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# The Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T))) Order

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## Report on Additional Land and Owners' Consent

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Planning Act 2008

Infrastructure Planning

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

*PINS Reference Number: TR010015*

*Document Reference: NCC/EX/86*

*Author: Norfolk County Council*

Version	Date	Status of Version
0	3 November 2014	Final

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**Introduction**

This document provides the agreements from landowners to the inclusion of additional land and rights within the Applicant's Development Consent Order application arising from proposed minor modifications to the NDR.

In addition the report contains the agreements obtained from land interests included in the Supplemental Book of Reference for the proposed minor modification at the C261 Reepham Road and C282 Drayton Lane junction, submitted to PINS as part of document NCC/EX/63.

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## NDR Additional land

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<b>1.1. John Peter Ketteringham and Paul Gunther Contracting Limited</b>
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1. Additional land is required for the temporary Gas Main diversion working area south of the NDR. This is shown coloured blue on plan R1C093-R1-5251. In addition the acquisition of rights (and restrictive covenants) for the diverted gas main route easement has been included.
2. The changes affect plots 2/3a, 2/4 and 2/4a of the Updated Book of Reference (Document Ref NCC/EX/79).
3. A copy of the confirmation email from the landowner and occupier's representative to the land and rights inclusion together with the plan identifying the additional land is included below. The land plan referred to is included in the Updated Plans (Document Ref NCC/EX/73) as plan DCO-LP-02 Rev A.

## **Brewer, Grant**

---

**From:** Michael Gamble  
**Sent:** 20 October 2014 13:55  
**To:** Brewer, Grant  
**Subject:** Re Norwich Northern Distributor Road (NDR) - Application for Development Consent Order (ref. TR010015)

Dear Mr Brewer

**Norwich Northern Distributor Road (NDR) – Application for Development Consent Order (ref. TR010015)  
Additional land required for the NDR north of A1067 Fakenham Road**

As you are aware I act for John Peter Ketteringham and Paul Gunther Contracting Limited in relation to Norfolk County Council's (NCC's) application for a development consent order for the NDR (the Order).

We have been discussing potential changes to the NDR scheme north of Fakenham Road. The potential scheme changes involve an enlargement to the temporary working area south of the NDR associated with the Gas Main diversion works together with the acquisition of rights over areas affected by the new route of the Gas Main itself.

The scheme change would require the inclusion of additional land within the Order limits (the Additional Land) required temporarily for the gas main diversion working area (shown coloured blue on Plan No R1C093-R1-5251).

The scheme change would also require the change from temporary use to the acquisition of new rights on the areas shown as plots 2/3a and 2/4a on the updated land plan DC-LP-02 Rev A (the New Rights Land).

My clients consent to the inclusion of the Additional Land within the Order limits for the NDR, the change to the New Rights Land and to their inclusion within the powers of compulsory acquisition and powers permitting both new rights and temporary use of land being sought by NCC in the Order.

Yours sincerely

Mike Gamble

Michael J W Gamble FRICS FAAV (Partner)



2 Harford Centre  
Hall Road  
Norwich  
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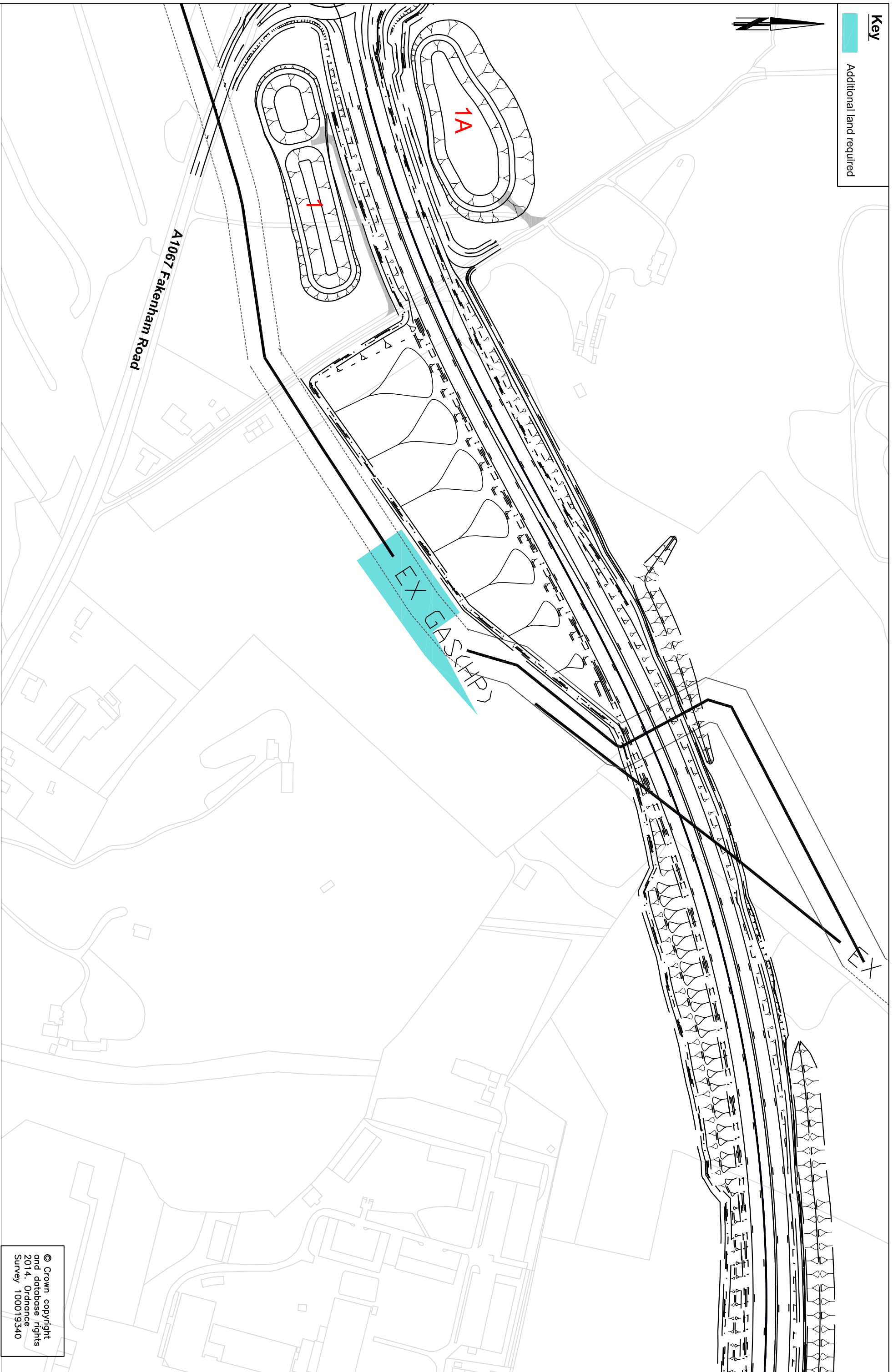
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**Key**

Additional land required



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**Tom McCabe**  
Interim Director of Environment,  
Transport and Development  
Norfolk County Council  
County Hall, Martineau Lane  
Norwich NR1 2SG

**DRAWING TITLE**

Norwich Northern Distributor Road  
Ketteringham Scheme Variant  
Extent of Additional Land Required

REV.	DESCRIPTION	CHECKED	DATE

SURVEYED BY	INITIALS	DATE	DRAWING No.
OS	OS	2014	R100934R15251
DESIGNED BY	JC	09/14	PROJECT TITLE
DRAWN BY	JC	09/14	Norwich Northern Distributor Road
CHECKED BY	MMJ	10/14	SCALE 1:1250
			FILE No. R10093

**1.2. Oliver William Arnold & Hannah Rachel Arnold**

1. An additional area over which rights (and restrictive covenants) are required is needed for the diverted gas main route easement north of the NDR.
2. An additional area over which rights are required is needed for a new landscaping area north of the NDR.
3. An existing landscaping area is changed from permanent acquisition to new rights acquisition.
4. The changes affect plots 2/5a, 2/6, 2/6a and 2/11 of the Updated Book of Reference (Document Ref NCC/EX/79).
5. A copy of the confirmation email from the landowner's representative to these changes is included below. The land plan referred to is included in Updated Plans (Document Ref NCC/EX/73) as plan DCO-LP-02 Rev A.

**Brewer, Grant**

---

**From:** Lennox Thomson  
**Sent:** 16 October 2014 16:05  
**To:** Brewer, Grant  
**Cc:**  
**Subject:** NNDR - Spring Farm Partnership  
**Attachments:** Arnold - DCO-LP-plan-02 RevA October 2014.pdf

Dear Mr Brewer

**Norwich Northern Distributor Road (NDR) – Application for Development Consent Order (ref. TR010015)**

**Additional land required for the NDR west of Fir Covert Road**

As you are aware I act for Oliver William Arnold and Hannah Rachel Arnold in relation to Norfolk County Council's (NCC's) application for a development consent order for the NDR (the Order).

We have been discussing potential changes to the NDR scheme west of Fir Covert Road. The potential scheme changes involve additional areas for the acquisition of rights affected by the diverted route of the Gas Main and for landscaping. There are also some plot deletions.

The scheme changes from DCO-LP-02 dated December 13 require:

- the change from "temporary use" to "temporary use and the acquisition of new rights" on the area shown as plot 2/6a on the updated land plan DCO-LP-02 Rev A (the Gas Main New Rights Land);
- the change of part of plot 2/6 from temporary use to both temporary use (for gas main diversion working area) and acquisition of new rights (for new landscaping) shown as plot 2/5a on the updated land plan DCO-LP-02 Rev A (the Gas Main Working Area and Landscaping New Rights Land); and
- delete plot 2/10, a temporary use plot
- the change from "permanent acquisition" to "new rights acquisition" for landscaping shown as plot 2/11 on the updated land plan DCO-LP-02 Rev A (the Landscaping New Rights Land);

My clients consent to the inclusion of the Gas Main New Rights Land, the Gas Main Working Area and Landscaping New Rights Land within the powers of compulsory acquisition and powers permitting both new rights and temporary use of land being sought by NCC in the Order.

My clients also confirm that the above changes and the Applicant's responses / assurances to the other matters with their Written Representations have satisfactorily resolved their issues raised within the Examination Process.

Yours sincerely

Lennox Thomson  
Berrys

---

**1.3. Trustees of the Gurloque Settlement.**

1. Additional land is required on a temporary use basis only for the construction of new lengths of Private Means of Access both east of Fir Covert Road and between Breck Farm Lane and Reepham Road. This is shown coloured blue on plan R1C093-R1-5256 and -5247. The area no longer required is shown pink.
2. The changes affect plots 2/20a, 2/41a, 2/42 and 3/1a of the Updated Book of Reference (Document Ref NCC/EX/79).
3. A copy of the confirmation letter from the landowner's representative to their inclusion together with the plan identifying the additional land is included below.



**Our ref:** CEB/DSM/DQG 34(2)

24 October 2014

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Dear Mr Brewer

**Norwich Northern Distributor Road (NDR) – Application for Development Consent Order (ref. TR010015)**

**Additional land required for the NDR east of Fir Covert Road and between Breck Farm Lane and Reepham Road**

As you are aware I act for the Trustees of the Gurloque Settlement, David Quintin Gurney and Jacqueline McLeod Gurney in relation to Norfolk County Council's (NCC's) application for a development consent order for the NDR (the Order).

We have been discussing potential changes to the NDR scheme both east of Fir Covert Road and between Breck Farm Lane and Reepham Road. The potential scheme changes involve the construction of a new length of Private Means of Access from Fir Covert Road and the separation of the combined PMA and cycle track between Breck Farm Lane and Reepham Road into individual facilities.

If taken forward, the scheme changes would require the inclusion of additional land within the Order limits, as follows (the Additional Land):

- Land required temporarily for the construction of the new Private Means of Access (shown coloured blue on Plans No R1C093-R1-5246 and -5247).

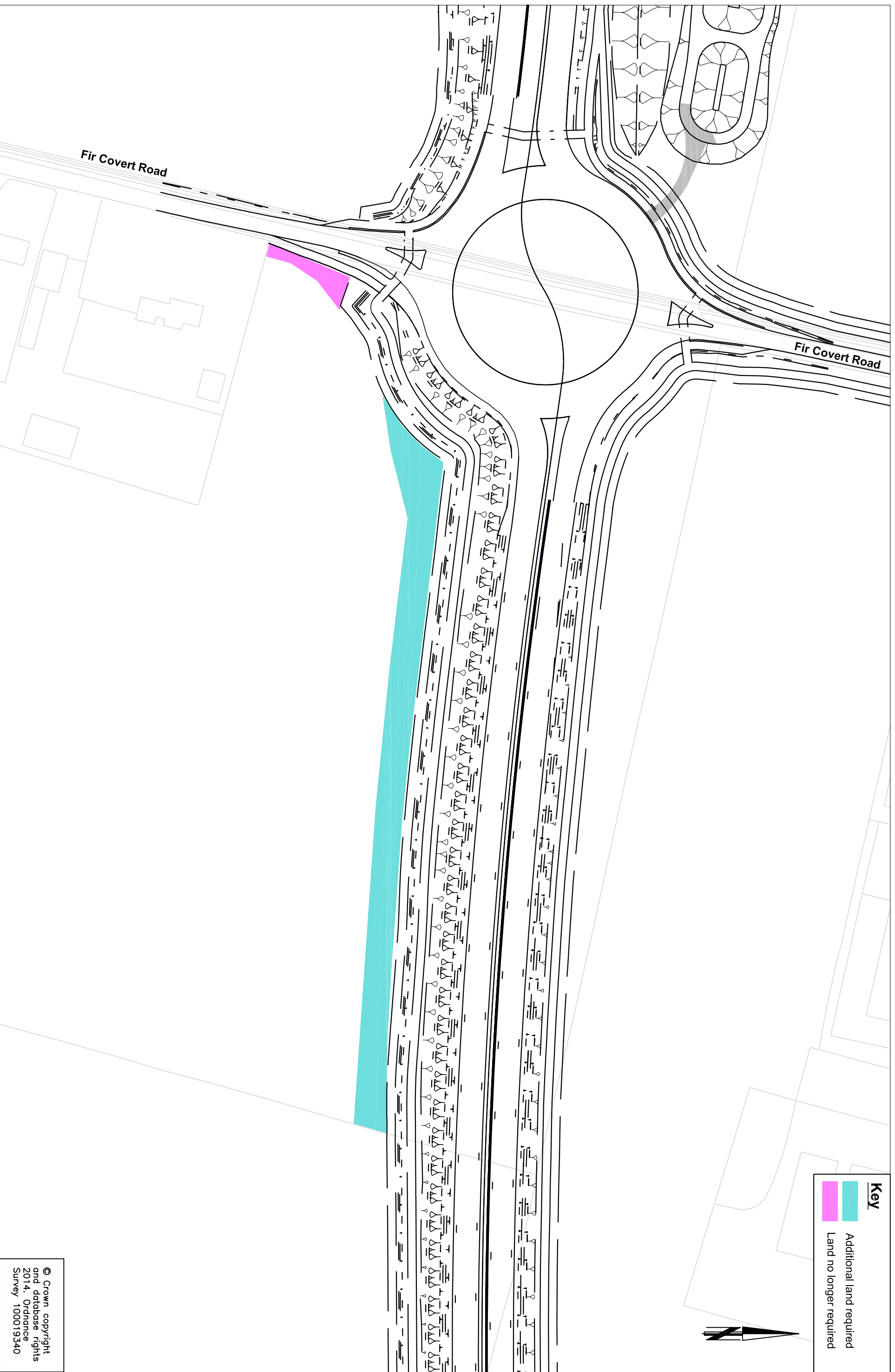
My clients consent to the inclusion of the Additional Land within the Order limits for the NDR and to its inclusion within the powers of compulsory acquisition and powers permitting temporary use of land being sought by NCC in the Order.

Yours sincerely

**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP





**Key**

- Additional land required
- Land no longer required

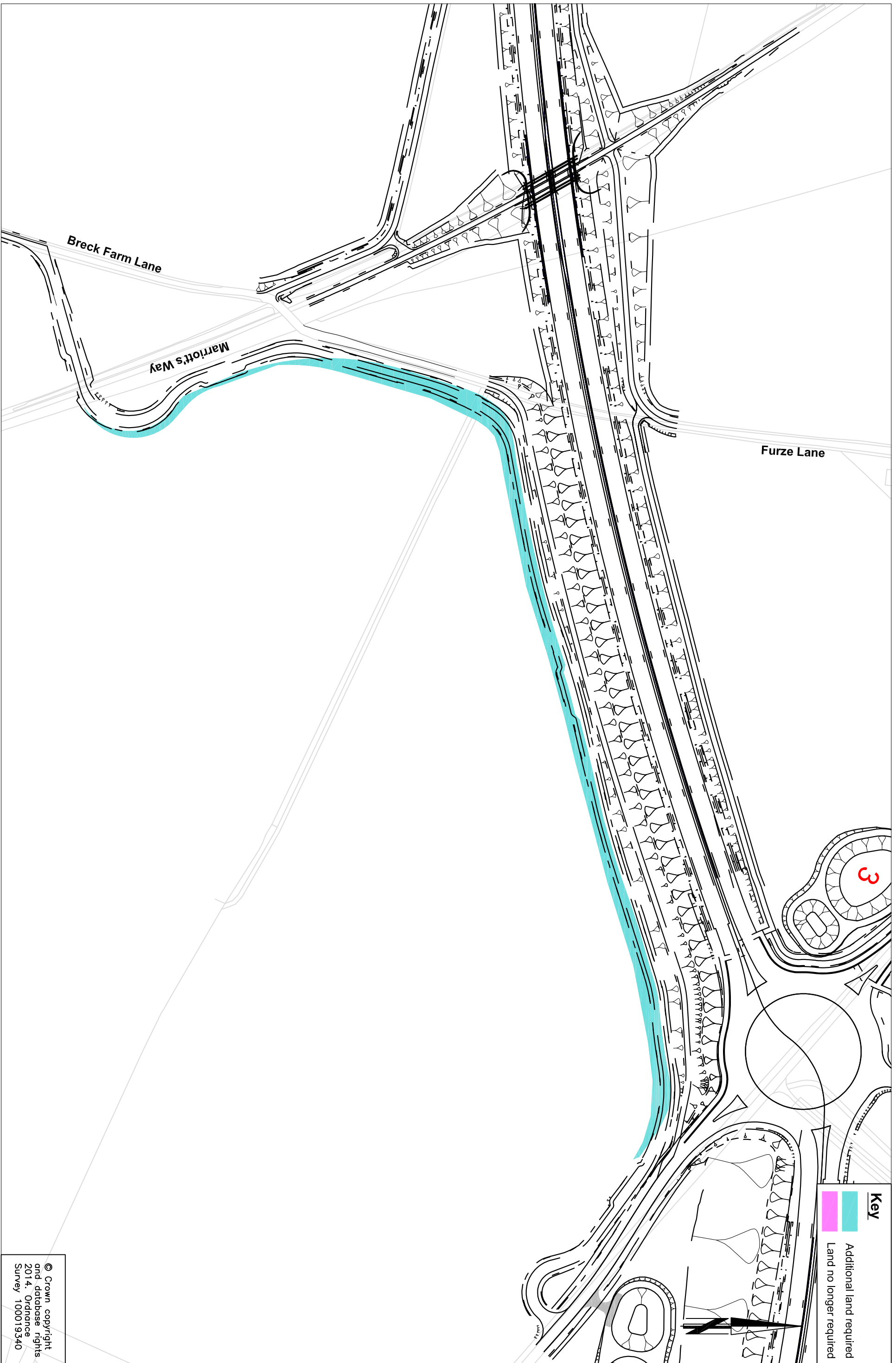
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Survey 1000193340

**Tom McCabe**  
Interim Director of Environment,  
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Norfolk County Council  
County Hall, Martineau Lane  
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**DRAWING TITLE**  
Norwich Northern Distributor Road  
Gurloque Land - Extent of Additional Land  
and Land No Longer Required - Sheet 1

REV.	DESCRIPTION	CHECKED	DATE

SURVEYED BY	INITIALS	DATE	DRAWING No.
OS	OS	2014	R100934R15246
DESIGNED BY	JC	09/14	PROJECT TITLE
DRAWN BY	JC	09/14	Norwich Northern
CHECKED BY	MKD	10/14	Distributor Road
			SCALE 1:1250
			FILE No. R10093



**Key**

- Additional land required
- Land no longer required

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Tom McCabe  
Interim Director of Environment,  
Transport and Development  
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**DRAWING TITLE**  
Norwich Northern Distributor Road  
Gurloque Land - Extent of Additional Land  
Land No Longer Required - Sheet 2

REV.	DESCRIPTION	CHECKED	DATE

SURVEYED BY	INITIALS	DATE	DRAWING No.
OS	OS	2014	RT\0934R1-5247
DESIGNED BY	JC	09/14	PROJECT TITLE
DRAWN BY	JC	09/14	Norwich Northern Distributor Road
CHECKED BY	MKu	10/14	SCALE
			1:2000
			FILE No.
			RT\093

**1.4. Sally Ann Bransom and Bryan Bransom (executor of Brian George Bransom deceased)**

1. Additional land is required for the widening of the Restricted Byway / Private Means of Access track to the north of the Bell Farm Overbridge and along part of Dog Lane. This is shown coloured blue on plan R1C093-R1-5245.
2. The change affects plot 3/24 of the Updated Book of Reference (Document Ref NCC/EX/79).
3. A copy of the confirmation letter from the landowner's representative to the inclusion together with the plan identifying the additional land is included below.

**Our ref:** CEB/DSM/B 147

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24 October 2014

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Dear Mr Brewer

**Norwich Northern Distributor Road (NDR) – Application for Development Consent Order (ref. TR010015)  
Additional land required for the NDR at Bell Farm Track**

As you are aware I act for Mrs Sally Ann Bransom and Bryan Bransom (executor of Brian George Bransom deceased) in relation to Norfolk County Council's (NCC's) application for a development consent order for the NDR (the Order).

We have been discussing a potential change to the NDR scheme at Bell Farm Track. The potential scheme change involves the widening of the Restricted Byway / Private Means of Access track to the north of the Bell Farm Overbridge and along part of Dog Lane.

The scheme change would require the inclusion of additional land within the Order limits, as follows (the Additional Land):

Land required permanently (i.e. freehold acquisition) for the widening of the Restricted Byway / Private Means of Access (shown coloured blue on Plan No R1C093-R1-5245)

My clients consent to the inclusion of the Additional Land within the Order limits for the NDR and to its inclusion within the powers of compulsory acquisition being sought by NCC in the Order.

Yours sincerely

**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP





**Key**

Additional land required



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**Norfolk County Council**  
Mott MacDonald

**Birse**  
CIVILS

**Tom McCabe**  
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Norfolk County Council  
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Norwich NR1 2SG

**DRAWING TITLE**  
Norwich Northern Distributor Road  
Bransoms - Bell Farm Track  
Extent of Additional Land Required

REV.	DESCRIPTION	CHECKED	DATE

SURVEYED BY	INITIALS	DATE	DRAWING No.
OS	OS	2014	R10093-R1-5245
DESIGNED BY	JC	09/14	PROJECT TITLE
DRAWN BY	JC	09/14	Norwich Northern Distributor Road
CHECKED BY	MMJ	10/14	SCALE
			1:1000
			FILE No.
			R10093

**1.5. Lawson John Howe**

1. Additional land is required on a temporary use basis only for the construction of an earth bund and landscaping planting. This is shown coloured blue on plan R1C093-R1-5252.
2. The change affects plot 5/50 of the Updated Book of Reference (Document Ref NCC/EX/79).
3. A copy of the confirmation letter from the landowner's representative to the inclusion together with the plan identifying the additional land is included below.

**Our ref:** CEB/DSM/H 23(2)

24 October 2014

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Dear Mr Brewer

**Norwich Northern Distributor Road (NDR) – Application for Development Consent Order (ref. TR010015)  
Additional land required for the NDR at West Farm, Horsham St Faith**

As you are aware I act for Lawson John Howe in relation to Norfolk County Council's (NCC's) application for a development consent order for the NDR (the Order).

We have been discussing potential changes to the NDR scheme south west of Hall Farm. The potential scheme change involves the realignment of the western end of the earth bund south west of West Farm so that it wraps round the western boundary of the property.

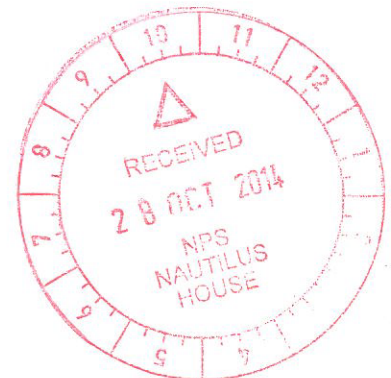
The scheme change would require the inclusion of additional land within the Order limits, as follows (the Additional Land):

Land required temporarily for the construction of the new earth bund and landscaping (shown coloured blue on Plan No R1C093-R1-5252).

My client consents to the inclusion of the Additional Land within the Order limits for the NDR and to its inclusion within the powers of compulsory acquisition and powers permitting temporary use of land being sought by NCC in the Order.

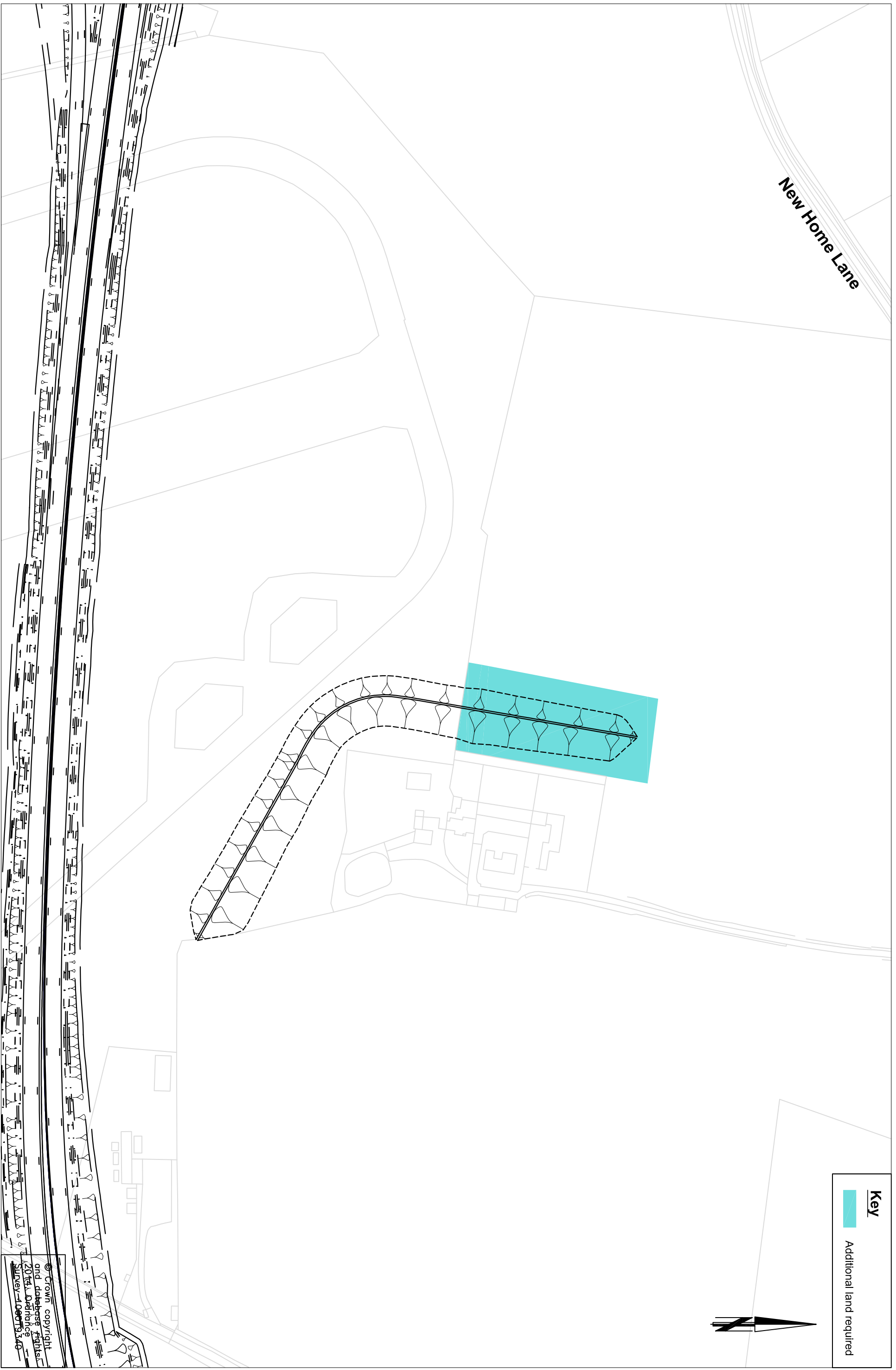
Yours sincerely

**Charles E Birch FRICS FAAV**  
For and on behalf of Brown & Co –  
Property and Business Consultants LLP



New Home Lane

**Key**  
 Additional land required



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**Tom McCabe**  
 Interim Director of Environment,  
 Transport and Development  
 Norfolk County Council  
 County Hall, Martineau Lane  
 Norwich NR1 2SG

**DRAWING TITLE**  
 Norwich Northern Distributor Road  
 Howe - Additional Bunding  
 Extent of Additional Land Required

REV.	DESCRIPTION	CHECKED	DATE

SURVEYED BY	INITIALS	DATE	DRAWING No.
OS	OS	2014	RT10093-R1-5252
DESIGNED BY	JC	09/14	PROJECT TITLE
DRAWN BY	JC	09/14	Norwich Northern
CHECKED BY	MMK	10/14	Distributor Road
			FILE No. RT10093
			SCALE 1:2000



ORIGINAL SIZE: A3



**1.6. M A & H V Medler (Haulage) Limited**

1. Additional land is required for the reorientation of Lagoon 12. This is shown coloured blue on plan R1C093-R1-5244. The area no longer required is shown pink.
2. The change affects plot 6/10 of the Updated Book of Reference (Document Ref NCC/EX/79).
3. A copy of the confirmation letter from the landowner's representative to the inclusion together with the plan identifying the additional land is included below.

**Our ref:** CEB/DSM/M 67

24 October 2014

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Dear Mr Brewer

**Norwich Northern Distributor Road (NDR) – Application for Development Consent Order (ref. TR010015)  
Additional land required for the NDR west of the Airport Roundabout**

As you are aware I act for HV & MA Medler (Haulage) Ltd in relation to Norfolk County Council's (NCC's) application for a development consent order for the NDR (the Order).

We have been discussing a potential change to the NDR scheme west of the Airport Roundabout. The potential scheme change involves the alteration to the orientation of Lagoon 12.

The scheme change would require the inclusion of additional land within the Order limits, as follows (the Additional Land):

Land required permanently (i.e. freehold acquisition) for the reorientation of Lagoon 12 (shown coloured blue on Plan No R1C093-R1-5244)

My client consents to the inclusion of the Additional Land within the Order limits for the NDR and to its inclusion within the powers of compulsory acquisition being sought by NCC in the Order.

Yours sincerely

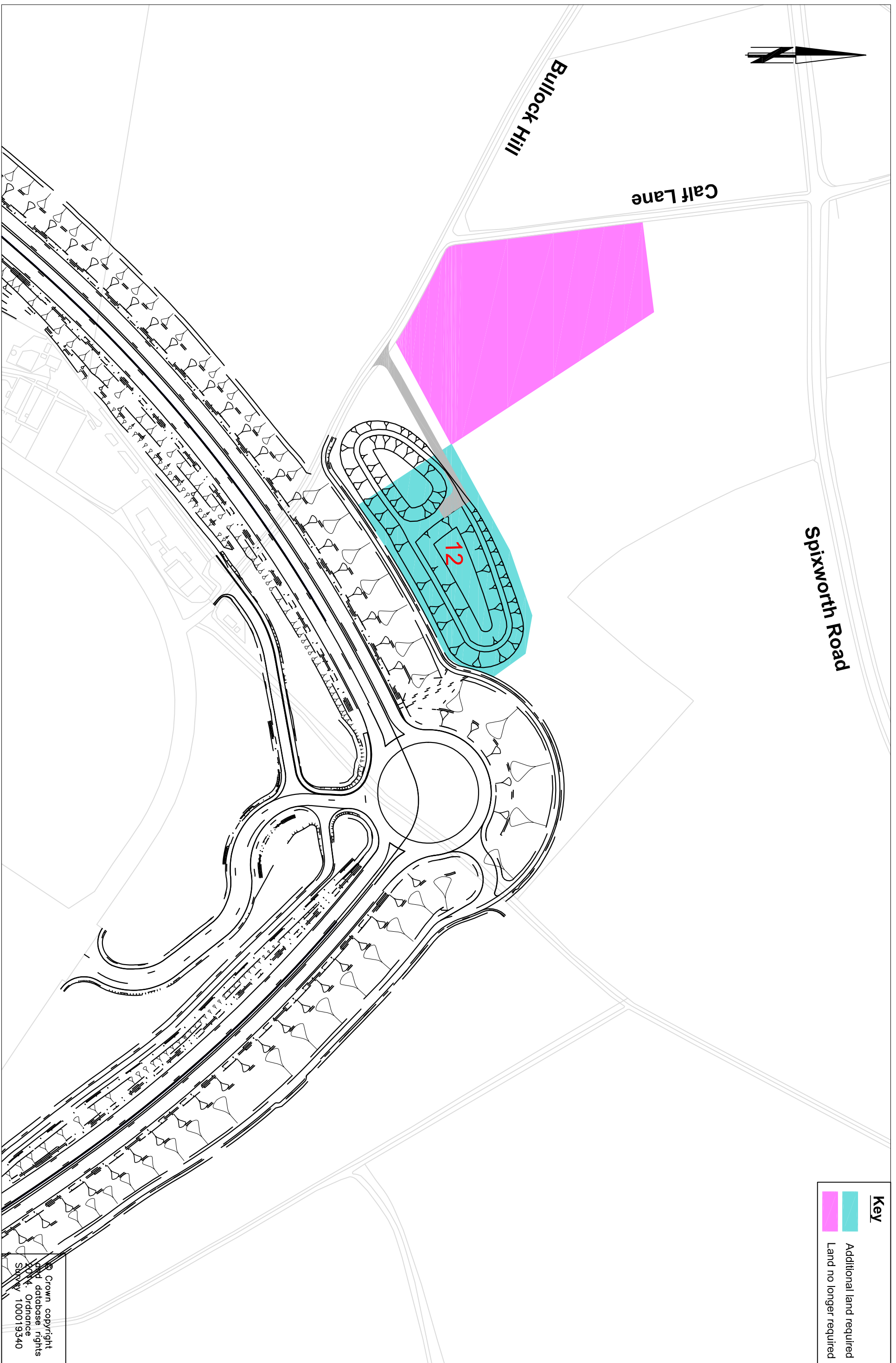
**Charles E Birch FRICS FAAV**  
For and on behalf of Brown & Co –  
Property and Business Consultants LLP



Spixworth Road

Calf Lane

Bullock Hill



**Key**

- Additional land required
- Land no longer required

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Survey 100019340

**Tom McCabe**  
Interim Director of Environment,  
Transport and Development  
Norfolk County Council  
County Hall, Martineau Lane  
Norwich NR1 2SG

**DRAWING TITLE**  
Norwich Northern Distributor Road  
Medlar - Lagoon 12  
Extent of Additional Land and Land No Longer Required

REV.	DESCRIPTION	CHECKED	DATE

SURVEYED BY	OS	DATE	DRAWING No.
DESIGNED BY	JC	2014	RT\093-R1-5244
DRAWN BY	JC	09/14	PROJECT TITLE
CHECKED BY	MKu	09/14	Norwich Northern Distributor Road
		10/14	SCALE 1:2500
			FILE No. RT\093



**1.7. Trafford Estate**

1. Additional land is required on a temporary use basis only for the construction of a new length of Private Means of Access from Rackheath Lane to North Walsham Road. This is shown coloured blue on plan R1C093-R1-5249.
2. The change affects plot 8/16 of the Updated Book of Reference (Document Ref NCC/EX/79).
3. A copy of the confirmation letter from the landowner's representative to the inclusion together with the plan identifying the additional land is included below.

**Our ref:** CEB/DSM/TRA 168(2)

Norwich Office

24 October 2014

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Dear Mr Brewer

**Norwich Northern Distributor Road (NDR) – Application for Development Consent Order (ref. TR010015)  
Additional land required for the NDR at Rackheath Lane / North Walsham Road junction**

As you are aware I act for Michael Trafford in relation to Norfolk County Council's (NCC's) application for a development consent order for the NDR (the Order).

We have been discussing potential changes to the NDR scheme at the Rackheath Lane / North Walsham Road junction. The potential scheme change involves the construction of a new length of Private Means of Access from Rackheath Lane to North Walsham Road.

If taken forward, the scheme change would require the inclusion of additional land within the Order limits, as follows (the Additional Land):

Land required temporarily for the construction of the new Private Means of Access (shown coloured blue on Plan No R1C093-R1-5249).

My client consents to the inclusion of the Additional Land within the Order limits for the NDR and to its inclusion within the powers of compulsory acquisition and powers permitting temporary use of land being sought by NCC in the Order.

Yours sincerely

**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP





**Key**

Additional land required

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**Tom McCabe**  
Interim Director of Environment,  
Transport and Development  
Norfolk County Council  
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**DRAWING TITLE**  
Norwich Northern Distributor Road  
Traiford Estate - Rackheath Lane  
Extent of Additional Land Required

REV.	DESCRIPTION	CHECKED	DATE

SURVEYED BY	INITIALS	DATE	DRAWING No.
OS	OS	2014	RT:0093-R1-5249
DESIGNED BY	JC	09/14	PROJECT TITLE
DRAWN BY	JC	09/14	Norwich Northern Distributor Road
CHECKED BY	MMJ	10/14	SCALE
			1:2000
			FILE No.
			RT:0093

**1.8. Karl Anthony Basey**

1. Additional land is required on a temporary use basis only for the construction of a new length of Private Means of Access from Wroxham Road to Mr Basey's property. This is shown coloured blue on plan R1C093-R1-5248.
2. The change affects plot 9/25a of the Updated Book of Reference (Document Ref NCC/EX/79).
3. A copy of the confirmation letter from the landowner's representative to the inclusion together with the plan identifying the additional land is included below.

**Our ref:** CEB/DSM/B 153

Norwich Office

24 October 2014

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Dear Mr Brewer

**Norwich Northern Distributor Road (NDR) – Application for Development Consent Order (ref. TR010015)  
Additional land required for the NDR at Wroxham Road**

As you are aware I act for Karl Anthony Basey in relation to Norfolk County Council's (NCC's) application for a development consent order for the NDR (the Order).

We have been discussing potential changes to the NDR scheme at Wroxham Road. The potential scheme change involves the construction of a new length of Private Means of Access from Wroxham Road to my client's property.

The scheme change would require the inclusion of additional land within the Order limits, as follows (the Additional Land):

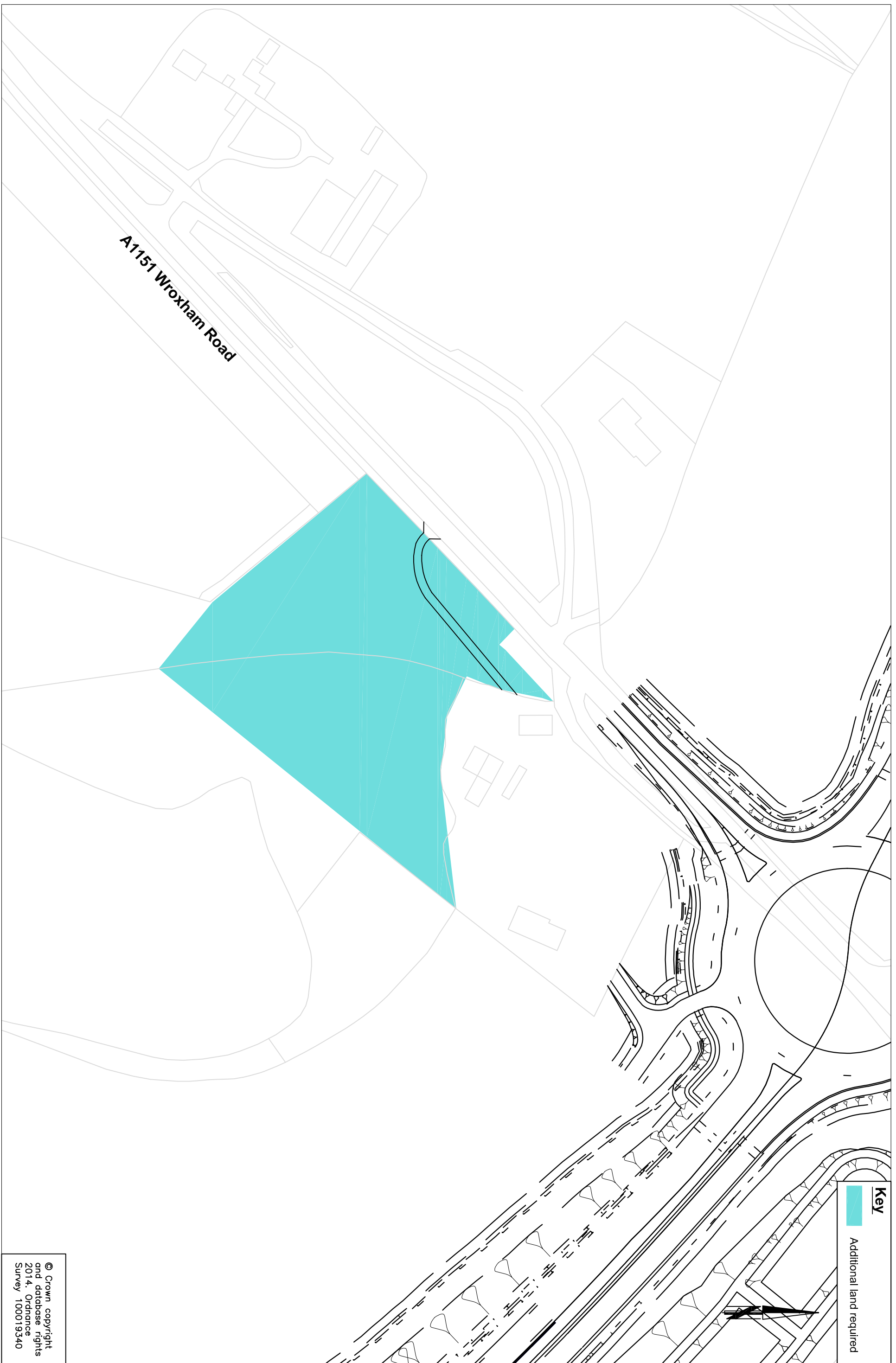
Land required temporarily for the construction of the new Private Means of Access (shown coloured blue on Plan No R1C093-R1-5248).

My client consents to the inclusion of the Additional Land within the Order limits for the NDR and to its inclusion within the powers of compulsory acquisition and powers permitting temporary use of land being sought by NCC in the Order.

Yours sincerely

**Charles E Birch FRICS FAAV**  
For and on behalf of Brown & Co –  
Property and Business Consultants LLP





**Key**  
 Additional land required

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 Survey 100019340



**Tom McCabe**  
 Interim Director of Environment,  
 Transport and Development  
 Norfolk County Council  
 County Hall, Martineau Lane  
 Norwich NR1 2SG

**DRAWING TITLE**  
 Norwich Northern Distributor Road  
 Bassey - Wroxham Road Scheme Variant  
 Extent of Additional Land Required

REV.	DESCRIPTION	CHECKED	DATE

SURVEYED BY	INITIALS	DATE	DRAWING No.
OS	OS	2014	RT\093-R1-5248
DESIGNED BY	JC	09/14	PROJECT TITLE
DRAWN BY	JC	09/14	Norwich Northern Distributor Road
CHECKED BY	MMK	10/14	SCALE 1:1250
			FILE No. RT\093

**1.9. WP & PJ Tann Limited & Ifield Estates Limited**

1. Additional land is required to enable the construction of two lanes westbound between Peachman Way Roundabout and Broadland Gate Roundabout. This is shown coloured blue on plan R1C093-R1-5250.
2. The change affects plot 12/8 of the Updated Book of Reference (Document Ref NCC/EX/79).
3. A copy of the confirmation documents from both the landowner's representative and option holder to its inclusion together with the plan identifying the additional land is included below.

Alan Irvine  
Chartered Surveyor

27 October 2014

G Brewer Esq  
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Norwich  
Norfolk  
NR13 5HB

Tel:  
Mobile:  
E-mail:

My Ref: AWDI/074

Dear Mr Brewer

**Re: Norwich Northern Distributor Road (NDR) - Development Control Order -  
Additional land required for the NDR at Postwick**

I act on behalf of W R & P J Tann Limited in relation to Norfolk County Council's (NCC) application for a Development Consent Order (the Order) for the NDR.

There have been on-going discussions with NCC concerning a potential change to the NDR scheme at Postwick. The potential scheme change involves the construction of two lanes westbound between the Peachman Way Roundabout and the Broadland Gate Roundabout.

The scheme change will require the inclusion of additional land (Additional land) within the Order limits as described below:

- Land required permanently (i.e. freehold acquisition) for the widening of the link between Peachman Way Roundabout and Broadland Gate Roundabout (shown coloured blue on Plan No R1C093-R1-5250)

My client consents to the inclusion of the Additional Land within the Order limits for the NDR and to its inclusion within the powers of compulsory acquisition being sought by NCC in the Order.

Yours sincerely

Alan Irvine

Alan Irvine - Chartered Surveyor  
Planning and Property Consultant

Regulated by RICS

## Brewer, Grant

---

**From:** John Holmes  
**Sent:** 20 October 2014 11:58  
**To:** Brewer, Grant  
**Cc:** Kemp, Mark; Alan Irvine  
Edward Olley  
David Tann  
**Subject:** FW: NDR - additional land confirmation - Tann / Ifield Estates  
**Attachments:** R1C093-R1-5250 - Mr Tann and Ifields - Extend of Additional Land.pdf

Dear Mr Brewer

**Norwich Northern Distributor Road (NDR) – Application for Development Consent Order (ref. TR010015)  
Additional land required for the NDR at Postwick**

As you are aware I am a Director of Ifield Estates Ltd in relation to Norfolk County Council's (NCC's) application for a development consent order for the NDR (the Order).

We have been discussing potential changes to the NDR scheme at Postwick. The potential scheme change involves the construction two lanes westbound between Peachman Way Roundabout and Broadland Gate Roundabout.

The scheme change would require the inclusion of additional land within the Order limits, as follows (the Additional Land):

- Land required permanently (i.e. freehold acquisition) for the widening of the link between Peachman Way Roundabout and Broadland Gate Roundabout (shown coloured blue on Plan No R1C093-R1-5250)

My company consents to the inclusion of the Additional Land within the Order limits for the NDR and to its inclusion within the powers of compulsory acquisition being sought by NCC in the Order.

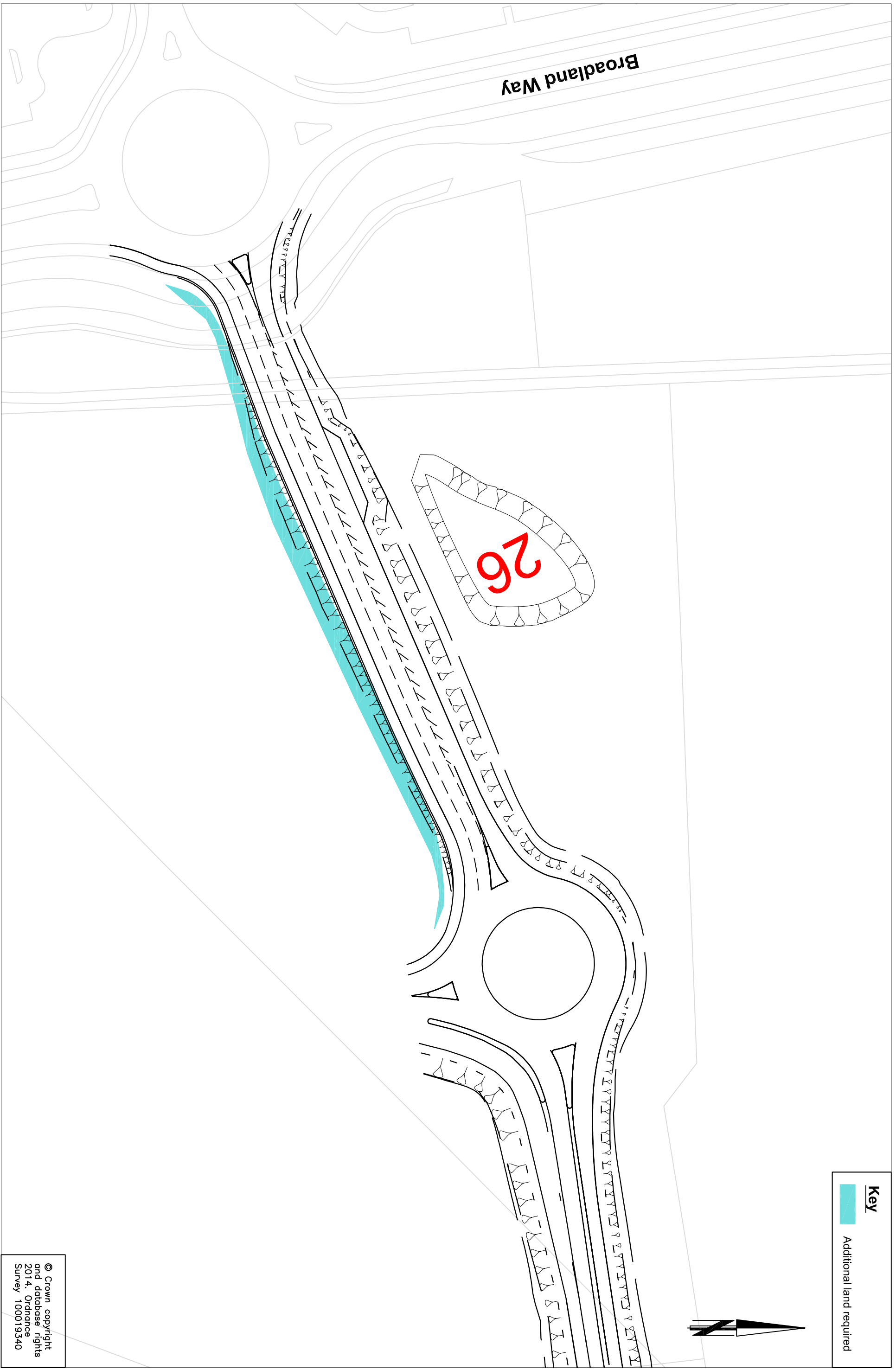
Yours sincerely

John Holmes  
Director  
Ifield Estaes Ltd

.....

**Key**

Additional land required



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REV.	DESCRIPTION	CHECKED	DATE

SURVEYED BY	INITIALS	DATE	DRAWING No.
OS	OS	2014	RT\00934R\45250
DESIGNED BY	JC	09/14	PROJECT TITLE
DRAWN BY	JC	09/14	
CHECKED BY	MKJ	10/14	

SCALE	FILE No.
1:1000	RT\0093

**DRAWING TITLE**  
Norwich Northern Distributor Road  
Mr Tann and fields - Postwick  
Extent of Additional Land Required

**Tom McCabe**  
Interim Director of Environment,  
Transport and Development  
Norfolk County Council  
County Hall, Martineau Lane  
Norwich NR1 2SG

**Norfolk County Council**  
Mott MacDonald

**Birse**  
CIVILS

## C261 Reepham Road and C282 Drayton Lane roundabout

1. Appendix 2, Section 3 of the Statement of Reasons within the Drayton Lane / Reepham Road Roundabout modification (Document Ref NCC/EX/63) sets out the position regarding negotiations with owners of interests in the additional land areas. This included statements concerning whether they had confirmed their agreement to the inclusion of this land within the Development Consent order and compulsory acquisition.
  
2. A copy of the confirmation documentation is included below. Since the submission of document NCC/EX/63 consent has also been obtained from one of the parties who have rights for the use of an irrigation pipeline detailed on page 14 under the entry for plot 4e/102. Consent has not been obtained from the other party who has the benefit of this right.
  
3. The plot details within the Supplemental Book of Reference have been incorporated into the Updated Book of Reference (Document Ref NCC/EX/79) as follows:

Supplemental Book of Reference	Updated Book of Reference
Plot 4e/100	Incorporated within Plot 4/5
Plot 4e/101	Incorporated within Plot 4/26
Plot 4e/102	Plot 4/31
Plot 4e/103	Plot 4/40
Plot 4e/104	Plot 4/41

## Norwich School Limited

---

**Morter, Jamie**

---

**From:** Brewer, Grant [REDACTED]  
**Sent:** 03 September 2014 15:59  
**To:** [REDACTED]  
**Subject:** Northern Distributor Road - Reepham Road / Drayton Lane variant  
**Attachments:** R1C093-R1-5214 4 Arm RAB Extent of land.pdf; R1C093-R1-5202 GA 4 Arm RAB.pdf

Nick

As you will no doubt be aware the Council is currently about half way through the NDR examination period.

As part of their second round of questions the Examining Authority asked the County Council to investigate an alternative to the proposed design for the Reepham Road / Drayton Lane junction.

The Council has worked up the attached design for the Examining Authority (R1C093-R1-5202) showing the replacement of the proposed T junction with a new 4 arm roundabout. Also attached is a plan (R1C093-R1-5214) showing the land acquisition changes between the two designs.

You will see that the roundabout scheme would require additional land from your client, Norwich School Limited, but would create a straighter field boundary to Drayton Lane.

I have therefore been asked to seek your client's written agreement (or yours on their behalf), in the event that the roundabout design were taken forward, to the additional land being included within the Development Consent Order and compulsory acquisition.

I look forward to hearing from you but given the ongoing Examination process your early attention would be greatly appreciated. If you have any queries please do not hesitate to contact me.

Regards

Grant



## Morter, Jamie

---

**From:** Nick Saffell [REDACTED]  
**Sent:** 12 September 2014 14:24  
**To:** Brewer, Grant  
**Subject:** RE: Northern Distributor Road - Reepham Road / Drayton Lane variant

Dear Grant,

I confirm it will be in order for the land to be included in the Development Consent Order and compulsory acquisition as set out in your email of 3<sup>rd</sup> September.

Regards

Nick

**Nick Saffell FRICS FAAV**  
**Partner**



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**For and on behalf of Brown & Co - Property & Business Consultants LLP**

**T 01603 598230** [REDACTED] **F 01603 616199**  

**Norwich Office, The Atrium,  
St. Georges Street, Norwich, Norfolk, NR3 1AB**

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**From:** Brewer, Grant [REDACTED]  
**Sent:** 11 September 2014 10:58  
**To:** Nick Saffell  
**Cc:** Alexandra Haswell  
**Subject:** RE: Northern Distributor Road - Reepham Road / Drayton Lane variant  
**Importance:** High

Nick

Sorry to chase so quickly but in order for the Council to decide how to proceed (and potentially put in place a Plan B) I need to have a formal response from your clients by tomorrow as to whether they are in agreement for the land being included within the Development Consent Order and compulsory acquisition.

Many thanks

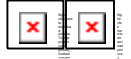
Grant

Grant Brewer Senior Valuer

**NPS Group**

T 01603 706163 [REDACTED]

E [REDACTED] W [nps.co.uk](http://nps.co.uk)



Lancaster House 16 Central Avenue Norwich NR7 0HR

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**From:** Brewer, Grant  
**Sent:** 09 September 2014 12:44  
**To:** Nick Saffell; Kemp, Mark  
**Cc:** Alexandra Haswell  
**Subject:** RE: Northern Distributor Road - Reepham Road / Drayton Lane variant

Nick - Many thanks.

Mark - For Information.

Grant

---

**From:** Nick Saffell [REDACTED]  
**Sent:** 09 September 2014 12:06  
**To:** Brewer, Grant  
**Cc:** Alexandra Haswell  
**Subject:** RE: Northern Distributor Road - Reepham Road / Drayton Lane variant

Grant,

Thank your for your recent email.

I have advised my clients that these revised arrangements make sense and have recommended they agree them.

I will come back to you as soon as I hear back from them.

Regards

Nick

**Nick Saffell**  
**FRICS FAAV**  
**Partner**



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**For and on behalf of Brown & Co - Property & Business Consultants LLP**

**T 01603 598230** [REDACTED] **F 01603 616199**  

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**From:** Brewer, Grant [REDACTED]  
**Sent:** 03 September 2014 15:59  
**To:** Nick Saffell  
**Subject:** Northern Distributor Road - Reepham Road / Drayton Lane variant

Nick

As you will no doubt be aware the Council is currently about half way through the NDR examination period.

As part of their second round of questions the Examining Authority asked the County Council to investigate an alternative to the proposed design for the Reepham Road / Drayton Lane junction.

The Council has worked up the attached design for the Examining Authority (R1C093-R1-5202) showing the replacement of the proposed T junction with a new 4 arm roundabout. Also attached is a plan (R1C093-R1-5214) showing the land acquisition changes between the two designs.

You will see that the roundabout scheme would require additional land from your client, Norwich School Limited, but would create a straighter field boundary to Drayton Lane.

I have therefore been asked to seek your client's written agreement (or yours on their behalf), in the event that the roundabout design were taken forward, to the additional land being included within the Development Consent Order and compulsory acquisition.

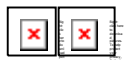
I look forward to hearing from you but given the ongoing Examination process your early attention would be greatly appreciated. If you have any queries please do not hesitate to contact me.

Regards

Grant

**Grant Brewer** Senior Valuer

**NPS Group**  
T 01603 706163 [REDACTED]  
E [REDACTED] [nps.co.uk](http://nps.co.uk)



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## Drayton Farms Limited

---

**Morter, Jamie**

---

**From:** Brewer, Grant [REDACTED]  
**Sent:** 03 September 2014 16:07  
**To:**  
**Subject:** Northern Distributor Road - Reepham Road / Drayton Lane variant  
**Attachments:** R1C093-R1-5214 4 Arm RAB Extent of land.pdf; R1C093-R1-5202 GA 4 Arm RAB.pdf

Nigel

As you will no doubt be aware the Council is currently about half way through the NDR examination period.

As part of their second round of questions the Examining Authority asked the County Council to investigate an alternative to the proposed design for the Reepham Road / Drayton Lane junction.

The Council has worked up the attached design for the Examining Authority (R1C093-R1-5202) showing the replacement of the proposed T junction with a new 4 arm roundabout. Also attached is a plan (R1C093-R1-5214) showing the land acquisition changes between the two designs.

You will see that the roundabout scheme would require additional land from Drayton Farms Limited both from the land leased from Norwich School Limited (although it would create a straighter field boundary to Drayton Lane) and freehold owned land south of Reepham Road.

I have therefore been asked to seek Drayton Farms Limited's agreement (or yours on their behalf), and if you are able to obtain (in respect of mines and minerals) the Church Commissioners for England, in the event that the roundabout design were taken forward, to the additional land being included within the Development Consent Order and compulsory acquisition.

I look forward to hearing from you but given the ongoing Examination process your early attention would be greatly appreciated. If you have any queries please do not hesitate to contact me.

Regards

Grant

## **Morter, Jamie**

---

**From:**  
**Sent:** 05 September 2014 11:37  
**To:** Brewer, Grant  
**Subject:** NNDR  
**Attachments:** S22C-114090508420.pdf

Grant

Please find attached copy letter. Hard copy will be in the post to you today.

Regards.

**Nigel Handley**  
Director

Bullen Developments Limited  
The Lowlands  
Costessey Lane  
Drayton  
Norwich  
Norfolk NR8 6HA

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# DRAYTON FARMS LIMITED

MANOR FARM, HOLLY LANE, HORSFORD, NORWICH, NORFOLK, NR10 3TQ

Email 

O/Ref: NCH/CB06180

4 September 2014

POST & EMAIL  
G Brewer Esq  
NPS Group  
Lancaster House  
16 Central Avenue  
Norwich  
NR7 0HR

Dear Grant

## RE: NORWICH NORTHERN DISTRIBUTOR ROAD

Thank you for your email of 3<sup>rd</sup> September.

We understand the Northern Distributor Road is continuing through the Public Examination period with the Examining Authority. You have been requested and instructed by the Examining Authority to investigate alternatives to the Reepham Road/Drayton Lane junction that is proposed.

I confirm as an authorized representative of Drayton Farms Limited that we consider the introduction of a small "4" arm roundabout at the Reepham Road/Drayton Lane junction to be an improvement (as per your plan R1C093-R1-5202) over that currently being proposed. On this basis we are in agreement to this replacement and the additional land being included within the Development Consent Order and Compulsory Acquisition Notices.

You have asked Drayton Farms Limited about obtaining consent from the Church Commissioners for England in respect of the registered minerals under the land. We do not believe we can aid in this regard and we have no relationship with the Church Commission, although we do acknowledge they have registered the minerals over part of the Drayton Farms Limited registered title reflecting their land ownership many years before.

Yours sincerely 

**NIGEL HANDLEY**  
Director



## Church Commisioners

---

**Dale, Victoria**

---

**From:** Ian Wilkinson [REDACTED]  
**Sent:** 22 September 2014 14:09  
**To:** Brewer, Grant  
**Subject:** RE: Norwich Northern Distributor Road - Land at Drayton, Norfolk

Grant,

Further to Iain Nott's email of 11<sup>th</sup> September we confirm that the Church Commissioners are willing to allow plot 4e/102 previously referred to as 4b/40 to be included within the Development Consent Order and compulsory acquisition. They also allow the new plot 4e/103 to be included in so far as their ownership/retained rights permit.

Regards

Ian

Ian Wilkinson MRICS FAAV

-----  
Smiths Gore Stuart House, City Road, Peterborough PE1 1QF

[REDACTED]  
t 01733 567231(switchboard) f 01733 568527 dx 12341 Peterborough 1  
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**From:** Brewer, Grant [REDACTED]  
**Sent:** 22 September 2014 12:05  
**To:** Ian Wilkinson  
**Subject:** FW: Norwich Northern Distributor Road - Land at Drayton, Norfolk

Ian

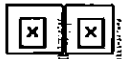
Can you help in Iain's absence please.

Thanks

Grant

Grant Brewer Senior Valuer

NPS Group  
T 01603 706163 [REDACTED]  
[REDACTED] W [nps.co.uk](http://nps.co.uk)



Lancaster House 16 Central Avenue Norwich NR7 0HR

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**From:** Brewer, Grant  
**Sent:** 22 September 2014 11:59

To: 'Iain Nott'

Subject: RE: Norwich Northern Distributor Road - Land at Drayton, Norfolk

Iain

For information the final land plan for this modification now identifies the previously identified plot 4b/40 as 4e/102.

For the avoidance of any possible doubt with the Examining Authority could you please send a further email referring to the new plot reference. If it could also confirm approval to any subsoil rights your clients may have in the adjoining plot 4e/103 (Drayton Lane itself) that would also be appreciated.

Many thanks in anticipation.

Regards

Grant

---

**From:** Iain Nott [REDACTED]  
**Sent:** 11 September 2014 16:51  
**To:** Brewer, Grant  
**Cc:** Ian Wilkinson  
**Subject:** RE: Norwich Northern Distributor Road - Land at Drayton, Norfolk

Grant,

I can confirm that the Church Commissioners are willing to allow plot 4b/40 to be included within the Development Consent Order and compulsory acquisition.

Kind regards

Iain

Iain Nott MRICS FAAV  
Partner



-----  
**Smiths Gore** Stuart House, City Road, Peterborough PE1 1QF

[REDACTED]  
**t** 01733 567231 (switchboard) **f** 01733 894649 **dx** 12341 Peterborough 1  
**w** [www.smithsgore.co.uk](http://www.smithsgore.co.uk)

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**From:** Brewer, Grant [REDACTED]  
**Sent:** 11 September 2014 11:15

**To:** 'Carol Hawkey'  
**Cc:** Iain Nott; James Parker  
**Subject:** RE: Norwich Northern Distributor Road - Land at Drayton, Norfolk

Many thanks for your quick response.

I have attached a draft land plan for your information. The relevant plot is 4b/40 and extends in total to approximately 398 square metres.

I can confirm that Norfolk County Council will reimburse Smiths Gore's reasonable fees properly incurred in this issue but given the size and nature of your interest I would hope that any such fees would be minimal.

I look forward to hearing from Iain at his earliest opportunity. In order for the County Council to progress this issue I really need to have the decision by tomorrow at the latest.

Regards

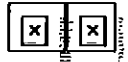
Grant

Grant Brewer Senior Valuer

NPS Group

T 01603 706163

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**From:** Carol Hawkey  
**Sent:** 11 September 2014 10:32  
**To:** Brewer, Grant  
**Cc:** Iain Nott; James Parker  
**Subject:** RE: Norwich Northern Distributor Road - Land at Drayton, Norfolk

Dear Grant

Many thanks for your email. I have copied our agents SG who will be able to help. Clearly we will require an undertaking on our exposure to costs, but I am sure SG will discuss this with you, and I would hope that the matter is fairly straight-forward.

Kind regards

Carol

Carol Hawkey MRICS FAAV  
Head of Rural Asset Management

Church Commissioners for England | Property Investment Department | Church House | Great Smith Street | London SW1P 3AZ

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**From:** Brewer, Grant [REDACTED]  
**Sent:** 11 September 2014 10:16  
**To:** Carol Hawkey  
**Subject:** FW: Norwich Northern Distributor Road - Land at Drayton, Norfolk

Carol

Further to our conversation please find below the email regarding the road scheme additional land.

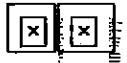
I look forward to hearing from you at your earliest opportunity.

Regards

Grant

**Grant Brewer** Senior Valuer

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**From:** Brewer, Grant  
**Sent:** 05 September 2014 15:17  
**To:** [REDACTED]  
**Subject:** Norwich Northern Distributor Road - Land at Drayton, Norfolk

Dear Sirs

Norfolk County Council has made an application for a Development Consent Order for the proposed Norwich Northern Distributor Road. This has been accepted for examination by the Secretary of State and the process is currently about half way through the NDR examination period. NPS Property Consultants Ltd are instructed by Norfolk County Council on land acquisition matters relating to the scheme.

The Church Commissioners for England have the registered ownership in respect of mines and minerals in connection with land south of Reephams Road and west of Drayton Lane (Title NK408099). The land is now owned by Drayton Farms Limited.

Due to your legal interest in land affected by the proposals you will have received documentation previously on this project from both the County Council and the Planning Inspectorate.

As part of their second round of questions the Examining Authority asked the County Council to investigate an alternative to the proposed design for the Reephams Road / Drayton Lane junction.

The Council has worked up the attached design for the Examining Authority (R1C093-R1-5202) showing the replacement of the proposed T junction with a new 4 arm roundabout. Also attached is a plan (R1C093-R1-5214) showing the land acquisition changes between the two designs.

The roundabout scheme would require additional land from Drayton Farms Limited south of Reephams Road including some from within the area covered by your mine and minerals title.

I have therefore been asked by the County Council to seek the Church Commissioners for England's written agreement, in the event that the roundabout design were taken forward, to the additional land area being included within the Development Consent Order and compulsory acquisition.

I look forward to hearing from you but given the ongoing Examination process your early attention would be greatly appreciated. If you have any queries please do not hesitate to contact me.

Yours faithfully

**Grant Brewer BSc (Hons) MRICS**  
**NPS Property Consultants Ltd**

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Jane Burke, the Trustees of Mrs Jane Burke and Louise  
Wheeler

---



**Dale, Victoria**

---

**From:** Brewer, Grant [REDACTED]  
**Sent:** 21 September 2014 08:17  
**To:** [REDACTED]  
**Cc:** Barnard, Jon; 'MCDONALD Nick'  
**Subject:** RE: Norfolk County Council / Land at Drayton Lane South, Drayton, Norfolk [PM-AC.FID1308769]  
**Attachments:** R1C093-R1-5202 GA Plan 4 Arm RAB FINAL 2014 08 27.pdf; R1C093-R1-5214 Extent of Additional Land - 4 arm RAB-180914 (2).pdf; RG Carter Irrigation - Drayton Lane\_Reepham Road.pdf

Dear Mr Catt

I am sorry to have been unable to take or return your call on Friday.

As mentioned in Nick MacDonald's email Norfolk County Council has made an application for a Development Consent Order for the proposed Norwich Northern Distributor Road. This has been accepted for examination by the Secretary of State and the process is currently just over half way through the examination period. NPS Property Consultants Ltd are instructed by Norfolk County Council on land acquisition matters relating to the scheme.

As part of their second round of questions the Examining Authority asked the County Council to investigate an alternative to the proposed design for the Reepham Road / Drayton Lane junction.

The Council worked up the attached design for the Examining Authority (R1C093-R1-5202) showing the replacement of the proposed T junction with a new 4 arm roundabout. Also attached is a plan (R1C093-R1-5214) showing the land acquisition changes between the two designs.

At the examination hearing on Thursday 18 September 2014 the preference for the adopting roundabout design was accepted by all parties.

As mentioned above the roundabout scheme requires additional land from that within the original DCO application including some from Drayton Farms Limited south of Reepham Road. This includes land through which the irrigation main to which your clients have rights passes (see plan attached). The actual main should not be directly affected by the works as in this location they will involve the minor improvements to the alignment of Drayton Lane. However if during construction works any modifications or protection works are required to ensure the uninterrupted use of the main these will be undertaken.

The Examining Authority require confirmation from the Council that all land interests consent to the additional land being included. Drayton Farms Limited (through Nigel Handley), and indeed all other affected landowners and tenants, have given their consent to their additional land being included in the Development Consent order and compulsory acquisition.

I have therefore been asked by the County Council to seek your clients written agreement to their interest in the 2010 transfer in the additional land area south of Reepham Road being included within the Development Consent Order and compulsory acquisition. Similar consent is being sought from the other party to the 2010 transfer.

I look forward to hearing from you but given the ongoing Examination process your urgent attention and response would be greatly appreciated. If you have any queries please do not hesitate to contact either myself or Nick MacDonald.

Yours sincerely

Grant Brewer MRICS

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**From:** MCDONALD Nick [REDACTED]  
**Sent:** 19 September 2014 15:31  
**To:** SCatt@GDLAW.CO.UK  
**Cc:** Brewer, Grant; Barnard, Jon [REDACTED]  
**Subject:** Norfolk County Council / Land at Drayton Lane South, Drayton, Norfolk [PM-AC.FID1308769]  
**Importance:** High

Dear Mr Catt

I act for Norfolk County Council in relation to their application for a development consent order for the Norwich Northern Distributor Road. Information on the application and project is available on the Planning Inspectorate website (<http://infrastructure.planningportal.gov.uk/projects/eastern/norwich-northern-distributor-road-ndr/>), although there are a very large number of documents on there which are quite difficult to navigate.

I have been informed that you act for Jane Burke, Trustees of Mrs Jane Burke and Mrs Louise Wheeler on the land Drayton Farms Limited sold to these individuals in 2010. That included a right to use an existing irrigation main owned by the seller being Drayton Farms Limited - the title is attached.

I have tried calling you urgently to discuss a matter that has arisen in relation to the examination of the application but have been unable to get through to either your direct dial or firm's general number. I am driving this afternoon but would be very grateful if you could give me a ring on the mobile below number as soon as possible and I will pick up the phone if I can. If you cannot get through to me then for expediency it would be helpful if you could ring Grant Brewer (agent for the County Council) direct on [REDACTED]

Kind regards

Nick McDonald  
Senior Associate  
for Pinsent Masons LLP

[REDACTED]  
[www.pinsentmasons.com](http://www.pinsentmasons.com) [www.Out-Law.com](http://www.Out-Law.com)

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**Dale, Victoria**

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**From:** Simon Catt [REDACTED]  
**Sent:** 22 September 2014 16:01  
**To:** Brewer, Grant  
**Cc:** MCDONALD Nick  
**Subject:** Norfolk County Council/Land at Drayton Lane South, Drayton, Norfolk [PM-AC.FID1308769]

Dear Mr Brewer

Further to recent correspondence I have now received my client's instructions with regard to this matter. On behalf of my clients, Jane Burke, the Trustees of Mrs Jane Burke and Mrs Louise Wheeler I am instructed to confirm that insofar as they have any interest in the land the subject of your e-mail, they give their consent to such additional land being included in the Development Consent Order and compulsory acquisition. The registered proprietors of the property are of course Drayton Farms Limited and I understand you have already obtained their consent.

I am afraid I am not sure who is currently acting for Mr Robert Carter but I have sent off an e-mail to make enquiry in this regard and will come back to you.

I hope the above is sufficient for your purposes.

Regards

Simon

Simon Catt  
Partner  
GOODMAN DERRICK LLP

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## Rachel Foley and DNC Farms Limited

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## **Morter, Jamie**

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**From:** Brewer, Grant [REDACTED]  
**Sent:** 03 September 2014 15:58  
**To:** Charles Birch  
**Subject:** Northern Distributor Road - Reepham Road / Drayton Lane variant  
**Attachments:** R1C093-R1-5214 4 Arm RAB Extent of land.pdf; R1C093-R1-5202 GA 4 Arm RAB.pdf

Charles

As briefly mentioned when we met on Monday 1 September 2014 as part of their second round of questions the Examining Authority asked the County Council to investigate an alternative to the proposed design for the Reepham Road / Drayton Lane junction.

The Council has worked up the attached design for the Examining Authority (R1C093-R1-5202) showing the replacement of the proposed T junction with a new 4 arm roundabout. Also attached is a plan (R1C093-R1-5214) showing the land acquisition changes between the two designs.

You will see that the roundabout scheme would require less land from the Horsford Estate although there may be a small new land area requirement.

I have therefore been asked to seek the written agreement from the Executors of Anne Pollock (dec'd) and DNC Farms Limited (as the parties listed in the Book of Reference) as well as Rachel Foley as beneficiary to the Estate (or yours on their behalf), in the event that the roundabout design were taken forward, to the additional land being included within the Development Consent Order and compulsory acquisition, and the land no longer required removed.

I look forward to hearing from you but given the ongoing Examination process your early attention would be greatly appreciated.

Regards

Grant

## Morter, Jamie

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**From:** Charles Birch [REDACTED]  
**Sent:** 11 September 2014 12:48  
**To:** Brewer, Grant; Brewer, Grant - P & T  
**Cc:** Dawn Moores; Edward Plumb  
**Subject:** RE: Reepham Road amendment

Dear Grant

Nick Waller-Barratt trades at DNC Farms Ltd, but the tenant is Nick Waller Barratt and Carl Waller Barratt, so that is why I used these names. Is that okay?

Charles

**Charles Birch**  
**FRICS FAAV**  
**Partner**



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For and on behalf of Brown & Co - Property & Business Consultants LLP

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**From:** Brewer, Grant [REDACTED]  
**Sent:** 11 September 2014 12:39  
**To:** Charles Birch; Grant Brewer - NCC P & T  
**Cc:** Dawn Moores; Edward Plumb  
**Subject:** RE: Reepham Road amendment

Charles

Many thanks for the response.

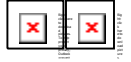
Sorry to be pedantic but given the Book of Reference entries can you confirm that Nick's agreement is on behalf of DNC Farms Limited.

Grant

**Grant Brewer** Senior Valuer

**NPS Group**  
T 01603 706163

W [nps.co.uk](http://nps.co.uk)



Lancaster House 16 Central Avenue Norwich NR7 0HR

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**From:** Charles Birch [REDACTED]  
**Sent:** 11 September 2014 12:36  
**To:** Brewer, Grant; Grant Brewer - NCC P & T  
**Cc:** Dawn Moores; Edward Plumb  
**Subject:** Reepham Road amendment

Dear Grant

Thank you for the discussions about the possible variations to the Reepham Road junction.

As you know we haven't had the plans for very long, nor are they perhaps as clear as they would be if they were drawn to more detailed scale.

However, both the agricultural tenant Nick Waller-Barratt and the freeholder Rachel Foley are of the initial view that the revision would be an improvement and that they would accept and provide the different area of land required.

It may be helpful to clarify that I understand the legal title has passed to Rachel Foley so although the Executors would also have agreed, I believe that only Rachel Foley's opinion as Freeholder is relevant.

I hope this is satisfactory for now.

With best wishes

Charles

**Charles Birch**  
**FRICS FAAV**  
**Partner**



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