/2021	Email	Hayden Foster	Ian Cunliffe	Email from Hayden Foster to Ian Cunliffe regarding Annex A to say they will not have a final format of this by 30/04/21
10/05/2021	Email	Ian Cunliffe	Oliver Holloway	Email from Ian Cunliffe to Ollie Holloway that HOTs will be all signed shotly and that most have been signed.
10/05/2021	Email	Oliver Holloway	Ian Cunliffe	Email from Ollie Holloway to Ian Cunliffe to thank him for confirming when HOTs will be handed over to be signed.
10/05/2021	Email	Oliver Holloway	Joshua Clarke-Davis	Email from Ollie Holloway to Joshua Clarke-Davis with contact details for Taylor Vinters.
10/05/2021	Email	Oliver Holloway	Ian Cunliffe	Email from Ollie Holloway to Ian Cunliffe regarding calls from his clients who are upset after not receiving HOTs. Asked for a rough plan of when the HOTs will be issued
14/07/2021	N/A	Mike Ferens	Louise Staples	Email from Mike Ferens to Louise asking for an update regarding the SoCG. Attached draft of SoCG NFU Draft.
16/07/2021	N/A	Louise Staples	Mike Ferens	Louise confirmed sign off on the Interface Document to Mike Ferens. Provided notes in red on SoCG (attached).

**Chronology Ends**



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## APPENDIX E: FEN MEADOW MULTIPLIER

## 1 FEN MEADOW MULTIPLIER

- 1.1.1 This note sets out why a total of 8.13ha of potential fen meadow habitat creation has been included in the Application which is greater than the 4.5ha specified in the Fen Meadow Plan Draft [\[REP6-026\]](#).
- 1.1.2 The Fen Meadow Strategy [Section 2.9D of [AS-209](#)] describes the 9x multiplier required by Natural England in respect of the land take of fen meadow from the Sizewell Marshes SSSI, as detailed most recently in issue 49 of Natural England's written representation [\[REP2-153\]](#).
- 1.1.3 The permanent land take of fen meadow at Sizewell Marshes SSSI was originally calculated as 0.5ha [Section 2.9D of [AS-209](#)], but this was revised down slightly to a landtake of 0.46ha (see Table 2.36 in ES Addendum Volume 1, January 2021 [\[AS-181\]](#)). This means that once the multiplier is applied, Natural England's compensatory habitat requirement is for **4.14ha** (based on the revised 0.46ha land take), reduced from 4.5ha. The requirement is for the Applicant to deliver this quantum of habitat. The Fen Meadow Strategy [Section 2.9D of [AS-209](#)] sets out the contingency approach to the payment of funding for contingency options in the event that the Applicant fails to deliver the 4.14ha.
- 1.1.4 The Fen Meadow Plan Draft [\[REP6-026\]](#) sets out in detail the proposals at each of the three sites to ensure the delivery of 4.14ha of fen meadow habitats. The habitat areas can be summarised as follows:

Site	Area of Fen Meadow	Area of Wet Woodland	Total Habitat Area
Benhall	2.4 ha	0.6 ha	<b>3.0 ha</b>
Halesworth	1.0 ha	-	<b>1.0 ha</b>
Pakenham	4.73 ha	1.76 ha	<b>6.49 ha</b>
<b>TOTAL</b>	<b>8.13 ha</b>	<b>2.36 ha</b>	<b>10.49 ha</b>

- 1.1.5 It can be seen that the total of the habitat areas for fen meadows is **8.13 ha** summed across the three sites. These are the areas which will be the focus of the habitat creation works, such that the delivery of **4.14ha** of fen meadow habitat can be ensured.
- 1.1.6 The Applicant's starting point is the **4.14ha**. However, as detailed in SZC Co.'s **Written Summaries of Oral Submissions made at CAH1 Part 1** (Doc Ref. 9.74), there is a need for some element of contingency in order to be assured of delivering the target quantum. This is because within any single land parcel, it is not possible to guarantee that a habitat, which is sensitive to groundwater levels and subtle topographical differences, will be established across the whole of the land parcel. It is not possible to set a

single ground level at which fen meadow will be delivered with certainty across a single land parcel for the following reasons:

- uncertainty in groundwater level fluctuation, with limited ability to control this on site; and
- uncertainty in precise development of habitat in any particular location.

**1.1.7** The professional judgement of an experienced hydrologist and an experienced ecologist have been used to define the areas within Fen Meadow Plan Draft [\[REP6-026\]](#), which total **8.13 ha** across the three sites, all of which are considered to be required, to ensure delivery of the **4.14ha**.

**1.1.8** The Fen Meadow Plan Draft [\[REP6-026\]](#) proposes use of a sculpting approach, typically using 20-40cm removal of topsoil, but this varies depending on the site and land parcel, to create a varied micro-topography and so create a range of hydrological conditions varying from shallow open water through to more terrestrial habitat. This maximises the provision of areas with appropriate hydrology, and hence potentially suitable area for fen meadow, whilst allowing contingency for the uncertainties in groundwater level fluctuation and limited ability to control these.

**1.1.9** The Pakenham site was initially omitted from the DCO application due to concerns relating to its distance from the original fen meadow site at Sizewell Marshes SSSI. However, the ecological survey work and site investigations reported in Wood, 2019 [\[APP-258\]](#) indicated that the Benhall and Halesworth sites together could not be certain to provide the full required extent of compensatory fen meadow habitat (predicted in Wood, 2019 [\[APP-258\]](#)), prior to the more recent detailed investigations reported in the Fen Meadow Plan Report 1 [\[REP3-051\]](#) and [\[REP3-052\]](#) and Fen Meadow Plan [\[REP6-026\]](#), to total 3.2ha of primary locus. Therefore, the Pakenham site, which Wood, 2019 [\[APP-258\]](#) indicated could provide a further 4.9ha of fen meadow primary locus, and which already supported two areas of existing fen meadow habitat suggestive that appropriate ground conditions existed in the immediate vicinity, was added to the Fen Meadow Strategy, and taken forward for more detailed study, as reported in the Fen Meadow Plan Report 1 [\[REP3-051\]](#) and [\[REP3-052\]](#) and Fen Meadow Plan Draft [\[REP6-026\]](#).

**1.1.10** The Fen Meadow Plan Draft [\[REP6-026\]](#) was prepared based on the results of the detailed studies reported in the Fen Meadow Plan Report 1 [\[REP3-051\]](#) and [\[REP3-052\]](#) and Fen Meadow Plan Draft and the three sites now included provide sufficient area, with contingency included for the reasons detailed above, to ensure delivery of the required 4.14ha. In addition to the 8.13ha included for compensatory fen meadow creation, a total of

2.36ha is required for creation of wet woodland, as detailed in the Wet Woodland Strategy [REP1-020]. This is considered to be less complex to deliver and is being proposed on a multiplier of 1x, as proposed by Natural England.

- 1.1.11 All stakeholders have agreed that it is important to co-locate the wet woodland near to fen meadow areas, and to existing wet woodland areas, hence the proposed provision and locations of the 2.36ha at Benhall and Pakenham. This would not be the case if SZC Co. developed the wet woodland at Aldhurst Farm which is relatively remote from the main areas of retained fen meadow within the Sizewell Marshes SSSI.
- 1.1.12 Although more wet woodland than currently proposed (0.7ha) could be developed on the Marsh Harrier habitat on the Main Development Site, this would greatly delay the commencement of the development of this habitat as it would not commence until after completion of Sizewell C construction (para 5.1.13 of REP1-020)). The proposed inclusion at Benhall and Pakenham therefore ensures that creation is brought forward in the programme to coincide with the fen meadow creation works.
- 1.1.13 As shown on Figures 1.1, 1.2 and 1.3 of **Appendix A to the CAH Part 1 Written Submissions Responding to Actions** (Doc Ref. 9.76), the total site area to be included within the Order limits after the proposed reductions referred to in that appendix is 10.5ha at Pakenham, 7.1ha at Benhall and 3.3ha at Halesworth. This is to allow for the provision of access routes, compound space and buffer at these sites.