

I refer to my Representation submitted at the outset of the examination for my client Mr Adrian Hatton. Since submitting these my client (Adrian Hatton) and I (Lucie Muddiman Savills Land Agent representing Mr Hatton) have worked with the project team to attempt to reach an agreement for the temporary acquisition of my clients land at Kelham to create a flood compensation area.

The main barrier to reaching an agreement for this is the delays from the project team; they have failed on numerous occasions to produce a correct plan showing the temporary acquisition of land with rights and the areas impacted by the proposed works to enable us to extrapolate into a set of Heads of Terms for an agreement and calculate compensation. The first email I have on file requesting plans is 18.7.2023, however they had been requested in our previously weekly meetings since the start of the 2023 year.

To demonstrate the traffic on this (and we still don't have a correct plan) I set out below a history of the email/meeting correspondence.

We urgently request proper considered engagement from the project team to get these/this plan completed and so we can conclude discussions to formalise an Option Agreement for temporary / permanent acquisition. The land is subject to a planning application for solar which is shortly due to go to appeal, the land needs to be returned to Mr Hatton for this future use (if planning is granted, or for agricultural use if not); permanent acquisition is not necessary by National Highways to fulfil their requirement to provide flood compensation.

Em from [REDACTED] to LM 25.07.23 with 'a' and plan (not the correct one)

Em from Lucie Muddiman 'LM' (Adrian Hatton's agent) to KM 7.8.23 requesting the Heads of Terms plan

Em from LM to KM (and the project team) 4.9.23 chasing a response to em sent on 7.8.23

Response received from 'KM' 11.9.23 advising they were working on the DCO and there would be delays

LM chaser em to KM 3.10.23 requesting an update

Em response from KM 13.10.23 no update

Em from KM 30.10.23 with plans (but not sufficient for Heads of Terms)

Em from LM to KM 14.11.23 asking for amends to plan

Em from KM to LM 17.11.23 with amends

Em response from LM to KM 20.11.23 requesting amends

Em from KM to LM 21.11.23 apologising for delays

Meeting booked for 15.1.24 but then cancelled by KM rebooked

Em from KM to LM 25.1.24 attaching revised plan

Em from LM to KM 16.2.24 highlighting differences in the plan to what had been discussed.

Em from KM to LM 23.02.24 saying she had asked [REDACTED] to review and get back to us.

Em from KM to LM 19.04.24 with updated plan

Em from LM to KM 22.04.24 advising there was a data error with the plan, requesting a new one, further em from LM asking for corrections on the 25.04.24

Em from LM to KM 29.4.24 requesting updated plan

EM from KM to LM 29.04.24 advising she had gone back to the design team

Em from LM to KM 1.5.24 requesting various updates on Heads of Terms and updated plans

Em from KM to LM 3.5.24 apologising for errors in overlay on plans

Em chaser from LM to KM 15.5.24 chasing correct plans

Em from KM to LM 15.5.24 advising she had chased and we would have it within (hopefully) 24 hrs

Em from LM to KM 6.6.24 chasing update on the above email.

Em from KM to LM 6.6.24 with updated plan

Em from LM to KM 11.6.24 correcting where the access points should be

Em from KM to LM 13.6.24 saying she would revise the access plan

Em from LM to KM 12.11.24 chasing the plan and email 13.6.24

Em from KM to LM 29.11.24 with plans

Em from LM to KM 2.12.24 advising the plans are still inadequate could we sit down and go through

Em from KM to LM 3.12.24 advising we would have a meeting on site

Meeting 17.12.24 with [REDACTED] AH, KM and LM

Em from [REDACTED] to all the above 20.12.24 with plans

Em from AH to MS 30.12.24 advising of the errors

Em from LM to KM 7.1.25 with amends required

Em from KM to LM 7.1.25 advising she would pick up with the project team and come back with a revised drawing

Em from LM to KM 27.1.25 chasing plans

Em from LM to KM 3.2.25 chasing plans

Em from LM to KM 10.02.25 chasing plans

Em from KM to LM 10.2.25 advising she was chasing the project team

Em from KM to LM 11.2.25 with updated plans

Em from LM to KM 11.2.25 advising that they were still incomplete

Em from KM to LM 14.2.25 advising that they would send one plan with all the different land uses on

Em from LM to KM 14.2.25 advising that we need three separate plans showing: Permanent and temporary acquisition of land and rights, Working area and accommodation works.

Em from LM to KM 3.3.25 chasing plan

Em from KM to LM 12.3.25 with updated plans

Em from LM to KM 13.3.25 asking for minor tweaks which don't reflect what has been discussed.

No further response.