

**From:** [REDACTED]  
**To:** [A46 Newark Bypass](#)  
**Cc:** [REDACTED] [@voa.gov.uk](#)  
**Subject:** ExQ3: Responses due by Deadline 7: Tuesday 25 March 2025  
**Date:** 19 March 2025 18:03:17  
**Attachments:** [image001.png](#)  
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Please find below responses requested by the Planning Inspectorate for Deadline 7. Please confirm receipt and if you have any questions please contact me.

Kind regards

[REDACTED]

Unique Reference Number	Question to:	Response
Q5.0.3	Edmund George William Thornhill,	We are close to finalising Heads of Terms for an Option to dispose of the landowners land by agreement and will remove our objection once these are signed by both parties
Q5.0.3	Francis Michael Hare 6th Earl of Listowel	We are close to finalising Heads of Terms for an Option to dispose of the landowners land by agreement. Heads of Terms are agreed, however Lord Listowel's solicitor is requesting we include in the Heads of Terms that an undertaking for their fees will be provided to cover legal costs. The AA have refused to do this, discussions on going. This is the only outstanding point.
Q5.0.5	John James Miller	We are yet to finalise commercials for a disposal of my clients land by agreement, however we are otherwise close. My client is willing to dispose of their land subject to commercials being agreed and subject to my client retaining fishing rights. Once Heads of Terms are signed we will remove our objection.

		The delays in figures being agreed is largely due to long delays from NH and their agent responding to our Heads of Claim.
Q5.0.15	Newark Ransome and Marles Cricket Club (Including Luc Chignell, Patrick John Burke & Robert Doncaster in association with	My client is still waiting on a licence agreement and Heads of Terms for an easement. This has been ongoing for some time with no documentation forthcoming. The practical issues around drainage and fencing are being dealt with separately and progress is happening.
Q3.0.1	The Applicant	We have raised this question on behalf of Mr Hatton in relation to whether reinstatement of the FCA (affecting his property at Rectory Farm, Averham) to agriculture counts towards the AA BNG calculation. As the proposal is for the FC work to be undertaken under licence and the land handed back to Mr Hatton, if reinstatement to arable does count towards the AA BNG calculations then it would restrict any future BNG schemes on the land and therefore needs to be reflected in a legal agreement and compensation. We have emailed the project team requesting an answer to this question 6.2.25 and 5.3.25 but have not had a response. Without an answer (to this as well as the provision of an accurate plan reflecting temporary and permanent acquisition and land rights) we are unable to finalise Terms for an agreement.

**Rural Surveyor RICS Registered Valuer**  
**Associate Director**



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