The Network Rail (Tackley Level Crossing) Order

Appendices to Proof of Evidence

CONTENTS

NB1 – Correspondence with Mr Peake and Mr Peake's Agent

NB2 – Drawing showing the road level under the works

NB3 – Record of correspondence with Mr Crocker & Ms Pulanski

NB1

Tackley Estates – Communication Log

16.12.2022	RFI Issued to Mr Andrew Charles Peake
03.01.2023	BK sent email to Hywel Morse (HM) (agent for Mr Peake) with a copy of the RFI.
24.01.2023	BK received email response from HM confirming he has been away from work but will complete the forms.
03.02.2023	BK sent a chaser email to HM, requesting the completed RFI.
07.02.2023	BK sent email to HM with a general introduction and request for a meeting to progress matters.
14.02.2023	BK sent chaser email requesting a suitable date/time for a meeting.
23.02.2023	BK sent chaser email requesting a suitable date/time for a meeting.
02.03.2023	BK received email from HM, confirming availability. BK sent email to HM acknowledging the above and called HM, discussing the scheme and NR's proposals. BK sent email to HM, summarising phone call and requesting that the agent meets with his clients. BK sent HM a copy of the 2009 deed of release, as well as the LR title referred to.
06.03/2023	BK sent chaser email to HM, requesting an update on the completion and return of the RFI.
10.03.2023	BK sent chaser email to HM, asking whether he had chance to speak with his clients.
15.03.2023	BK received response from HM, confirming that he has spoken to his clients, and they have instructed him to explore the proposal through discussion. HM proposed a meeting time to discuss. BK confirmed availability for a meeting on the same day. BK sent email to HM confirming BK's attempt to call him (voicemail left). HM then responded requesting 14:30. BK acknowledged this updated time. HM confirmed that the meeting could take place on either Teams or by phone. BK sent a Teams invite for 14:30.
23.03.2023	BK sent a chaser email to HM requesting an update on the RFI's return.
24.03.2023	BK sent email to Claire (colleague of HM) with a copy of the RFI.
31.03.2023	BK sent email to HM requesting a meeting, involving NR to discuss the scheme at Tackley further. BK forwarded availability.
31.03.2023	BK sent email to Claire (colleague of HM) requesting an update on the RFI's return. BK received confirmation that this had been forwarded to HM.
03.04.2023	BK received email from HM, responded to the above. HM confirmed that he could be available Thursday 6th April at 15:30. BK confirmed that this would be okay and sent a Teams invite.
03.04.2023	BK received email from HM regarding the RFI and claimed it can be discussed in the meeting. BK acknowledged this response by email.
06.04.2023	BK sent email to HM, explaining that the RFI search has been extended to include more people with interests. BK requested detail about whether the executors of Lady Peake are related to his client. HM requested a copy of the land registry title has this was not his understanding of the ownership. BK responded with a copy attached. HM responded by email requesting clarifications. BK responded by email confirming that some of the conveyances linked to Lady Peake.
06.04.2023	BK received email from HM requesting that the meeting is pushed back by half an hour. BK responded by email confirming that this would not be an issue. Meeting proceeded to discuss the scheme further with representatives from BK, NR, and HM.
17.04.2023	BK sent email to HM requesting details of the fencing required along the route of the new Bridleway.
18.04.2023	BK received email from HM outlining the specification requested.
20.04.2023	BK responded by email to HM acknowledging receipt of the above and confirmed the details were passed to NR.

Tackley Estates – Communication Log

04.05.2023	BK sent email to HM with a copy of the Heads of Terms, and plan showing NR's land requirements, supplemented by general details about the scheme.
19.05.2023	BK sent meeting invite to HM for the 7th June 2023. BK also requested a screenshot/marked up plan from HM showing the land discussed. HM responded with a copy of this.
24.05.2023	BK sent email to HM requesting confirmation that the land in question is owned by NR, albeit unregistered.
01.06.2023	BK received email from HM, acknowledging the above and confirming that he will respond with a meeting location.
05.06.2023	BK sent email to HM regarding the site meeting.
07.06.2023	BK received email from HM, confirming a What3Words location for the meeting. BK representative travelled to site to meet with HM and NR.
09.06.2023	BK sent email to HM regarding the site meeting and provided a link to the scheme's webpage. HM responded, requesting a new, clearer copy of the plans or the overview map. Bk responded confirming that they will check with NR.
14.08.2023	BK sent chaser email to HM requesting a response in regards to the Heads of Terms.
15.08.2023	BK received email from HM in response to the above, stating that there is uncertainty from their side regarding what direction of travel the project has and whether they support it.
16.08.2023	BK responded to the above confirming that they will feed this back to NR. BK sent another email to HM stating that NR will carry out works to improve the situation at the bridge.
07.09.2023	BK sent email to HM requesting whether he has had instructions to progress any of the Heads of Terms.
22.09.2023	BK sent email to HM confirming that NR are unable to pursue the western route of the bridleway and therefore will be continuing as planned. BK requested an update on the HoTs
13.10.2023	BK sent email to HM requesting an update on the Heads of Terms.
03.11.2023	BK sent email to HM requesting an update on the Heads of Terms.
21.11.2023	BK sent email to HM requesting an update on the Heads of Terms.
09.01.2024	BK sent email to HM requesting an update on the Heads of Terms.
17.01.2024	BK received a response from HM requesting availability for a meeting on the next day or Friday. BK confirmed Friday 19th January 2024 at 2pm suits.
19.01.2024	BK had meeting with HM to discuss the scheme and their position further.
24.01.2024	BK sent email to HM requesting an update on the proposed terms.
06.03.2024	BK sent email to HM about progressing the Heads of terms and attached the latest data for the Tackley project.
18.03.2024	BK received email from HM requesting availability for a call on Wednesday 20th March 2024. Also requested a copy of the licence referred to.
19.03.2024	BK sent email to HM confirming availability on Wednesday 27th March 2024 instead. HM responded with availability
08.04.2024	BK received email from HM requested an update on the old licence and phone call availability.
18.04.2024	BK received email from HM requesting an update. BK responded stating that they are looking to progress matters and arranging meeting.
20.04.2024	BK received email from HM with availability.
22.04.2024	BK sent email to HM confirming availability for 13:00 Wednesday 24th April 2024.
24.04.2024	BK received email from HM stating that he could not be available for the above. BK responded with an alternative time. HM confirmed acceptance.

Tackley Estates – Communication Log

25.04.2024	BK held meeting with HM to discuss the scheme further.
08.05.2024	BK sent email to HM requesting availability for the following week to run through the points raised by NR. HM responded with availability.
09.05.2024	BK sent email to HM with a meeting invite for Monday 13th May 2024 at 15:00. HM confirmed acceptance.
13.05.2024	BK held meeting with HM to discuss proposals further.
16.05.2024	BK sent email to HM confirming additional points following the meeting. BK also requested the licence information on the land for preexisting agreements with NR. BK also forwarded information relating to demarcation fencing to HM.

Firth, Tom

From: James Audley <James.Audley@networkrail.co.uk>
Sent: 16 January 2023 12:07
To: Hywel Morse
Subject: RE: Tackley Estate and Bridleway

CAUTION: This is an **external** email, take special care when clicking on **links** and opening **attachments**.

Hi Hywel

Further to the below, when can I expect a written response regarding the estates desire to discuss a deal on the Western side of the railway?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western
☎ Mobile: 07711-601149 ✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 09 January 2023 10:20
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

Hi Hywel

Many thanks for the quick call, if you could put the information regarding the estates desire to discuss a deal on the Western side of the railway, it would be greatly appreciated

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western
☎ Mobile: 07711-601149 ✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 03 January 2023 10:40
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

Hi Hywel

I hope you had a good festive and new year period

Is there any feedback from your meeting with the Estate on the 12th December?

Kind Regards
James

James Audley

Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 15 December 2022 08:22
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

Morning Hywel

Is there any feedback from your meeting with the Estate on the 12th?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 12 December 2022 00:50
To: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway

James,

Meeting the Estate on Monday, 12 December 2022 I will revert with any update.

Thanks

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: James Audley <James.Audley@networkrail.co.uk>
Sent: 07 December 2022 08:16
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

Hi Hywel

Further to our phone call last week, have you had any response from the Estate regarding the possibility of revisiting and open discussing regarding the lineside route as previously discussed?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 23 November 2022 14:16
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

Hi Hywel,

Is there an update from your clients and their conversation with Charles Cottrell–Dormer?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 16 November 2022 12:00
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

Hi Hywel,

I hope you are well and have fully recovered now

Is there an update from your clients and their conversation with Charles Cottrell–Dormer?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 10 November 2022 07:52
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

Hi Hywel,

I hope your have fully recovered now and are doing well

Is there an update from your clients and their conversation with Charles Cottrell–Dormer?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 02 November 2022 23:08
To: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway

James,

The brief update is I have still not returned to work, but am not working from home as of tomorrow.

I hope to update you accordingly when I catch up with the clients.

Sincere apologies.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: James Audley <James.Audley@networkrail.co.uk>
Sent: 27 October 2022 10:14
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: FW: Tackley Estate and Bridleway

OFFICIAL

Hi Hywel

Apologies for the chase as am aware you are currently off work with covid, however, you did mention on Monday you was going to response.

Further to our conservation on the 4th October where you mentioned you was due to meet with your clients on the 6th to ascertain more about their conversation with Charles Cottrell–Dormer

Is there any update as to the outcome of the conversation with your clients and have you had a chance to discuss any further with Mr Cottrell–Dormer?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 10 October 2022 09:50
To: 'Hywel Morse' <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

OFFICIAL

Hi Hywel

Further to our conservation on the 4th October where you mentioned you was due to meet with your clients on the 6th to ascertain more about their conversation with Charles Cottrell–Dormer

Is there any update as to the outcome of the conversation with your clients and have you had a chance to discuss any further with Mr Cottrell–Dormer?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 27 September 2022 09:19
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: FW: Tackley Estate and Bridleway

OFFICIAL

Dear Hywel,

I am yet to receive a response to the below based on our phone conversation on Monday 5th September, where you indicated that a written response was imminent.

Network Rail is getting close to a situation where it cannot afford to wait on responses from the estate without it affecting our internal programmes for the wider railway in the area. Whilst awaiting your reply, Network Rail is continuing to seek a Transport and Works Act Order (TWAO) to undertake these necessary works. However, we would still very much like to negotiate as Landowners, outside of this proposed order.

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 15 September 2022 08:59
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: FW: Tackley Estate and Bridleway

OFFICIAL

Dear Hywel

Further to the below and our phone conversation on Monday 5th September, is a written response following your meeting with your clients on Tuesday 6th September?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 08 September 2022 16:01
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: FW: Tackley Estate and Bridleway

OFFICIAL

Hi Hywel

Further to our phone conversation on Monday, is a written response following your meeting with your clients on Tuesday?

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 05 September 2022 09:46

To: Hywel Morse <hywel@lfllp.co.uk>
Subject: FW: Tackley Estate and Bridleway

OFFICIAL

Dear Hywel,

Apologies for chasing but is there a response to the below email dated 24th August?

If I can be of any further assistance, please do not hesitate to contact me.

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 24 August 2022 15:22
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

OFFICIAL

Dear Hywel,

Many thanks for your response. Unfortunately, this is a proposal that we have previously discounted for a number of reasons:

1. The option was discounted in independent options report, completed by Motts McDonald (Option L in the attached report). The main reason for the option being discount, was the ecological and biodiversity adverse effect the option would have in the area, for example, disruption of wildlife habitats due to vegetation clearance.

2. The distance of the proposal (in a straight line between the level crossing and the overbridge which the existing bridleway 379/4/10 crosses) is 1,359yards (1.2km). This would significantly increase the overall diversion, which would be from the eastern side of the level crossing to the western side of the level crossing at Nethercote Road. In total this would be circa 2.3km to 3km which could be deemed too long for a diversion by Oxfordshire County Council public rights of way, which would also lead to a significant increase in maintenance costs.

3. Diverting the bridleway to the north would significantly increase engineering and construction costs.

With those considerations taken into account, we wish to continue pursuing the Western route adjacent to the railway as originally proposed back on 29th June 2022. It is worth noting that if Network Rail was to purchase the land needed to create this bridleway route, the Estate would not be liable for the maintenance of the new route, this would be for Network Rail as the landowner and Oxfordshire CC rights of way department as the highway authority upon the completed diversion of the bridleway.

Please note that Network Rail are exploring an option of pursuing the closure of the crossing under provisions of the Transport and Works Act and reserves its right to withdraw from the deal and explore the option of pursuing the proposed closure of the crossing under Section 1 of the Transport and Works Act if an agreement cannot be reached

for the proposal adjacent to the Western side of the railway. A land agent has now been instructed to undertake the necessary statutory land referencing and Network Rail intends to commence the required consultations with the affected landowners in due course. Any Transport and Works Act 1992 order will incorporate compulsory acquisition of any land required for the purposes of the closure and the associated diversion.

If I can be of any further assistance, please do not hesitate to contact me.

Kind Regards
James

James Audley
Liability Negotiations Adviser – Wales & Western

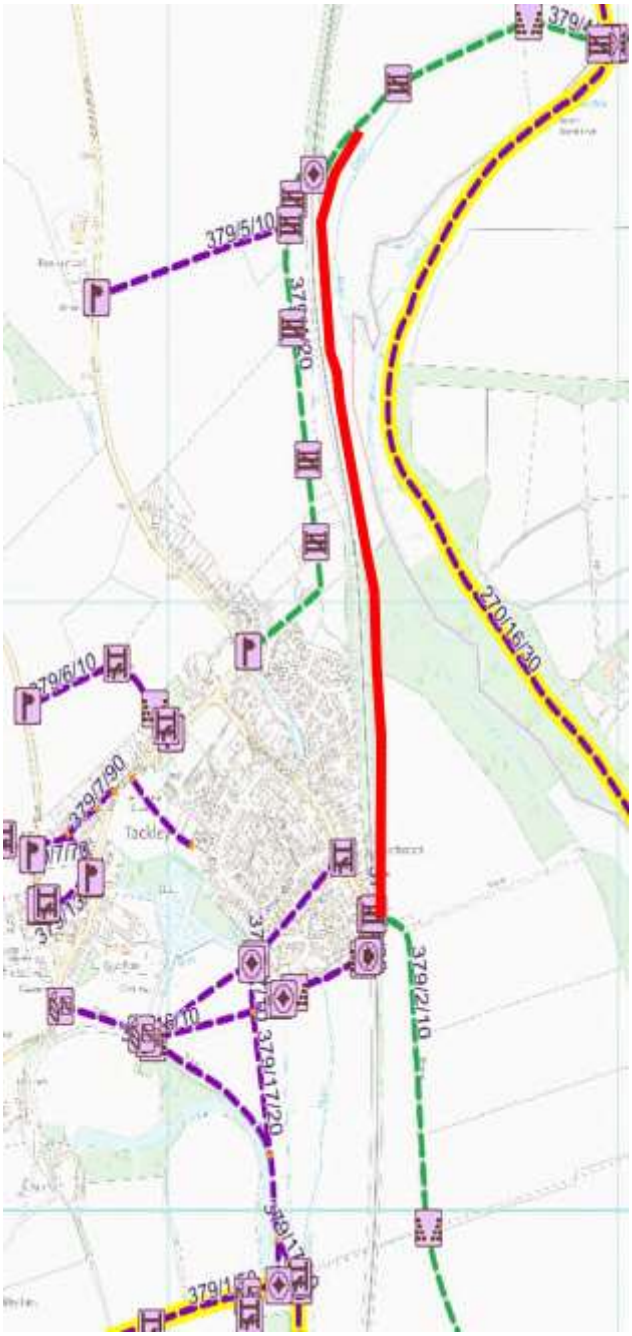
☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 16 August 2022 12:12
To: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway

James,

My clients have confirmed they wish to make clear they do not wish to bring the Bridleway diversion west of the railway.

We are looking into the practicality of taking the existing route north along the railway to join onto the existing bridleway 379/4/10 as roughly set out below in red;



I have walked most of the route and will shortly be making contact with the owner to the north.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire, OX15 5EF

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From: James Audley <James.Audley@networkrail.co.uk>
Sent: 09 August 2022 15:46
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

OFFICIAL

Hi Hywel

Further to our phone conversation last week, is there an update on the written / formal response following your site visit on the 26th?

Kind Regards
James



Advance notice of leave:
12th August to 17th August (Inclusive)

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: James Audley
Sent: 29 July 2022 09:09
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

OFFICIAL

Dear Hywel,

Apologies for chasing so soon, but is there any update / response following your site visit on the 26th?

Kind Regards
James



Advance notice of leave:
12th August to 17th August (Inclusive)

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 15 July 2022 08:12
To: James Audley <James.Audley@networkrail.co.uk>
Cc: Sarah Jordan <sarah@lfllp.co.uk>
Subject: RE: Tackley Estate and Bridleway

You don't often get email from hywel@lfllp.co.uk. Learn why this is important

Letter confirming our fee arrangement attached.

Our clients have asked us to investigate some matters on the ground before responding. We are due to attend site on Tuesday 26th and can report soon after this.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire, OX15 5EF

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From: James Audley <James.Audley@networkrail.co.uk>
Sent: 14 July 2022 15:00
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: FW: Tackley Estate and Bridleway

OFFICIAL

Dear Hywel,

Apologies for chasing but I was wondering whether there was a response from your clients as of yet?

Furthermore, please see the attached notice regarding your fees, are you able to provide your letter confirming the variation information, and our commercial team can uplift the contract

Kind Regards
James

NetworkRail

Advance notice of leave:
12th August to 17th August
(Inclusive)

James Audley
Liability Negotiations Adviser – Wales & Western

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

From: Hywel Morse <hywelmorse@lawsandfiennes.co.uk>
Sent: 29 June 2022 23:04
To: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway

Dear James,

All noted with thanks, this report will take some reading. I see my clients next week and I will revert with their thoughts.

Kind regards

Hywel

From: James Audley <James.Audley@networkrail.co.uk>
Sent: 29 June 2022 09:59
To: Hywel Morse <hywelmorse@lawsandfiennes.co.uk>
Subject: Tackley Estate and Bridleway

Dear Hywel,

Many thanks for your time and call earlier today. Please find the attached plan showing both the “infield” and the “lineside” proposal route. Network Rail’s preference would be the lineside route but I appreciate you need to discuss this further with your clients.

As discussed, Oxfordshire County Council would like to make two changes to the proposal I sent you on 17th May.

1. The width of the bridleway being 4 metres in width and not the 3 meters suggested in my 17th May letter.

2. The bridleway to the East is to stay and become a dead-end bridleway. The reasoning for this is the proposed lineside route the proposed bridleway to the west is inferior to the existing public right of way.

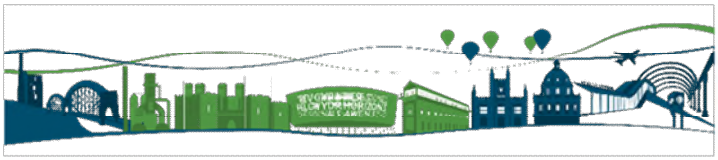
You and your clients written response comments on the above and the letter dated 17th May would be greatly appreciated. As discussed, please find the attached independent options report, completed by Motts McDonald for you and your clients viewing. The report is due to be shared with the public within the next few days.

If I can be of any further assistance, please do not hesitate to contact me.

Kind Regards
James

James Audley
Liability Negotiations Manager (Acting) – Western Route

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk



Wales and Western
Engineering & Asset Management

From: James Audley
Sent: 17 May 2022 15:34
To: Charles Bates <charlesbates@lawsandfiennes.co.uk>; Hywel Morse <hywelmorse@lawsandfiennes.co.uk>
Subject: RE: Tackley Estate and Bridleway (Land Agents)

OFFICIAL

Dear Charles and Hywel,

Please find the attached letter and plan regarding Network Rail’s next step and proposal for Tackley Level Crossing and Bridleway.

In reference to the unpaid invoice, I have forwarded onto the relevant persons and it is hopefully being dealt with and sorted, as soon as I have an update, I will let you know.

If I can be of any further assistance, please do not hesitate to contact me.

Kind Regards
James

James Audley
Liability Negotiations Manager (Acting) – Western Route

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk

Wales and Western
Engineering & Asset Management

From: Charles Bates <charlesbates@lawsandfiennes.co.uk>
Sent: 10 May 2022 16:52
To: James Audley <James.Audley@networkrail.co.uk>
Cc: Hywel Morse <hywelmorse@lawsandfiennes.co.uk>
Subject: Re: Tackley Estate and Bridleway

Dear James,
I am still the agent, but am handling over to Hywel Morse next month, as copied in.
In all probability he will be dealing with this so I suggest you write to both of us initially.
Many thanks,
Charles
Sent from my iPhone

> On 10 May 2022, at 16:06, James Audley <James.Audley@networkrail.co.uk> wrote:
>
> OFFICIAL
>
> Dear Charles,
>
> I hope all is well
>
> Network Rail is looking to restart negotiations with the Tackley Estate regarding the bridleway and securing the permanent legal closure of the level crossing, before I write to the Tackley Estate, I just wanted to confirm whether you are still the acting land agent for the Estate?
>
> Kind Regards
> James
>
> <image006.png> **James Audley**

Liability Negotiations Manager (Acting) – Western Route

☎ Mobile: 07711-601149
✉ James.Audley@networkrail.co.uk
<image007.png>
<image005.png>

****
****

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****
****

Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 07 February 2023 12:39
To: hywel@lfllp.co.uk
Cc: James Audley
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

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BK | Bruton Knowles

Chartered Surveyors

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 14 February 2023 16:59
To: hywel@lfllp.co.uk
Cc: James Audley
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

I hope you're well.

I just wondered if you were yet able to advise of a suitable date/time for an initial chat on this?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

Bruton Knowles

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Cc: James Audley
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Dear Hywel

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Thanks

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Sent: 02 March 2023 11:21
To: Hywel Morse
Cc: James Audley
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]
Attachments: 0219448-3 - Tackley Land Requirements_RevA(11907747.1).pdf

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To: Hywel Morse
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Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]
Attachments: Register View - ON261823(11925369.1).pdf; Deed of Release - Tackley(11925368.1).pdf

Dear Hywel

Please find attached copy of the 2009 Deed of Release, together with the LR Title referred to.

I trust this is of assistance.

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Associate

BK | Bruton Knowles

Chartered Surveyors

Utilities & Infrastructure Team

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W: brutonknowles.co.uk
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Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Associate

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To: Joan Halligan
Cc: James Audley; Daniel Thomas
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Thanks

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Phone or Teams?

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 02 March 2023 10:10
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Dear Joan,

Please excuse the delay in responding.

Are you free this morning say 10:30 to 11:00 feel free to call my mobile 07817 360 666.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 23 February 2023 18:14
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

Further to my email below I just wondered if you'd be free for an initial chat on Monday?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 07 February 2023 12:39
To: hywel@lfllp.co.uk
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

Bruton Knowles have now been instructed to support Network Rail's (NRs) project to close the level crossings at Tackley and Yarnton via a Transport and Works Act Order.

To facilitate the scheme at Tackley I've been asked to take forward the discussions which you've been having with NR's James Audley in relation to the re - routing of the existing bridleway.

Would you be free for an initial chat over the next few days?

I look forward to hearing from you.

Kind regards.

Joan
Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 15 March 2023 12:48
To: Joan Halligan
Cc: James Audley; Daniel Thomas
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Either, teams if there are plans to discuss.

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 15 March 2023 12:44
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Phone or Teams?

Joan Halligan MSc MRICS
Associate

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Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Hi Hywel

I left a voicemail message for you 11.15 ish. I'm free for a call now until 12.45 and then after 2.30. Hope to speak soon.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Hi Hywel

Shall we say 11.15 as I have meetings from 1pm? If that's hone call convenient do you want me to send a Teams invite or will phone call be better?

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Dear Joan,

In brief yes I have spoken with my clients and they have instructed me to explore your proposal through discussion.

Can you suggest a convenient time this week for a call, I have good availability from 11:00 today and Thursday after 13:30.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 10 March 2023 15:06
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

I just wondered if you have now managed to speak to your client on this matter, and whether we could proceed to discuss terms?

I look forward to hearing from you.

Kind regards

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 02 March 2023 11:21

To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

Thanks for your time earlier and as discussed please find attached the current proposals for the NR Scheme at Tackley.

As mentioned there is a slight revision to be made to the drawing at 78 Nethercote, but that does not impact the Estate's land.

It would be really helpful if you could discuss the proposals with your client - both the permanent land take for the new bridleway, and the land required for the temporary compounds during the construction phase.

If you could come back to me with any initial comments that would be appreciated. I will then draw up some draft Heads of Terms for discussion.

Finally, I'll ask my client if there is any paperwork which they have relating to the stopping up of Tackley Estates use of the level crossing circa 5-6 years ago.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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Joan Halligan MSc MRICS
Associate

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To: hywel@lfllp.co.uk
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Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 15 March 2023 12:54
To: Hywel Morse
Cc: James Audley; Daniel Thomas
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

I've just sent you a Teams invite for 2.30.

Joan Halligan MSc MRICS
Associate

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Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Either, teams if there are plans to discuss.

Hywel Morse MRICS FAAV
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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 15 March 2023 12:44

To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Joan Halligan MSc MRICS
Associate



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Can we diarise 14:30?

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Hi Hywel

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Thanks

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 02 March 2023 11:21
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

Thanks for your time earlier and as discussed please find attached the current proposals for the NR Scheme at Tackley.

As mentioned there is a slight revision to be made to the drawing at 78 Nethercote, but that does not impact the Estate's land.

It would be really helpful if you could discuss the proposals with your client - both the permanent land take for the new bridleway, and the land required for the temporary compounds during the construction phase.

If you could come back to me with any initial comments that would be appreciated. I will then draw up some draft Heads of Terms for discussion.

Finally, I'll ask my client if there is any paperwork which they have relating to the stopping up of Tackley Estates use of the level crossing circa 5-6 years ago.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

Chartered Surveyors

Utilities & Infrastructure Team

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W: brutonknowles.co.uk
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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 02 March 2023 10:10
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Dear Joan,

Please excuse the delay in responding.

Are you free this morning say 10:30 to 11:00 feel free to call my mobile 07817 360 666.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 23 February 2023 18:14
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

Further to my email below I just wondered if you'd be free for an initial chat on Monday?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 07 February 2023 12:39
To: hywel@lfllp.co.uk
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

Bruton Knowles have now been instructed to support Network Rail's (NRs) project to close the level crossings at Tackley and Yarnton via a Transport and Works Act Order.

To facilitate the scheme at Tackley I've been asked to take forward the discussions which you've been having with NR's James Audley in relation to the re - routing of the existing bridleway.

Would you be free for an initial chat over the next few days?

I look forward to hearing from you.

Kind regards.

Joan
Joan Halligan MSc MRICS

Associate

Chartered Surveyors

Utilities & Infrastructure Team

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 15 March 2023 13:07
To: Joan Halligan
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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thanks

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 15 March 2023 12:54
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

I've just sent you a Teams invite for 2.30.

Joan Halligan MSc MRICS
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 15 March 2023 12:48

To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Either, teams if there are plans to discuss.

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 15 March 2023 12:44
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Phone or Teams?

Joan Halligan MSc MRICS
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 15 March 2023 12:43
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Can we diarise 14:30?

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 15 March 2023 11:47
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Hi Hywel

I left a voicemail message for you 11.15 ish. I'm free for a call now until 12.45 and then after 2.30. Hope to speak soon.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 15 March 2023 09:14
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Hi Hywel

Shall we say 11.15 as I have meetings from 1pm? If that's hone call convenient do you want me to send a Teams invite or will phone call be better?

Thanks

Joan

Joan Halligan MSc MRICS
Associate

Bruton Knowles

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 15 March 2023 00:44
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Dear Joan,

In brief yes I have spoken with my clients and they have instructed me to explore your proposal through discussion.

Can you suggest a convenient time this week for a call, I have good availability from 11:00 today and Thursday after 13:30.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk

Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 10 March 2023 15:06
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

I just wondered if you have now managed to speak to your client on this matter, and whether we could proceed to discuss terms?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 02 March 2023 11:21
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

Thanks for your time earlier and as discussed please find attached the current proposals for the NR Scheme at Tackley.

As mentioned there is a slight revision to be made to the drawing at 78 Nethercote, but that does not impact the Estate's land.

It would be really helpful if you could discuss the proposals with your client - both the permanent land take for the new bridleway, and the land required for the temporary compounds during the construction phase.

If you could come back to me with any initial comments that would be appreciated. I will then draw up some draft Heads of Terms for discussion.

Finally, I'll ask my client if there is any paperwork which they have relating to the stopping up of Tackley Estates use of the level crossing circa 5-6 years ago.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 02 March 2023 10:10
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

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Dear Joan,

Please excuse the delay in responding.

Are you free this morning say 10:30 to 11:00 feel free to call my mobile 07817 360 666.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 23 February 2023 18:14
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

Further to my email below I just wondered if you'd be free for an initial chat on Monday?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 07 February 2023 12:39
To: hywel@lfllp.co.uk

Cc: James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate and Bridleway [BK-BK.FID367249]

Dear Hywel

Bruton Knowles have now been instructed to support Network Rail's (NRs) project to close the level crossings at Tackley and Yarnton via a Transport and Works Act Order.

To facilitate the scheme at Tackley I've been asked to take forward the discussions which you've been having with NR's James Audley in relation to the re - routing of the existing bridleway.

Would you be free for an initial chat over the next few days?

I look forward to hearing from you.

Kind regards.

Joan

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 31 March 2023 17:32
To: Hywel Morse
Subject: Teams Meeting Next Week with Network Rail [BK-BK.FID367249]

Dear Hywel

As discussed Network Rail have asked if it would be possible to have a brief Teams meeting with you to discuss the scheme at Tackley.

The dates /times suggested are between

Monday 3rd April – between 10.30 -11 or 11 to 3 (excluding 12-12.30)

Tues 4th – between 9 - 10 or 3 – 5.30

Thurs 5th – 3 – 5.30

Can you let me know what might fit in? Thanks

.

Kind regards

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 03 April 2023 00:28
To: Joan Halligan
Subject: RE: Teams Meeting Next Week with Network Rail [BK-BK.FID367249]

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Dear Joan,

I can only make Thursday 15:30 if that works for you? If so, please send a MS Teams invite.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, March 31, 2023 5:32 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Teams Meeting Next Week with Network Rail [BK-BK.FID367249]

Dear Hywel

As discussed Network Rail have asked if it would be possible to have a brief Teams meeting with you to discuss the scheme at Tackley.

The dates /times suggested are between

Monday 3rd April – between 10.30 -11 or 11 to 3 (excluding 12-12.30)

Tues 4th – between 9 - 10 or 3 – 5.30

Thurs 5th – 3 – 5.30

Can you let me know what might fit in? Thanks

.
Kind regards

Joan Halligan MSc MRICS
Associate

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W: brutonknowles.co.uk
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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 03 April 2023 10:11
To: Hywel Morse
Cc: Daniel Thomas; James Audley
Subject: RE: Teams Meeting Next Week with Network Rail [BK-BK.FID367249]

Dear Hywel

Thanks for confirming. I'll send a Teams Invite shortly.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

BK | Bruton Knowles

Chartered Surveyors

Utilities & Infrastructure Team

M: 07719 088858
W: brutonknowles.co.uk
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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 03 April 2023 00:28
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Subject: RE: Teams Meeting Next Week with Network Rail [BK-BK.FID367249]

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Dear Joan,

I can only make Thursday 15:30 if that works for you? If so, please send a MS Teams invite.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, March 31, 2023 5:32 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Teams Meeting Next Week with Network Rail [BK-BK.FID367249]

Dear Hywel

As discussed Network Rail have asked if it would be possible to have a brief Teams meeting with you to discuss the scheme at Tackley.

The dates /times suggested are between

Monday 3rd April – between 10.30 -11 or 11 to 3 (excluding 12-12.30)

Tues 4th – between 9 - 10 or 3 – 5.30

Thurs 5th – 3 – 5.30

Can you let me know what might fit in? Thanks

.
Kind regards

Joan Halligan MSc MRICS
Associate

BK | Bruton Knowles

Chartered Surveyors

Utilities & Infrastructure Team

M: 07719 088858
W: brutonknowles.co.uk
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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 06 April 2023 12:53
To: Joan Halligan
Subject: New Time Proposed: Tackley Estate / NR Meeting

CAUTION: This is an **external** email, take special care when clicking on **links** and opening **attachments.**

Dear Joan,

Apologies, but I have managed to get a doctor's appointment and would appreciate if we could push the meeting back half an hour to accommodate this?

Kind regards

Hywel

Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 06 April 2023 15:10
To: Hywel Morse
Subject: RE: Tackley Estate / NR Meeting [BK-BK.FID367249]

Dear Hywel

That's fine I've accepted the altered time as has Rory and Alan.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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Sent: 06 April 2023 12:53
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Subject: New Time Proposed: Tackley Estate / NR Meeting
When: 06 April 2023 15:30-16:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Microsoft Teams Meeting

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Kind regards

Hywel

Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 17 April 2023 11:59
To: Hywel Morse
Cc: Daniel Thomas; James Audley
Subject: RE: Tackley Estate / NR Meeting [BK-BK.FID367249]

Dear Hywel

I hope you're well.

Following our recent Teams meeting are you now able to send over details of the fencing required along the route of the new bridleway - where it adjoins the Estates' retained land?

I look forward to hearing from you. Thanks.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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Hywel

Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2023 00:24
To: Joan Halligan
Cc: Daniel Thomas; James Audley
Subject: RE: Tackley Estate / NR Meeting [BK-BK.FID367249]

CAUTION: This is an **external** email, take special care when clicking on **links** and opening **attachments.**

Dear Joan,

Please see rough specification below.

- remove all old fencing material before putting up the new fencing
- use softwood timber that is fully peeled, coated with wood preservative and pressure treated, or treated with an HSE approved industrial wood preservative (to comply with Use Class 4 as defined in BS8417:2014 ' 'Preservation of Wood – Code of Practice'.
- put up a fence at least 1.05m high
- use strands of galvanised 4 millimetre (mm) mild plain steel wire or 2.5mm barbed wire or high tensile or C8/80/15 mild or high tensile stock netting.
- use enough strands to control the livestock
- use straining posts that are at least 125mm by 125mm square (or have a 125mm top diameter) and are at least 2.1m long, or at least 2.4m long for metal fence posts
- set the straining posts at least 1000mm into the ground, or at least 1100mm for metal fence posts, and no more than 150m apart if using mild steel or 600m apart for high tensile wire. See the British Standard 1722-2:2020 for suitable straining construction example
- place a straining post at every change of direction (horizontal or vertical) and at each end of the fence, with suitable bracing required to achieve stability
- use struts that are 75mm by 75mm square, or have a 75mm top diameter, and 2.1m long (or at least 1.8m long for metal fencing)
- set the struts at least 450mm into the ground (or at least 700mm for metal fence posts) and mortise them into the straining post. Do not secure by a nail alone
- use intermediate posts that are 75mm by 75mm square (or have a 65mm top diameter) and 1.65m long (or at least 1.8m long for metal fencing)
- set the posts at least 600mm in the ground (or at least 700mm for metal fence posts) and no more than 3.5m apart for mild steel, and 4.5 metres for high tensile steel
- make sure that all work meets the relevant British Standards - see copies of the most up-to-date standards for guidance

to confirm this is a fence you would own and maintain.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

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Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Monday, April 17, 2023 11:59 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate / NR Meeting [BK-BK.FID367249]

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I hope you're well.

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Kind regards

Hywel

Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor
Cc: Cameron Wilde; Aimi Blackmore; Joan Halligan; Daniel Thomas
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

Hywel Morse MRICS FAAV
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From: Hywel Morse
Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Dear Adam,

Any luck with finding the old license?

Also, a call would be good you are about next week?

Kind regards

Hywel

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From: Hywel Morse
Sent: Tuesday, March 19, 2024 11:29 AM

To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

Hywell

Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Tuesday, March 19, 2024 10:38 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

Unfortunately I do not have any availability until mid-way through next week as I am on Annual Leave. I don't suppose you are available the following Wednesday? (27th March).

I will have a dig into the clause 19 license additionally and will have this ready for the call.

Kind Regards

Adam Taylor
Associate

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Chartered Surveyors

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W: brutonknowles.co.uk
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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Dear Adam,

Would you have availability for a call on this matter Wednesday morning?

Also, can you please provide a copy of the license referred to in clause 19;
“The licence is to follow the form of a previous licence agreed between the parties dated 31st January 2020 (attached to these terms for information), save for any updating reasonably required by the parties.”

Kind regards

Hywel

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Laws & Fiennes

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

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Firth, Tom

From: Adam Taylor
Sent: 18 April 2024 09:34
To: Hywel Morse; Nigel Billingsley
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his)
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

My apologies for the delay with this.

My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

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Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

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Chartered Surveyors

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W: brutonknowles.co.uk
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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 20 April 2023 16:51
To: Hywel Morse
Cc: Daniel Thomas; James Audley
Subject: RE: Tackley Estate / NR Meeting [BK-BK.FID367249]

Dear Hywel

Thanks for supplying those details.

I've passed these over to my Network Rail client and hope to come back to you with some Heads of Terms shortly.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

BK | Bruton Knowles

Chartered Surveyors

Utilities & Infrastructure Team

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2023 00:24
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate / NR Meeting [BK-BK.FID367249]

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Dear Joan,

Please see rough specification below.

- remove all old fencing material before putting up the new fencing

- use softwood timber that is fully peeled, coated with wood preservative and pressure treated, or treated with an HSE approved industrial wood preservative (to comply with Use Class 4 as defined in BS8417:2014 ' 'Preservation of Wood – Code of Practice'.
- put up a fence at least 1.05m high
- use strands of galvanised 4 millimetre (mm) mild plain steel wire or 2.5mm barbed wire or high tensile or C8/80/15 mild or high tensile stock netting.
- use enough strands to control the livestock
- use straining posts that are at least 125mm by 125mm square (or have a 125mm top diameter) and are at least 2.1m long, or at least 2.4m long for metal fence posts
- set the straining posts at least 1000mm into the ground, or at least 1100mm for metal fence posts, and no more than 150m apart if using mild steel or 600m apart for high tensile wire. See the British Standard 1722-2:2020 for suitable straining construction example
- place a straining post at every change of direction (horizontal or vertical) and at each end of the fence, with suitable bracing required to achieve stability
- use struts that are 75mm by 75mm square, or have a 75mm top diameter, and 2.1m long (or at least 1.8m long for metal fencing)
- set the struts at least 450mm into the ground (or at least 700mm for metal fence posts) and mortise them into the straining post. Do not secure by a nail alone
- use intermediate posts that are 75mm by 75mm square (or have a 65mm top diameter) and 1.65m long (or at least 1.8m long for metal fencing)
- set the posts at least 600mm in the ground (or at least 700mm for metal fence posts) and no more than 3.5m apart for mild steel, and 4.5 metres for high tensile steel
- make sure that all work meets the relevant British Standards - see copies of the most up-to-date standards for guidance

to confirm this is a fence you would own and maintain.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Monday, April 17, 2023 11:59 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; James Audley <James.Audley@networkrail.co.uk>
Subject: RE: Tackley Estate / NR Meeting [BK-BK.FID367249]

Dear Hywel

I hope you're well.

Following our recent Teams meeting are you now able to send over details of the fencing required along the route of the new bridleway - where it adjoins the Estates' retained land?

I look forward to hearing from you. Thanks.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

Chartered Surveyors

Utilities & Infrastructure Team

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 06 April 2023 15:10
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Tackley Estate / NR Meeting [BK-BK.FID367249]

Dear Hywel

That's fine I've accepted the altered time as has Rory and Alan.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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-----Original Appointment-----
From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 06 April 2023 12:53
To: Joan Halligan
Subject: New Time Proposed: Tackley Estate / NR Meeting
When: 06 April 2023 15:30-16:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Microsoft Teams Meeting

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Dear Joan,

Apologies, but I have managed to get a doctor's appointment and would appreciate if we could push the meeting back half an hour to accommodate this?

Kind regards

Hywel

Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 04 May 2023 15:19
To: Hywel Morse
Cc: Daniel Thomas; Cameron Wilde
Subject: Tackley Estate and Bridleway [BK-BK.FID347873]
Attachments: Draft Heads of Terms Tackley Estate Land Take and S Compound May 2023(12100080.1).docx; 0219448-3C - Tackley Land Requirements - South Compound_RevC(12104156.1).pdf; 0219448-3A Tackley - Compound Access(12101388.1).pdf; 0219448-3 - Tackley Land Requirements_RevC(12100769.1).pdf; Tackley Estate boundary treatment specification(12102185.1).docx; Draft Heads of Terms Tackley Estate Northern Compound Licence May 2023(12100373.1).docx; 0219448-3A Tackley - Compound Access(12101382.1).pdf; 0269258 - Tackley Compound Licence Plan (1) (12100771.1).pdf

Dear Hywel

Subject to Contract & Without Prejudice

I hope you are well.

I write following our recent Teams meeting with Network Rail (NR) representatives in relation to the above.

I attach for reference a plan, ***0219448-3 Revision C, Tackley Land Requirements,*** showing Network Rail's land requirements in Tackley, which the Company will be persisting with under the TWAO application.

You'll note from the plan the intention is to stop up the existing Bridleway over the level crossing only and not to interfere with the Bridleway further. I'm advised that this scheme has been decided upon following various stakeholder meetings.

I also attach for your review two sets of Heads of Terms, one for the permanent land take required for NR's scheme and a southern works compound, and the other for a northern works compound.

I look forward to hearing from you when you've had the opportunity to consider this email together with enclosures. If it would be useful to go through the documents in person I'm more than happy to come over to your offices when I return from leave after the 16th May.

If you'd like me to send over hard copies of the paperwork can you let me or my colleague Cameron Wilde (copied in) know. Thanks.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 19 May 2023 12:54
To: Joan Halligan; Hywel Morse
Cc: Louise Bungay-Azman
Subject: RE: Meeting with Tackley Estate to discuss NR Scheme

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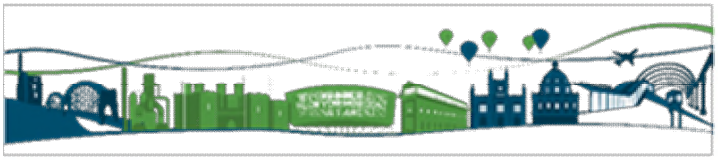
OFFICIAL

Joan, Hywell,

It will likely be Louise Bungay-Azman joining us, who is undertaking Sponsor for this project.

Kind regards

Aimi Blackmore
Consents Manager
07870 832270
aimi.blackmore@networkrail.co.uk



Please note; my working pattern is Tuesday to Friday. If the matter is urgent on a Monday, please call my mobile.

-----Original Appointment-----
From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 19 May 2023 12:48
To: Joan Halligan; Hywel Morse; Aimi Blackmore
Subject: Meeting with Tackley Estate to discuss NR Scheme
When: 07 June 2023 10:30-12:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: TBC

Hywel

Could you please confirm the best location to meet?

Aimi – could you please advise who else from NR needs to attend. Happy for you to forward the invite and copy me/ Hywel in.

Thanks

Joan

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 19 May 2023 13:17
To: Hywel Morse
Cc: Daniel Thomas
Subject: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

As discussed earlier if you could send over a screen shot/marked up plan showing the land concerned (between Tackley Estate and Rousham I believe) I will ask the question of NR.

Hope you have an enjoyable week off.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 19 May 2023 14:02
To: Joan Halligan
Cc: Daniel Thomas
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Dear Joan,

See below, I hope this helps?



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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, May 19, 2023 1:17 PM
To: Hywel Morse <hywel@lfllp.co.uk>

Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

As discussed earlier if you could send over a screen shot/marked up plan showing the land concerned (between Tackley Estate and Rousham I believe) I will ask the question of NR.

Hope you have an enjoyable week off.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 24 May 2023 12:22
To: Hywel Morse
Cc: Daniel Thomas; Aimi Blackmore
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

I hope you've had a good week away from the office. Just to confirm the land is owned by Network Rail, albeit it is currently unregistered.

I trust the above is of assistance and look forward to our site meeting on the 7th. Do please advise your preferred location for this.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Friday, May 19, 2023 2:02 PM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Dear Joan,

See below, I hope this helps?



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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, May 19, 2023 1:17 PM
To: Hywel Morse <hywel@lfllp.co.uk>

Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

As discussed earlier if you could send over a screen shot/marked up plan showing the land concerned (between Tackley Estate and Rousham I believe) I will ask the question of NR.

Hope you have an enjoyable week off.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 01 June 2023 00:34
To: Joan Halligan
Cc: Daniel Thomas; Aimi Blackmore
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Dear Joan,

All noted with thanks. I will have a think on a meeting location, will you be traveling in a 4x4 to save the walking?

Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Wednesday, May 24, 2023 12:22 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

I hope you've had a good week away from the office. Just to confirm the land is owned by Network Rail, albeit it is currently unregistered.

I trust the above is of assistance and look forward to our site meeting on the 7th. Do please advise your preferred location for this.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Friday, May 19, 2023 2:02 PM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Dear Joan,

See below, I hope this helps?



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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, May 19, 2023 1:17 PM
To: Hywel Morse <hywel@lfllp.co.uk>

Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

As discussed earlier if you could send over a screen shot/marked up plan showing the land concerned (between Tackley Estate and Rousham I believe) I will ask the question of NR.

Hope you have an enjoyable week off.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 05 June 2023 10:15
To: Hywel Morse
Cc: Daniel Thomas; Aimi Blackmore
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

I'll be travelling to the meeting venue in my Ford Focus. Happy to walk as required.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Thursday, June 1, 2023 12:34 AM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Dear Joan,

All noted with thanks. I will have a think on a meeting location, will you be traveling in a 4x4 to save the walking?

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Joan Halligan MSc MRICS
Associate

BK | Bruton Knowles

Chartered Surveyors

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M: 07719 088858
W: brutonknowles.co.uk
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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 06 June 2023 23:53
To: Joan Halligan
Cc: Daniel Thomas; Aimi Blackmore
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 07 June 2023 05:41
To: Hywel Morse; Joan Halligan
Cc: Daniel Thomas
Subject: Re: Network Rail Land Ownership Query [BK-BK.FID367249]
Attachments: Image.jpeg

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Sent: 07 June 2023 09:23
To: Aimi Blackmore; Joan Halligan
Cc: Daniel Thomas
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Can u suggest you consolidate into one car and park in our gateway before the underpass here
https://w3w.co/nothing.dice.dorms

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I trust the above is of assistance and look forward to our site meeting on the 7th. Do please advise your preferred location for this.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

BK | Bruton Knowles

Chartered Surveyors

Utilities & Infrastructure Team

M: 07719 088858
W: brutonknowles.co.uk

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Friday, May 19, 2023 2:02 PM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Dear Joan,

See below, I hope this helps?



Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, May 19, 2023 1:17 PM
To: Hywel Morse <hywel@lfllp.co.uk>

Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

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Hope you have an enjoyable week off.

Thanks

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****
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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 09 June 2023 11:46
To: Hywel Morse
Cc: Daniel Thomas; Aimi Blackmore
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

Thanks for your time on Wednesday, for what I feel was a really useful meeting.

As promised please find below a link to the webpage for the scheme, where you'll be able to view the bridge design for Tackley.

www.networkrail.co.uk/oxfordshirelx

I look forward to hearing from you on the draft Heads of Terms proposed.

Kind regards

Joan

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Wednesday, June 7, 2023 9:23 AM
To: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Can u suggest you consolidate into one car and park in our gateway before the underpass here https://w3w.co/nothing.dice.dorms

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: Wednesday, June 7, 2023 5:41 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Re: Network Rail Land Ownership Query [BK-BK.FID367249]

OFFICIAL

Good morning Hywel, Joan,

It may be a little difficult to get under the bridge without a 4x4 as the channels are rather deep. Unfortunately, I'm not aware of anywhere other than outside the station.

I wonder if there's anywhere to park further down the lane, before the bridge?

I'll head towards Tackley.

Kind regards

Aimi Blackmore
Consents Manager

Sent from Outlook for iOS

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Tuesday, June 6, 2023 11:53:22 PM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

> You don't often get email from hywel@lfllp.co.uk. Learn why this is important

Dear Joan,

For out meeting tomorrow at 10:30 I think we are best to meet here https://w3w.co/grinders.forklift.juror

If we park near the sewage works the cars will not gain much attention, we can then walk the west route or part of it before driving up the existing bridleway to the old level crossing.

I hope this is ok, access to the meeting point should be ok in a car, I have been over there in the past, just take care crossing under the railway before the sewage works, there can be ruts there and its not worth damaging your car.

Anybody attending can call me on my mobile below if you encounter any issues.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Monday, June 5, 2023 10:15 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

I'll be travelling to the meeting venue in my Ford Focus. Happy to walk as required.

Thanks

Joan

Joan Halligan MSc MRICS
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Thursday, June 1, 2023 12:34 AM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Dear Joan,

All noted with thanks. I will have a think on a meeting location, will you be traveling in a 4x4 to save the walking?

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Wednesday, May 24, 2023 12:22 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Friday, May 19, 2023 2:02 PM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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Dear Joan,

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Hywel Morse MRICS FAAV

Laws & Fiennes

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, May 19, 2023 1:17 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

As discussed earlier if you could send over a screen shot/marked up plan showing the land concerned (between Tackley Estate and Rousham I believe) I will ask the question of NR.

Hope you have an enjoyable week off.

Thanks

Joan

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Associate

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 09 June 2023 12:21
To: Joan Halligan
Cc: Daniel Thomas; Aimi Blackmore
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]
Attachments: Tackley-proposed-footbridge-north-east-view.jpg

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Dear Joan,

Thanks you for your time last Wednesday. While a constructive meeting, I fear that minds have been made up in the absence of broader thinking on the subject. However, by dividing the projects into two projects, the replacement footbridge on the platform and secondly the Bridleway diversion I think it helps clarify the matter.

I attach the image from the website, do you have a cleaner copy of the plans or the overview map, as its rather pixelated and unclear.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, June 9, 2023 11:46 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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I look forward to hearing from you on the draft Heads of Terms proposed.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 09 June 2023 12:29
To: Hywel Morse; Daniel Thomas; Aimi Blackmore
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

Dear Hywel

I shall ask the client what the may be able to provide.

@Aimi Blackmore or @Daniel Thomas are you able to assist? Thanks

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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Associate

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Firth, Tom

From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 09 June 2023 15:02
To: Joan Halligan; Hywel Morse; Daniel Thomas
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

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OFFICIAL

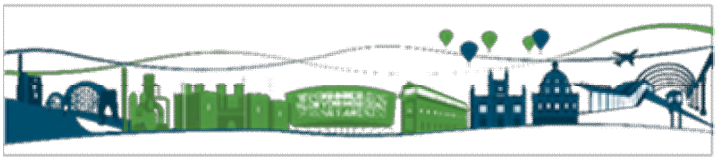
Good afternoon Hywel,

The files are quite large. If you scroll to the bottom of the webpage, the PDF versions are on there which are in HD quality.

Do let me know if you have any issues in downloading them.

Kind regards

Aimi Blackmore
Consents Manager
07870 832270
aimi.blackmore@networkrail.co.uk



Please note; my working pattern is Tuesday to Friday. If the matter is urgent on a Monday, please call my mobile.

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 09 June 2023 12:29
To: Hywel Morse <hywel@lfllp.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Network Rail Land Ownership Query [BK-BK.FID367249]

OFFICIAL

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Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
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****
****

Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 17 July 2023 23:23
To: oxfordlevelcrossings@networkrail.co.uk
Cc: Aimi Blackmore; Joan Halligan; Daniel Thomas
Subject: FW: Network Rail Oxfordshire Level Crossings 05 June 2023 00:00 — Ending 17 July 2023 23:59 Private and Confidential – not for circulation as part of the public consultation without prior written consent.
Attachments: Diversion Plans.pdf

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Dear Network Rail,

We write as agents to the owners of the Tackley Estate, who's land is located south west and east of the level crossing in Tackley, Land Registry title Number ON261823.
Since your initial contact in May 2022 sharing a copy of the Mott Macdonald "Tackley Level Crossing Closure Independent Assessment April 2022" (Mott Report) report it has been clear as set out in 2.3.1 of the Mott Report, Cost is the first priority while Safety and Likely ease of obtaining land agreement are 9 and 10 respectively out of a 10 point list.

This has been consistent in how we have been consulted, often being the last to learn of matters which directly impact our clients and their property, behind local and statutory consultees.

The Mott Report even went as far to describe the alternative routes while presenting no plans of the proposed routes, in what I can only assume was a means of intentionally seeking to withhold the illustrative implications of some of the proposed routes from the public domain.
Our clients have supported a new bridge north (Barwood Bridge) of the station to accommodate rail passengers and bridleway users from Land Registry Title No. ON300602 which we understand had specifically been retained by the owner from the development scheme to facilitate a crossing and station parking (blue on attached plan).

As an alternative to the Barwood Bridge, our clients has supported a diversion east of the railway, to the north to connect with Bridleway 379/4/10 (red on the attached plan). While some vegetation clearance would be required, this has been supported on our clients land. However, it is clear that no ground investigation work had been undertaken by Network Rail until a site visit on 7/06/2023 when we insisted the part of the route in our clients ownership was walked. It was clear from the site visit that the part of the route was level and could accommodate a path up to the boundary with Network Rails own land (unregistered) to the north.

Our clients remain supporters of the above two routes but cannot support the proposed route to the south west of the level crossing against the railway. This route cannot be considered in anyway safe or a real attempt at diverting the Bridleway but does appear to the shortest and cheapest means of A-B.

Our clients remain open to working with Network Rail to come to an amicable solution for this project as it is an important part of the village and the amenity it offers.

We look forward to hearing further.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk
t: 01295 256870 | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 14 August 2023 16:01
To: Hywel Morse
Cc: Daniel Thomas
Subject: Heads of Terms [BK-BK.FID367249]
Attachments: Tackley Estate and Bridleway [BK-BK.FID347873]

Dear Hywel

I hope you're well.

I just wondered if you were now able to revert to me on any of the Heads of Terms?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 15 August 2023 21:51
To: Joan Halligan
Cc: Daniel Thomas
Subject: RE: Heads of Terms [BK-BK.FID367249]

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Dear Joan,

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Kind regards

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Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Joan Halligan MSc MRICS
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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 16 August 2023 09:33
To: Hywel Morse
Cc: Daniel Thomas
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Thanks for your email. I will feed that back to Network Rail.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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In relation to the route of the new bridleway, NR expects to be able to confirm the position early next week.

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Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 07 September 2023 15:56
To: Hywel Morse
Cc: Daniel Thomas
Subject: FW: Heads of Terms [BK-BK.FID367249]

Dear Hywel

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Associate

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Firth, Tom

From: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Sent: 22 September 2023 15:59
To: Hywel Morse
Cc: Daniel Thomas; Joan Halligan
Subject: RE: Heads of Terms - Tackley Estate [BK-BK.FID367249]

Good Afternoon Hywel

I hope you're well.
I am contacting you whilst my colleague, Joan, is on leave.

I have been contacted by my client to advise that they are unable to pursue the 'western' route bridleway and therefore will be continuing as planned with the route adjacent to the railway. Please see their statement below in italics.

With regards to the HoTs, please can you come back to us on these even if it is in relation to the compound to the north at this stage. This will allow my client to make some progress.

"Following on from our discussions into the possibility of re-routing the proposed bridleway at Tackley to a preferred route, we are now able to discuss our findings.

After taking a high level feasibility into the possibility of the proposed bridleway to run on the Western edge of the field, it is a route that Network Rail are not able to pursue. This is due to a number of site constraints that need to be considered, including, constructing paths, bridges and ramps in flood zone 3, drainage challenges and soft ground, vegetation clearance, ongoing management and the impact to the environment.

Network Rail must also consider the cost to the tax payer. Initial investigation into the route estimates that the construction of the new bridleway could cost in excess of £1 million, when taking into account additional land requirements, surveys, permits and construction.

For the reasons above, Network Rail are not able to pursue the preferred route on the Western edge of the field. We will therefore be promoting the Transport and Works Act Order in its current form, with the bridleway running adjacent to the railway.

Whilst we understand that this decision may be disappointing, we would like to thank you for your continued engagement on this matter."

Kind Regards

Lynn

Lynn Alderson AssocRICS
Senior Land Rights Officer

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Wednesday, August 16, 2023 9:33 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Thanks for your email. I will feed that back to Network Rail.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

Chartered Surveyors

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Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 13 October 2023 13:44
To: Hywel Morse
Cc: Daniel Thomas
Subject: RE: Heads of Terms [BK-BK.FID367249]
Attachments: RE: Heads of Terms - Tackley Estate [BK-BK.FID367249]

Dear Hywel

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Further to the below email my colleague Lynn Alderson's email of 22 September (attached above), I just wondered if you were now instructed to progress any of the Heads of Terms? An update would be most welcome.

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 03 November 2023 10:41
To: Hywel Morse
Cc: Daniel Thomas; Aimi Blackmore
Subject: RE: Heads of Terms [BK-BK.FID367249]

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 21 November 2023 10:17
To: Hywel Morse
Cc: Daniel Thomas; Aimi Blackmore; Rory Mckeever
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

I hope you are well.

Sorry to chase but are you yet able to come back to me on the draft Heads of Terms please?

A note to summarise the position would be much appreciated if you're unable to revert on the terms. As ever, if a brief chat would help please do call me on the mobile.

Kind regards

Joan

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Dear Joan,

I appreciate you want to progress these, but you will appreciate there is much uncertainty our side about what direction of travel this project has and whether we support it.

We also need to know whether the improvement works under the railway bridge to facilitate large deliveries of bridge sections are planned or not?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Monday, August 14, 2023 4:01 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Heads of Terms [BK-BK.FID367249]

Dear Hywel

I hope you're well.

I just wondered if you were now able to revert to me on any of the Heads of Terms?

I look forward to hearing from you.

Kind regards

Joan
Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 09 January 2024 18:45
To: Hywel Morse
Cc: Daniel Thomas; Aimi Blackmore; David Wilson
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Happy New Year to you. I hope you had an enjoyable, if not relaxing, break

I just wondered if you were yet instructed to respond on any the terms proposed?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Tuesday, November 21, 2023 10:17 AM

To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Rory Mckeever <Rory.Mckeever@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

I hope you are well.

Sorry to chase but are you yet able to come back to me on the draft Heads of Terms please?

A note to summarise the position would be much appreciated if you're unable to revert on the terms. As ever, if a brief chat would help please do call me on the mobile.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, October 13, 2023 1:44 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

I do hope you've had a good break away from the office.

Further to the below email my colleague Lynn Alderson's email of 22 September (attached above), I just wondered if you were now instructed to progress any of the Heads of Terms? An update would be most welcome.

Thank you

Joan
Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Thursday, September 7, 2023 3:56 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: FW: Heads of Terms [BK-BK.FID367249]

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Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Wednesday, August 16, 2023 4:23 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Aimi Blackmore from Network Rail (who you've met on a number of occasions) has said NR will carry out works to improve the situation at the bridge. The exact extent of this improvement will need to be developed with the Statutory Body so that they can understand what is permissible on their strategic asset.

In relation to the route of the new bridleway, NR expects to be able to confirm the position early next week.

I trust the above is of assistance.

Kind regards

Joan
Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Wednesday, August 16, 2023 9:33 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Thanks for your email. I will feed that back to Network Rail.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Tuesday, August 15, 2023 9:51 PM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

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Dear Joan,

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We also need to know whether the improvement works under the railway bridge to facilitate large deliveries of bridge sections are planned or not?

Kind regards

Hywel

Hywel Morse MRICS FAAV
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m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Sent: Monday, August 14, 2023 4:01 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Heads of Terms [BK-BK.FID367249]

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 17 January 2024 09:57
To: Joan Halligan
Cc: Daniel Thomas; Aimi Blackmore; David Wilson
Subject: RE: Heads of Terms [BK-BK.FID367249]

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Dear Joan,

Would you have availability to discuss this matter tomorrow from 15:00 or Friday from 14:00?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Tuesday, January 9, 2024 6:45 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; David Wilson <David.Wilson@networkrail.co.uk>
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Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Joan Halligan MSc MRICS
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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 17 January 2024 10:07
To: Hywel Morse
Cc: Daniel Thomas; Aimi Blackmore; David Wilson; Nigel Billingsley
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Thanks for your email.

Friday from 2pm would be fine. Let me know what precise time suits.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>;

David Wilson <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

CAUTION: This is an **external** email, take special care when clicking on **links** and opening **attachments.**

Dear Joan,

Would you have availability to discuss this matter tomorrow from 15:00 or Friday from 14:00?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Tuesday, January 9, 2024 6:45 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; David Wilson <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

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I just wondered if you were yet instructed to respond on any the terms proposed?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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W: brutonknowles.co.uk
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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Tuesday, November 21, 2023 10:17 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Rory Mckeever <Rory.Mckeever@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

I hope you are well.

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A note to summarise the position would be much appreciated if you're unable to revert on the terms. As ever, if a brief chat would help please do call me on the mobile.

Kind regards

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Joan Halligan MSc MRICS
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Subject: RE: Heads of Terms [BK-BK.FID367249]

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Thank you

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To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: FW: Heads of Terms [BK-BK.FID367249]

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Associate

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Sent: Wednesday, August 16, 2023 4:23 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

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I trust the above is of assistance.

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Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Wednesday, August 16, 2023 9:33 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Thanks for your email. I will feed that back to Network Rail.

Kind regards

Joan

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Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Tuesday, August 15, 2023 9:51 PM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

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Dear Joan,

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We also need to know whether the improvement works under the railway bridge to facilitate large deliveries of bridge sections are planned or not?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Monday, August 14, 2023 4:01 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Heads of Terms [BK-BK.FID367249]

Dear Hywel

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I just wondered if you were now able to revert to me on any of the Heads of Terms?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 17 January 2024 10:13
To: Joan Halligan
Cc: Daniel Thomas; Aimi Blackmore; David Wilson; Nigel Billingsley
Subject: RE: Heads of Terms [BK-BK.FID367249]

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Dear Joan,

How about 13:00 Friday, I have sent you a Teams invite.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Wednesday, January 17, 2024 10:07 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; David Wilson <David.Wilson@networkrail.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Thanks for your email.

Friday from 2pm would be fine. Let me know what precise time suits.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Wednesday, January 17, 2024 9:57 AM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; David Wilson <David.Wilson@networkrail.co.uk>
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Sent: Tuesday, January 9, 2024 6:45 PM
To: Hywel Morse <hywel@lfllp.co.uk>
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Associate

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Firth, Tom

From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 23 January 2024 08:58
To: Hywel Morse
Cc: Joan Halligan
Subject: Engineer Site Visit

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OFFICIAL

Good morning Hywel,

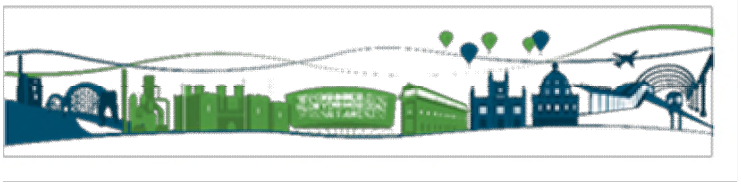
I hope you're well and again, thank you for your time on Friday.

The Project Engineer would like to walk the route next week so that he is able to undertake an assessment on the proposed route and what may be needed. Unfortunately, we cannot commit to a time/day, however, as it isn't an official PRoW, I wanted to check that you/the Estate are content for them to walk that route?

Myself and the project team are working on other elements in the background and hope to revert to you in the coming weeks.

Kind regards

Aimi Blackmore
Consents Manager
07870 832270
aimi.blackmore@networkrail.co.uk



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****
****

Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 23 January 2024 12:12
To: Aimi Blackmore
Cc: Joan Halligan
Subject: RE: Engineer Site Visit

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Aimi,

We are happy to facilitate access, but we will need to know when they are on site, just to notify the farm manager so that he not apprehended.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: Tuesday, January 23, 2024 8:58 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Subject: Engineer Site Visit

OFFICIAL

Good morning Hywel,

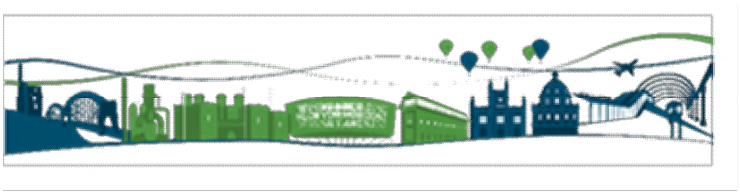
I hope you're well and again, thank you for your time on Friday.

The Project Engineer would like to walk the route next week so that he is able to undertake an assessment on the proposed route and what may be needed. Unfortunately, we cannot commit to a time/day, however, as it isn't an official PRoW, I wanted to check that you/the Estate are content for them to walk that route?

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Aimi Blackmore
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aimi.blackmore@networkrail.co.uk



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****

Firth, Tom

From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 23 January 2024 13:57
To: Hywel Morse
Cc: Joan Halligan
Subject: RE: Engineer Site Visit

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OFFICIAL

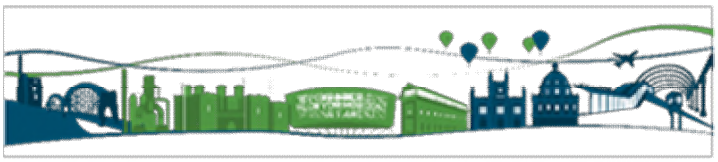
Hi Hywel,

Understood. We will be able to give you 24 hours notice.

Please do let me know if you would prefer notice via phone, rather than email.

Kind regards

Aimi Blackmore
Consents Manager
07870 832270
aimi.blackmore@networkrail.co.uk



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---

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 23 January 2024 12:12
To: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Cc: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Subject: RE: Engineer Site Visit

OFFICIAL

Aimi,

We are happy to facilitate access, but we will need to know when they are on site, just to notify the farm manager so that he not apprehended.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: Tuesday, January 23, 2024 8:58 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Subject: Engineer Site Visit

OFFICIAL

Good morning Hywel,

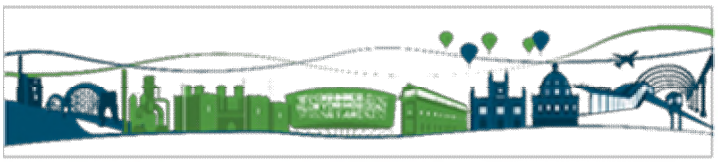
I hope you're well and again, thank you for your time on Friday.

The Project Engineer would like to walk the route next week so that he is able to undertake an assessment on the proposed route and what may be needed. Unfortunately, we cannot commit to a time/day, however, as it isn't an official PRoW, I wanted to check that you/the Estate are content for them to walk that route?

Myself and the project team are working on other elements in the background and hope to revert to you in the coming weeks.

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****
****

Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 23 January 2024 14:25
To: Aimi Blackmore
Cc: Joan Halligan
Subject: RE: Engineer Site Visit

CAUTION: This is an **external** email, take special care when clicking on **links** and opening **attachments.**

Aimi,

Notice by email of phone works for me thanks, preferably both.

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: Tuesday, January 23, 2024 1:57 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Subject: RE: Engineer Site Visit

OFFICIAL

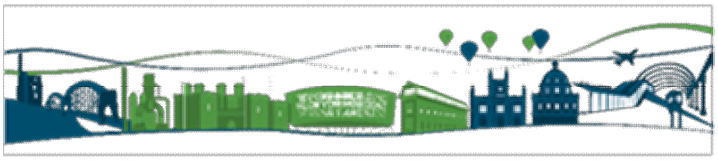
Hi Hywel,

Understood. We will be able to give you 24 hours notice.

Please do let me know if you would prefer notice via phone, rather than email.

Kind regards

Aimi Blackmore
Consents Manager
07870 832270
aimi.blackmore@networkrail.co.uk



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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 23 January 2024 12:12
To: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Cc: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Subject: RE: Engineer Site Visit

OFFICIAL

Aimi,

We are happy to facilitate access, but we will need to know when they are on site, just to notify the farm manager so that he not apprehended.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: Tuesday, January 23, 2024 8:58 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Subject: Engineer Site Visit

OFFICIAL

Good morning Hywel,

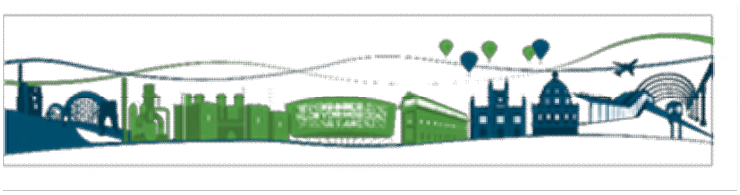
I hope you're well and again, thank you for your time on Friday.

The Project Engineer would like to walk the route next week so that he is able to undertake an assessment on the proposed route and what may be needed. Unfortunately, we cannot commit to a time/day, however, as it isn't an official PRoW, I wanted to check that you/the Estate are content for them to walk that route?

Myself and the project team are working on other elements in the background and hope to revert to you in the coming weeks.

Kind regards

Aimi Blackmore
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07870 832270
aimi.blackmore@networkrail.co.uk



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Firth, Tom

From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: 24 January 2024 15:37
To: Hywel Morse
Cc: Daniel Thomas; Aimi Blackmore; David Wilson
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Further to our discussions last week I just wondered if you were now instructed to comeback to me on any of the proposed terms?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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Chartered Surveyors

Utilities & Infrastructure Team

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Wednesday, January 17, 2024 9:57 AM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>

Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; David Wilson <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

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Dear Joan,

Would you have availability to discuss this matter tomorrow from 15:00 or Friday from 14:00?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Tuesday, January 9, 2024 6:45 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; David Wilson <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Happy New Year to you. I hope you had an enjoyable, if not relaxing, break

I just wondered if you were yet instructed to respond on any the terms proposed?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Tuesday, November 21, 2023 10:17 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Rory Mckeever <Rory.Mckeever@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

I hope you are well.

Sorry to chase but are you yet able to come back to me on the draft Heads of Terms please?

A note to summarise the position would be much appreciated if you're unable to revert on the terms. As ever, if a brief chat would help please do call me on the mobile.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, November 3, 2023 10:41 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

I just wondered if you were yet able to come back me on the Heads of Terms? If it would be helpful to have a quick chat do feel free to call.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Friday, October 13, 2023 1:44 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

I do hope you've had a good break away from the office.

Further to the below email my colleague Lynn Alderson's email of 22 September (attached above), I just wondered if you were now instructed to progress any of the Heads of Terms? An update would be most welcome.

Thank you

Joan

Joan Halligan MSc MRICS
Associate

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Thursday, September 7, 2023 3:56 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: FW: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Further to the below, I just wondered if you yet had instructions to progress any of the Heads of Terms?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

BK | Bruton Knowles

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Wednesday, August 16, 2023 4:23 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Aimi Blackmore from Network Rail (who you've met on a number of occasions) has said NR will carry out works to improve the situation at the bridge. The exact extent of this improvement will need to be developed with the Statutory Body so that they can understand what is permissible on their strategic asset.

In relation to the route of the new bridleway, NR expects to be able to confirm the position early next week.

I trust the above is of assistance.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

Chartered Surveyors

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Wednesday, August 16, 2023 9:33 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

Dear Hywel

Thanks for your email. I will feed that back to Network Rail.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

Chartered Surveyors

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: Tuesday, August 15, 2023 9:51 PM
To: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms [BK-BK.FID367249]

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Dear Joan,

I appreciate you want to progress these, but you will appreciate there is much uncertainty our side about what direction of travel this project has and whether we support it.

We also need to know whether the improvement works under the railway bridge to facilitate large deliveries of bridge sections are planned or not?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Joan Halligan <Joan.Halligan@brutonknowles.co.uk>
Sent: Monday, August 14, 2023 4:01 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: Heads of Terms [BK-BK.FID367249]

Dear Hywel

I hope you're well.

I just wondered if you were now able to revert to me on any of the Heads of Terms?

I look forward to hearing from you.

Kind regards

Joan

Joan Halligan MSc MRICS
Associate

Chartered Surveyors

Utilities & Infrastructure Team

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Firth, Tom

From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: 06 March 2024 12:46
To: hywel@lfllp.co.uk
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Attachments: Draft Heads of Terms Tackley Estate April 2023.docx; 0219448-3A Tackley - Compound Access.pdf; 0219448-3C - Tackley Land Requirements - South Compound.pdf; 0269258 - Tackley Compound Licence Plan.pdf

Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

Chartered Surveyors

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Attachments: Draft Heads of Terms Tackley Estate April 2023.docx; 0219448-3A Tackley - Compound Access.pdf; 0219448-3C - Tackley Land Requirements - South Compound.pdf; 0269258 - Tackley Compound Licence Plan.pdf

Importance: High

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Dear Adam,

Would you have availability for a call on this matter Wednesday morning?

Also, can you please provide a copy of the license referred to in clause 19;
"The licence is to follow the form of a previous licence agreed between the parties dated 31st January 2020 (attached to these terms for information), save for any updating reasonably required by the parties."

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Kind Regards

Adam Taylor
Associate

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Firth, Tom

From: Adam Taylor
Sent: 19 March 2024 10:38
To: Hywel Morse
Cc: Cameron Wilde
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

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Adam Taylor
Associate

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Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Firth, Tom

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Sent: 19 March 2024 11:29
To: Adam Taylor
Cc: Cameron Wilde
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

Hywell

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Sent: Tuesday, March 19, 2024 10:38 AM
To: Hywel Morse <hywel@lfllp.co.uk>
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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 08 April 2024 14:09
To: Adam Taylor
Cc: Cameron Wilde
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Any luck with finding the old license?

Also, a call would be good you are about next week?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Hywel Morse
Sent: Tuesday, March 19, 2024 11:29 AM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Tuesday, March 19, 2024 10:38 AM

To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
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Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
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Kind Regards

Adam Taylor
Associate

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 20 April 2024 22:13
To: Adam Taylor; Nigel Billingsley
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his)
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

I can be free most of Monday or 11:00-14:00 Wednesday 24th.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

My apologies for the delay with this.

My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

Bruton Knowles

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Hywel Morse
Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Tuesday, March 19, 2024 10:38 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>

Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

Unfortunately I do not have any availability until mid-way through next week as I am on Annual Leave. I don't suppose you are available the following Wednesday? (27th March).

I will have a dig into the clause 19 license additionally and will have this ready for the call.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

Chartered Surveyors

M: 07825 426799
W: brutonknowles.co.uk
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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Dear Adam,

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Also, can you please provide a copy of the license referred to in clause 19;
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

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Firth, Tom

From: Adam Taylor
Sent: 22 April 2024 14:38
To: Hywel Morse; Nigel Billingsley
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his)
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hi Hywel,

I will send you a teams invite for 13:00 – 14:00 this Wednesday.

My colleague Nigel Billingsley will also be on the call, so you are aware.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 20 April 2024 22:13
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>

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Adam,

I can be free most of Monday or 11:00-14:00 Wednesday 24th.

Kind regards

Hywel

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

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My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
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Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

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Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>

Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Also, a call would be good you are about next week?

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Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

Hywell

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Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
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Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 10:55
To: Adam Taylor; Nigel Billingsley
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his)
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Thanks for the invite. I'm afraid my diary has filled up today. Do you have any availability Thursday 25th before 12:30?

Kind regards

Hywel

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From: Hywel Morse
Sent: Saturday, April 20, 2024 10:13 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>

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Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

Chartered Surveyors

M: 07825 426799
W: brutonknowles.co.uk
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Firth, Tom

From: Adam Taylor
Sent: 24 April 2024 12:29
To: Hywel Morse; Nigel Billingsley
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his)
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Does 10-11am work? I will run this by Nigel additionally.

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Adam,

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Kind regards

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Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
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Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Also, can you please provide a copy of the license referred to in clause 19;
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
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Sent: 24 April 2024 12:36
To: Adam Taylor; Nigel Billingsley
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Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Many thanks for accommodating. All accepted.

Kind regards

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m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

Chartered Surveyors

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W: brutonknowles.co.uk
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Firth, Tom

From: Adam Taylor
Sent: 08 May 2024 14:19
To: Hywel Morse; Nigel Billingsley
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his)
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel,

Thank you kindly for the productive call a couple of weeks ago. In the interest of maintaining momentum, I wanted to ask if you have any availability next week to run through the points raised and my clients input on these?

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 12:36
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>

Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Many thanks for accommodating. All accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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Sent: Wednesday, April 24, 2024 12:29 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hi Hywel,

Does 10-11am work? I will run this by Nigel additionally.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

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To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
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Adam,

Thanks for the invite. I'm afraid my diary has filled up today. Do you have any availability Thursday 25th before 12:30?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Adam,

I can be free most of Monday or 11:00-14:00 Wednesday 24th.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

My apologies for the delay with this.

My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Hywel Morse
Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Dear Adam,

Any luck with finding the old license?

Also, a call would be good you are about next week?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Hywel Morse
Sent: Tuesday, March 19, 2024 11:29 AM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

Hywell

Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Tuesday, March 19, 2024 10:38 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

Unfortunately I do not have any availability until mid-way through next week as I am on Annual Leave. I don't suppose you are available the following Wednesday? (27th March).

I will have a dig into the clause 19 license additionally and will have this ready for the call.

Kind Regards

Adam Taylor
Associate

Bruton Knowles

Chartered Surveyors

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Dear Adam,

Would you have availability for a call on this matter Wednesday morning?

Also, can you please provide a copy of the license referred to in clause 19;
“The licence is to follow the form of a previous licence agreed between the parties dated 31st January 2020 (attached to these terms for information), save for any updating reasonably required by the parties.”

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 08 May 2024 23:34
To: Adam Taylor; Nigel Billingsley
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his)
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Good evening Adam,

Noted with thanks, I agree we need to continue with this matter urgently and maintain momentum if we are to have any chance of a deal before the EIP. Our solicitor reminds me that we are very short on time.

I am free for a call as follows
Monday 13th 09:00-17:00
Tuesday 14th 09:00-17:00
Wednesday 15th 12:00-17:00
Thursday 16th 09:00-12:00

Please confirm your earliest availability via a Teams invite.

Kind regards

Hywel
Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
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Adam Taylor
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Adam,

Many thanks for accommodating. All accepted.

Kind regards

Hywel

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Hi Hywel,

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Kind regards

Hywel

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Hywel

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Laws & Fiennes

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Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Dear Adam,

Any luck with finding the old license?

Also, a call would be good you are about next week?

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Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

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I will have a dig into the clause 19 license additionally and will have this ready for the call.

Kind Regards

Adam Taylor
Associate

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

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Associate

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Firth, Tom

From: Adam Taylor
Sent: 09 May 2024 09:43
To: Hywel Morse; Nigel Billingsley
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his)
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

I have just sent you an invite for Monday between 15:00 – 16:00. Hopefully this suits.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 08 May 2024 23:34
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>

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Good evening Adam,

Noted with thanks, I agree we need to continue with this matter urgently and maintain momentum if we are to have any chance of a deal before the EIP. Our solicitor reminds me that we are very short on time.

I am free for a call as follows
Monday 13th 09:00-17:00
Tuesday 14th 09:00-17:00
Wednesday 15th 12:00-17:00
Thursday 16th 09:00-12:00

Please confirm your earliest availability via a Teams invite.

Kind regards

Hywel
Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, May 8, 2024 2:19 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel,

Thank you kindly for the productive call a couple of weeks ago. In the interest of maintaining momentum, I wanted to ask if you have any availability next week to run through the points raised and my clients input on these?

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 12:36
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Many thanks for accommodating. All accepted.

Kind regards

Hywel

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m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, April 24, 2024 12:29 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hi Hywel,

Does 10-11am work? I will run this by Nigel additionally.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 10:55
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
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Adam,

Thanks for the invite. I'm afraid my diary has filled up today. Do you have any availability Thursday 25th before 12:30?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk

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From: Hywel Morse
Sent: Saturday, April 20, 2024 10:13 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Adam,

I can be free most of Monday or 11:00-14:00 Wednesday 24th.

Kind regards

Hywel

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Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

My apologies for the delay with this.

My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- **Bridleway Fencing Provisions**
- **Aspects of Temporary Compounds and suitable payments**
- **Aspects of Temporary Construction Area**
- **Updates to Project Design and Rights Sought**

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

Bruton Knowles

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Importance: High

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Adam Taylor
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Firth, Tom

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 09 May 2024 11:21
To: Adam Taylor; Nigel Billingsley
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his)
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

All noted with thanks and accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, May 9, 2024 9:43 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

I have just sent you an invite for Monday between 15:00 – 16:00. Hopefully this suits.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

Chartered Surveyors

M: 07825 426799
W: brutonknowles.co.uk

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 08 May 2024 23:34
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Good evening Adam,

Noted with thanks, I agree we need to continue with this matter urgently and maintain momentum if we are to have any chance of a deal before the EIP. Our solicitor reminds me that we are very short on time.

I am free for a call as follows
Monday 13th 09:00-17:00
Tuesday 14th 09:00-17:00
Wednesday 15th 12:00-17:00
Thursday 16th 09:00-12:00

Please confirm your earliest availability via a Teams invite.

Kind regards

Hywel
Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, May 8, 2024 2:19 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>;

David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel,

Thank you kindly for the productive call a couple of weeks ago. In the interest of maintaining momentum, I wanted to ask if you have any availability next week to run through the points raised and my clients input on these?

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 12:36
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Many thanks for accommodating. All accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, April 24, 2024 12:29 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hi Hywel,

Does 10-11am work? I will run this by Nigel additionally.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 10:55
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Thanks for the invite. I'm afraid my diary has filled up today. Do you have any availability Thursday 25th before 12:30?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Saturday, April 20, 2024 10:13 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Adam,

I can be free most of Monday or 11:00-14:00 Wednesday 24th.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>

Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

My apologies for the delay with this.

My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Dear Adam,

Any luck with finding the old license?

Also, a call would be good you are about next week?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Tuesday, March 19, 2024 11:29 AM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>

Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

Hywell

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Tuesday, March 19, 2024 10:38 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

Unfortunately I do not have any availability until mid-way through next week as I am on Annual Leave. I don't suppose you are available the following Wednesday? (27th March).

I will have a dig into the clause 19 license additionally and will have this ready for the call.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Dear Adam,

Would you have availability for a call on this matter Wednesday morning?

Also, can you please provide a copy of the license referred to in clause 19;
“The licence is to follow the form of a previous licence agreed between the parties dated 31st January 2020 (attached to these terms for information), save for any updating reasonably required by the parties.”

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

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Firth, Tom

From: Adam Taylor
Sent: 15 May 2024 14:30
To: Hywel Morse
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his); Nigel Billingsley
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel

Thank you for meeting with us on Monday.

I would like to confirm the following points.

1. The estate may be sympathetic to realigning the new bridleway on an inland route subject to fencing, NR would reach an agreement with the Estate regarding that route and inform the Public Inquiry and saying that would be the preferred route subject to planning permission and if planning permission was granted then the Order would not be implemented with regard to the Estate land. We would be grateful if you liaise with your client regarding this.
2. We have sought further information regarding the pipe and road under the bridge, we will need further information from our client, and we have a meeting later this week where we will further raise this issue.
3. We note the value of the land and compound areas, and we will seek instructions to uplift proposals. As you mentioned, if you could please dig out any previous licenses on the land that would be greatly appreciated.
4. We note the request for further information on the southern entry to the new bridleway and have requested further details from our client so that there can be more certainty in any agreement.
5. We note that you sought a demarcation fence and would be prepared to accept a non-barbwire fence. We will arrange for the standard of fencing to be confirmed.
6. With regard to closure of the existing Bridleway you would make a representation to the Public Inquiry regarding that point so that the matter can be dealt with separately.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 09 May 2024 11:21
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

All noted with thanks and accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, May 9, 2024 9:43 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

I have just sent you an invite for Monday between 15:00 – 16:00. Hopefully this suits.

Kind Regards

Adam Taylor
Associate

Chartered Surveyors

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 08 May 2024 23:34
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Good evening Adam,

Noted with thanks, I agree we need to continue with this matter urgently and maintain momentum if we are to have any chance of a deal before the EIP. Our solicitor reminds me that we are very short on time.

I am free for a call as follows
Monday 13th 09:00-17:00
Tuesday 14th 09:00-17:00
Wednesday 15th 12:00-17:00
Thursday 16th 09:00-12:00

Please confirm your earliest availability via a Teams invite.

Kind regards

Hywel
Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, May 8, 2024 2:19 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel,

Thank you kindly for the productive call a couple of weeks ago. In the interest of maintaining momentum, I wanted to ask if you have any availability next week to run through the points raised and my clients input on these?

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

Chartered Surveyors

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W: brutonknowles.co.uk
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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 12:36
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Many thanks for accommodating. All accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, April 24, 2024 12:29 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hi Hywel,

Does 10-11am work? I will run this by Nigel additionally.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 10:55
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Thanks for the invite. I'm afraid my diary has filled up today. Do you have any availability Thursday 25th before 12:30?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Saturday, April 20, 2024 10:13 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Adam,

I can be free most of Monday or 11:00-14:00 Wednesday 24th.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

My apologies for the delay with this.

My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Dear Adam,

Any luck with finding the old license?

Also, a call would be good you are about next week?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Hywel Morse
Sent: Tuesday, March 19, 2024 11:29 AM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

Hywell

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Tuesday, March 19, 2024 10:38 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

Unfortunately I do not have any availability until mid-way through next week as I am on Annual Leave. I don't suppose you are available the following Wednesday? (27th March).

I will have a dig into the clause 19 license additionally and will have this ready for the call.

Kind Regards

Adam Taylor
Associate

Bruton Knowles

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Dear Adam,

Would you have availability for a call on this matter Wednesday morning?

Also, can you please provide a copy of the license referred to in clause 19;
“The licence is to follow the form of a previous licence agreed between the parties dated 31st January 2020 (attached to these terms for information), save for any updating reasonably required by the parties.”

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

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Firth, Tom

From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: 16 May 2024 09:49
To: Hywel Morse
Cc: Cameron Wilde; Daniel Thomas; David Wilson (he/him/his); Nigel Billingsley
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Importance: High

Good morning Hywel

Thank you for meeting with us on Monday.

I would like to confirm the following points with you. I also note that we have a follow up call on Wednesday 29th May following your return from Annual Leave.

1. NR wish to enter into an agreement with the estate to secure the transfer of the land of the proposed New Bridleway (to be subject to the powers in the Order) to NR.
2. The agreement will also make provision for the use of the compound areas and other land proposed to be used under the Order. We note the value of the land and compound areas, and we will seek instructions to uplift proposals.
3. Bearing in mind the preference expressed by certain parties for an inland route, and noting that the Estate may be sympathetic to such a route (subject to fencing), NR would like the agreement also to grant to NR an option to acquire the route that such an inland route would take. This option could be exercised by NR at NR's sole election and would be subject to securing any necessary planning consents for a bridleway along that route. If NR exercised the option over the inland route, NR would not acquire the route of the New Bridleway from the Estate (either by agreement or under any powers in the proposed Order). To avoid confusion, NR would suggest that this option remained confidential between NR and the Estate unless NR chose to make it public.
4. We note the request for further information on the entry to the new bridleway and have requested further details from our client so that there can be more certainty in any agreement. NR will be amenable to giving reasonable commitments in an agreement relating to ensuring vehicular (and agricultural) access is maintained and as to the gate treatment at the entry and exit points onto the New Bridleway.
5. We note that you seek a demarcation fence between your land and the New Bridleway and that you would be prepared to accept a non barbwire fence, we will arrange for the standard of fencing to be confirmed to you. Provided that it causes no concerns from a highway or equestrian perspective, NR are amenable to making commitments to you regarding fencing in the agreement.
6. The above points would be on the basis that the Estate agrees to withdraw its objection to the application for the proposed Order – preferably this would be in its entirety but we note that with regard to closure of the Existing Bridleway on the east side of the railway you would make a representation to the Public Inquiry regarding that point, so any withdrawal could be subject to that.
7. We have sought further information regarding the operations that are proposed by NR under the Old Whitehill bridge and whether that will require any lowering of the road surface and any works to the sewer pipe. We will need further information from our client, and we have a meeting later this week where we will further raise this. Separately, to note as regards the surfacing of the road and the condition of it, under the terms of the proposed Order, once operations are finished, NR will be required to restore the surface to your reasonable satisfaction as landowner – although of course that would not extend to any additional lowering or works. We hope this would give your client the necessary comfort on these points.

Kind Regards

Adam Taylor
Associate

Bruton Knowles

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From: Adam Taylor
Sent: 15 May 2024 14:30
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel

Thank you for meeting with us on Monday.

I would like to confirm the following points.

1. The estate may be sympathetic to realigning the new bridleway on an inland route subject to fencing, NR would reach an agreement with the Estate regarding that route and inform the Public Inquiry and saying that would be the preferred route subject to planning permission and if planning permission was granted then the Order would not be implemented with regard to the Estate land. We would be grateful if you liaise with your client regarding this.
2. We have sought further information regarding the pipe and road under the bridge, we will need further information from our client, and we have a meeting later this week where we will further raise this issue.

3. We note the value of the land and compound areas, and we will seek instructions to uplift proposals. As you mentioned, if you could please dig out any previous licenses on the land that would be greatly appreciated.
4. We note the request for further information on the southern entry to the new bridleway and have requested further details from our client so that there can be more certainty in any agreement.
5. We note that you sought a demarcation fence and would be prepared to accept a non-barbwire fence. We will arrange for the standard of fencing to be confirmed.
6. With regard to closure of the existing Bridleway you would make a representation to the Public Inquiry regarding that point so that the matter can be dealt with separately.

Kind Regards

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 09 May 2024 11:21
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

All noted with thanks and accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, May 9, 2024 9:43 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

I have just sent you an invite for Monday between 15:00 – 16:00. Hopefully this suits.

Kind Regards

Adam Taylor
Associate

Chartered Surveyors

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 08 May 2024 23:34
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Good evening Adam,

Noted with thanks, I agree we need to continue with this matter urgently and maintain momentum if we are to have any chance of a deal before the EIP. Our solicitor reminds me that we are very short on time.

I am free for a call as follows
Monday 13th 09:00-17:00
Tuesday 14th 09:00-17:00
Wednesday 15th 12:00-17:00
Thursday 16th 09:00-12:00

Please confirm your earliest availability via a Teams invite.

Kind regards

Hywel
Hywel Morse MRICS FAAV

Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, May 8, 2024 2:19 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel,

Thank you kindly for the productive call a couple of weeks ago. In the interest of maintaining momentum, I wanted to ask if you have any availability next week to run through the points raised and my clients input on these?

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 12:36
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Many thanks for accommodating. All accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, April 24, 2024 12:29 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hi Hywel,

Does 10-11am work? I will run this by Nigel additionally.

Kind Regards

Adam Taylor
Associate

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Chartered Surveyors

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 10:55
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Thanks for the invite. I'm afraid my diary has filled up today. Do you have any availability Thursday 25th before 12:30?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Hywel Morse
Sent: Saturday, April 20, 2024 10:13 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Adam,

I can be free most of Monday or 11:00-14:00 Wednesday 24th.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

My apologies for the delay with this.

My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Hywel Morse
Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Dear Adam,

Any luck with finding the old license?

Also, a call would be good you are about next week?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Hywel Morse
Sent: Tuesday, March 19, 2024 11:29 AM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

Hywell

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Tuesday, March 19, 2024 10:38 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

Unfortunately I do not have any availability until mid-way through next week as I am on Annual Leave. I don't suppose you are available the following Wednesday? (27th March).

I will have a dig into the clause 19 license additionally and will have this ready for the call.

Kind Regards

Adam Taylor
Associate

Chartered Surveyors

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Dear Adam,

Would you have availability for a call on this matter Wednesday morning?

Also, can you please provide a copy of the license referred to in clause 19;
“The licence is to follow the form of a previous licence agreed between the parties dated 31st January 2020 (attached to these terms for information), save for any updating reasonably required by the parties.”

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

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Firth, Tom

From: Adam Taylor
Sent: 16 May 2024 09:56
To: Hywel Morse
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hywel,

Can I also ask if you have been able to dig out the Licence information on the land for pre-existing agreements with Network Rail?

Kind Regards

Adam Taylor
Associate

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: 16 May 2024 09:49
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>

Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good morning Hywel

Thank you for meeting with us on Monday.

I would like to confirm the following points with you. I also note that we have a follow up call on Wednesday 29th May following your return from Annual Leave.

1. NR wish to enter into an agreement with the estate to secure the transfer of the land of the proposed New Bridleway (to be subject to the powers in the Order) to NR.
2. The agreement will also make provision for the use of the compound areas and other land proposed to be used under the Order. We note the value of the land and compound areas, and we will seek instructions to uplift proposals.
3. Bearing in mind the preference expressed by certain parties for an inland route, and noting that the Estate may be sympathetic to such a route (subject to fencing), NR would like the agreement also to grant to NR an option to acquire the route that such an inland route would take. This option could be exercised by NR at NR's sole election and would be subject to securing any necessary planning consents for a bridleway along that route. If NR exercised the option over the inland route, NR would not acquire the route of the New Bridleway from the Estate (either by agreement or under any powers in the proposed Order). To avoid confusion, NR would suggest that this option remained confidential between NR and the Estate unless NR chose to make it public.
4. We note the request for further information on the entry to the new bridleway and have requested further details from our client so that there can be more certainty in any agreement. NR will be amenable to giving reasonable commitments in an agreement relating to ensuring vehicular (and agricultural) access is maintained and as to the gate treatment at the entry and exit points onto the New Bridleway.
5. We note that you seek a demarcation fence between your land and the New Bridleway and that you would be prepared to accept a non barbwire fence, we will arrange for the standard of fencing to be confirmed to you. Provided that it causes no concerns from a highway or equestrian perspective, NR are amenable to making commitments to you regarding fencing in the agreement.
6. The above points would be on the basis that the Estate agrees to withdraw its objection to the application for the proposed Order – preferably this would be in its entirety but we note that with regard to closure of the Existing Bridleway on the east side of the railway you would make a representation to the Public Inquiry regarding that point, so any withdrawal could be subject to that.
7. We have sought further information regarding the operations that are proposed by NR under the Old Whitehill bridge and whether that will require any lowering of the road surface and any works to the sewer pipe. We will need further information from our client, and we have a meeting later this week where we will further raise this. Separately, to note as regards the surfacing of the road and the condition of it, under the terms of the proposed Order, once operations are finished, NR will be required to restore the surface to your reasonable satisfaction as landowner – although of course that would not extend to any additional lowering or works. We hope this would give your client the necessary comfort on these points.

Kind Regards

Adam Taylor
Associate

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From: Adam Taylor
Sent: 15 May 2024 14:30
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel

Thank you for meeting with us on Monday.

I would like to confirm the following points.

1. The estate may be sympathetic to realigning the new bridleway on an inland route subject to fencing, NR would reach an agreement with the Estate regarding that route and inform the Public Inquiry and saying that would be the preferred route subject to planning permission and if planning permission was granted then the Order would not be implemented with regard to the Estate land. We would be grateful if you liaise with your client regarding this.
2. We have sought further information regarding the pipe and road under the bridge, we will need further information from our client, and we have a meeting later this week where we will further raise this issue.
3. We note the value of the land and compound areas, and we will seek instructions to uplift proposals. As you mentioned, if you could please dig out any previous licenses on the land that would be greatly appreciated.
4. We note the request for further information on the southern entry to the new bridleway and have requested further details from our client so that there can be more certainty in any agreement.
5. We note that you sought a demarcation fence and would be prepared to accept a non-barbwire fence. We will arrange for the standard of fencing to be confirmed.
6. With regard to closure of the existing Bridleway you would make a representation to the Public Inquiry regarding that point so that the matter can be dealt with separately.

Kind Regards

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 09 May 2024 11:21
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

All noted with thanks and accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, May 9, 2024 9:43 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

I have just sent you an invite for Monday between 15:00 – 16:00. Hopefully this suits.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 08 May 2024 23:34
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Good evening Adam,

Noted with thanks, I agree we need to continue with this matter urgently and maintain momentum if we are to have any chance of a deal before the EIP. Our solicitor reminds me that we are very short on time.

I am free for a call as follows
Monday 13th 09:00-17:00
Tuesday 14th 09:00-17:00
Wednesday 15th 12:00-17:00
Thursday 16th 09:00-12:00

Please confirm your earliest availability via a Teams invite.

Kind regards

Hywel
Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, May 8, 2024 2:19 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>

Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel,

Thank you kindly for the productive call a couple of weeks ago. In the interest of maintaining momentum, I wanted to ask if you have any availability next week to run through the points raised and my clients input on these?

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 12:36
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Many thanks for accommodating. All accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, April 24, 2024 12:29 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hi Hywel,

Does 10-11am work? I will run this by Nigel additionally.

Kind Regards

Adam Taylor
Associate

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Chartered Surveyors

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W: brutonknowles.co.uk
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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 10:55
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Thanks for the invite. I'm afraid my diary has filled up today. Do you have any availability Thursday 25th before 12:30?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Saturday, April 20, 2024 10:13 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Adam,

I can be free most of Monday or 11:00-14:00 Wednesday 24th.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>

Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

My apologies for the delay with this.

My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Dear Adam,

Any luck with finding the old license?

Also, a call would be good you are about next week?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Tuesday, March 19, 2024 11:29 AM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>

Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

Hywell

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Tuesday, March 19, 2024 10:38 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

Unfortunately I do not have any availability until mid-way through next week as I am on Annual Leave. I don't suppose you are available the following Wednesday? (27th March).

I will have a dig into the clause 19 license additionally and will have this ready for the call.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Dear Adam,

Would you have availability for a call on this matter Wednesday morning?

Also, can you please provide a copy of the license referred to in clause 19;
“The licence is to follow the form of a previous licence agreed between the parties dated 31st January 2020 (attached to these terms for information), save for any updating reasonably required by the parties.”

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

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Firth, Tom

From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: 16 May 2024 12:27
To: Hywel Morse
Cc: Nigel Billingsley
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hywel,

Please accept my apologies with clogging your inbox today. It would have helped for me to summarise all in one email!

I have been passed some detailed design in respect of the demarcation fencing for the Bridleway and Tackley Estates grazing land.

'Potentially if Tackley Estates agree that a full fence is not required to the field (which will be beneficial to allow horses more freedom if they get spooked) then boundary markers could be used similar to the below (Tackley Estates could specify the diameter and height but need to be say 150mm diameter (for visibility and longevity) and say 1m tall (to ensure they are visible and don't get tripped over). The route would be clearly demarcated by the stone surfacing but there could also be signs at both ends to ask users not to stray outside the bridleway marker posts.



Could I please get your thoughts on this for the railway line route?

Kind Regards

Adam Taylor
Associate

Chartered Surveyors

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: 16 May 2024 09:56
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hywel,

Can I also ask if you have been able to dig out the Licence information on the land for pre-existing agreements with Network Rail?

Kind Regards

Adam Taylor
Associate

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: 16 May 2024 09:49
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good morning Hywel

Thank you for meeting with us on Monday.

I would like to confirm the following points with you. I also note that we have a follow up call on Wednesday 29th May following your return from Annual Leave.

1. NR wish to enter into an agreement with the estate to secure the transfer of the land of the proposed New Bridleway (to be subject to the powers in the Order) to NR.
2. The agreement will also make provision for the use of the compound areas and other land proposed to be used under the Order. We note the value of the land and compound areas, and we will seek instructions to uplift proposals.
3. Bearing in mind the preference expressed by certain parties for an inland route, and noting that the Estate may be sympathetic to such a route (subject to fencing), NR would like the agreement also to grant to NR an option to acquire the route that such an inland route would take. This option could be exercised by NR at NR's sole election and would be subject to securing any necessary planning consents for a bridleway along that route. If NR exercised the option over the inland route, NR would not acquire the route of the New Bridleway from the Estate (either by agreement or under any powers in the proposed Order). To avoid confusion, NR would suggest that this option remained confidential between NR and the Estate unless NR chose to make it public.
4. We note the request for further information on the entry to the new bridleway and have requested further details from our client so that there can be more certainty in any agreement. NR will be amenable to giving reasonable commitments in an agreement relating to ensuring vehicular (and agricultural) access is maintained and as to the gate treatment at the entry and exit points onto the New Bridleway.

5. We note that you seek a demarcation fence between your land and the New Bridleway and that you would be prepared to accept a non barbwire fence, we will arrange for the standard of fencing to be confirmed to you. Provided that it causes no concerns from a highway or equestrian perspective, NR are amenable to making commitments to you regarding fencing in the agreement.
6. The above points would be on the basis that the Estate agrees to withdraw its objection to the application for the proposed Order – preferably this would be in its entirety but we note that with regard to closure of the Existing Bridleway on the east side of the railway you would make a representation to the Public Inquiry regarding that point, so any withdrawal could be subject to that.
7. We have sought further information regarding the operations that are proposed by NR under the Old Whitehill bridge and whether that will require any lowering of the road surface and any works to the sewer pipe. We will need further information from our client, and we have a meeting later this week where we will further raise this. Separately, to note as regards the surfacing of the road and the condition of it, under the terms of the proposed Order, once operations are finished, NR will be required to restore the surface to your reasonable satisfaction as landowner – although of course that would not extend to any additional lowering or works. We hope this would give your client the necessary comfort on these points.

Kind Regards

Adam Taylor
Associate

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From: Adam Taylor
Sent: 15 May 2024 14:30
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>;

David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel

Thank you for meeting with us on Monday.

I would like to confirm the following points.

1. The estate may be sympathetic to realigning the new bridleway on an inland route subject to fencing, NR would reach an agreement with the Estate regarding that route and inform the Public Inquiry and saying that would be the preferred route subject to planning permission and if planning permission was granted then the Order would not be implemented with regard to the Estate land. We would be grateful if you liaise with your client regarding this.
2. We have sought further information regarding the pipe and road under the bridge, we will need further information from our client, and we have a meeting later this week where we will further raise this issue.
3. We note the value of the land and compound areas, and we will seek instructions to uplift proposals. As you mentioned, if you could please dig out any previous licenses on the land that would be greatly appreciated.
4. We note the request for further information on the southern entry to the new bridleway and have requested further details from our client so that there can be more certainty in any agreement.
5. We note that you sought a demarcation fence and would be prepared to accept a non-barbwire fence. We will arrange for the standard of fencing to be confirmed.
6. With regard to closure of the existing Bridleway you would make a representation to the Public Inquiry regarding that point so that the matter can be dealt with separately.

Kind Regards

From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 09 May 2024 11:21
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

All noted with thanks and accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, May 9, 2024 9:43 AM

To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

I have just sent you an invite for Monday between 15:00 – 16:00. Hopefully this suits.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 08 May 2024 23:34
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Good evening Adam,

Noted with thanks, I agree we need to continue with this matter urgently and maintain momentum if we are to have any chance of a deal before the EIP. Our solicitor reminds me that we are very short on time.

I am free for a call as follows
Monday 13th 09:00-17:00
Tuesday 14th 09:00-17:00
Wednesday 15th 12:00-17:00
Thursday 16th 09:00-12:00

Please confirm your earliest availability via a Teams invite.

Kind regards

Hywel
Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, May 8, 2024 2:19 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good afternoon Hywel,

Thank you kindly for the productive call a couple of weeks ago. In the interest of maintaining momentum, I wanted to ask if you have any availability next week to run through the points raised and my clients input on these?

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 12:36
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Many thanks for accommodating. All accepted.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, April 24, 2024 12:29 PM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Hi Hywel,

Does 10-11am work? I will run this by Nigel additionally.

Kind Regards

Adam Taylor
Associate

Chartered Surveyors

M: 07825 426799
W: brutonknowles.co.uk
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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 April 2024 10:55
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Adam,

Thanks for the invite. I'm afraid my diary has filled up today. Do you have any availability Thursday 25th before 12:30?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Saturday, April 20, 2024 10:13 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Adam,

I can be free most of Monday or 11:00-14:00 Wednesday 24th.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Thursday, April 18, 2024 9:34 AM
To: Hywel Morse <hywel@lfllp.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>; David Wilson (he/him/his) <David.Wilson@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

My apologies for the delay with this.

My client and Bruton Knowles are very much looking to progress discussions on a voluntary agreement prior to the EIP.

I think it would be beneficial to schedule another call once I have received a further dialogue from my client in respect of the latest design works such as:

- Bridleway Fencing Provisions
- Aspects of Temporary Compounds and suitable payments
- Aspects of Temporary Construction Area
- Updates to Project Design and Rights Sought

@Nigel Billingsley Do any dates/times work for you at the start of next week? Noting that I am on Annual Leave tomorrow.

Kind Regards

Adam Taylor
Associate

Chartered Surveyors

M: 07825 426799
W: brutonknowles.co.uk
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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 April 2024 00:47
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>; Joan Halligan <Joan.Halligan@brutonknowles.co.uk>; Daniel Thomas <Daniel.Thomas3@networkrail.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

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Dear Adam,

Upon learning that we now have a date for the EIP, I am eager to learn whether NR want to do a deal on this or whether we need to prepare to appear at the EIP?

Can I please seek a reply to my earlier questions.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Monday, April 8, 2024 2:09 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Dear Adam,

Any luck with finding the old license?

Also, a call would be good you are about next week?

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Hywel Morse
Sent: Tuesday, March 19, 2024 11:29 AM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Adam,

I have reasonable availability next week, most of Tuesday 09:00 – 17:30, Wednesday 11:00-12:00 Thursday 09:00 - 14:00.

Let me know which is convenient.

Kind regards

Hywell

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Tuesday, March 19, 2024 10:38 AM
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]

Good morning Hywel,

Unfortunately I do not have any availability until mid-way through next week as I am on Annual Leave. I don't suppose you are available the following Wednesday? (27th March).

I will have a dig into the clause 19 license additionally and will have this ready for the call.

Kind Regards

Adam Taylor
Associate

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 18 March 2024 22:38
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: FW: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

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Dear Adam,

Would you have availability for a call on this matter Wednesday morning?

Also, can you please provide a copy of the license referred to in clause 19;

"The licence is to follow the form of a previous licence agreed between the parties dated 31st January 2020 (attached to these terms for information), save for any updating reasonably required by the parties."

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, March 6, 2024 12:46 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: Heads of Terms Negotiation - Northern/Southern Compounds, Temporary Access and Permanent Acquisition [BK-BK.FID367249]
Importance: High

Good afternoon Hywel,

It was a pleasure to meet you a few weeks ago on our introductory call.

I wanted to touch base so that we could progress the Heads discussion and so that we can come to a sensible solution as to payments for my clients design and their land requirements.

I have attached the latest data that I am aware of for the Tackley project, specificxally the latest Heads of Terms, which I do not think makes reference to all of the design aspects required on your clients land – please let me know if there is anything additionally that you have discussed with Joan prior to me joining the project and if there is a more recent Heads of Terms copy I could access. Did you reach an agreement with Joan on the payments for the compounds and the valuation of the access that Network Rail want to purchase? Looking at the Land Requirements plan attached, there is also temporary possession and permanent acquisition required for the new proposed Bridleway and the severed land as a result. Subsequently did you reach an agreement as to a valuation for this land?

I look forward to hearing from you.

Kind Regards

Adam Taylor
Associate

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Firth, Tom

From: Janina Pulaski <crockpfam@gmail.com>
Sent: 17 May 2024 12:08
To: Adam Taylor
Subject: Land purchase

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Alan

Further to our telephone conversation.
We are inclined to accept your offer of £500 for the disruption and £500 for the change in land use.

Let us know what the next steps would be.

Yours sincerely

Anthony Crocker

From: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Sent: 03 February 2023 10:27
To: Hywel Morse
Cc: Cameron Wilde
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

Good Morning Hywel

I hope you're well. Not to worry on the delay.

Have you managed to review and complete the documents following your meeting with your clients? I am due to send out chaser RFIs next week and will exclude your client from this mailout as I understand it will be being returned by yourself on their behalf.

I look forward to hearing from you.

Kind Regards

Lynn

Lynn Alderson BSc Hons
Land Rights Officer

Chartered Surveyors

Utilities & Infrastructure Team

M: 07514 492858
W: brutonknowles.co.uk
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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 January 2023 01:36
To: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

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Dear Lynn and Cameron,

Apologies for the delay, I have returned to work after unplanned time off work due to personal reasons.

I will complete the forms to my best ability. I see my clients on Wednesday who return from leave to complete any gaps in my knowledge.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Sent: 03 January 2023 11:02
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

Good Morning

I hope you're well and had a good New Year.

Please find attached RFI (request for information) that we issued to your client, Tackley Estate, at the end of 2022.

I understand that you are the agent for Tackley Estate and are in direct discussion with Network Rail. Network Rail have instructed Bruton Knowles to issue and gain information, via RFIs, for the affected parties in the area. Please can I therefore ask that you complete the attached RFI and return to myself and Cameron?

If you have any queries at all please do not hesitate to get in touch.

Kind Regards

Lynn

Lynn Alderson BSc Hons
Land Rights Officer

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From: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Sent: 06 March 2023 15:58
To: Hywel Morse
Cc: Cameron Wilde
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

Importance: High

Good Afternoon Hywel

Please can you provide an update on the completion and return of the RFI for Network Rail?

Kind Regard

Lynn

Lynn Alderson BSc Hons
Land Rights Officer

Chartered Surveyors

Utilities & Infrastructure Team

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From: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Sent: 03 February 2023 10:27
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

Good Morning Hywel

I hope you're well. Not to worry on the delay.

Have you managed to review and complete the documents following your meeting with your clients? I am due to send out chaser RFIs next week and will exclude your client from this mailout as I understand it will be being returned by yourself on their behalf.

I look forward to hearing from you.

Kind Regards

Lynn

Lynn Alderson BSc Hons
Land Rights Officer

Chartered Surveyors

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 January 2023 01:36
To: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

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Dear Lynn and Cameron,

Apologies for the delay, I have returned to work after unplanned time off work due to personal reasons.

I will complete the forms to my best ability. I see my clients on Wednesday who return from leave to complete any gaps in my knowledge.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

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From: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Sent: 03 January 2023 11:02
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

Good Morning

I hope you're well and had a good New Year.

Please find attached RFI (request for information) that we issued to your client, Tackley Estate, at the end of 2022.

I understand that you are the agent for Tackley Estate and are in direct discussion with Network Rail. Network Rail have instructed Bruton Knowles to issue and gain information, via RFIs, for the affected parties in the area. Please can I therefore ask that you complete the attached RFI and return to myself and Cameron?

If you have any queries at all please do not hesitate to get in touch.

Kind Regards

Lynn

Lynn Alderson BSc Hons
Land Rights Officer

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 03 April 2023 10:12
To: Joseph Devey; Joan Halligan
Cc: Claire Birch; Sarah Jordan
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]
Attachments: 534281.NR_Sandy Lane _ Yarnton_RFI_ON261823(11854431.2).pdf; Sandy Lane - RFI - Court Farm House(11701168.1).docx

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Dear Joseph,

I am in contact with your colleague Joan CCd.

we have a meeting this coming week and I can share some information on that call.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
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From: Joseph Devey <joseph.devey@brutonknowles.co.uk>
Sent: Thursday, March 23, 2023 5:05 PM
To: Hywel Morse <hywel@lfllp.co.uk>
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

Hi Hywel,

I was wondering if you have had the chance to review the RFI letter my colleague sent over to you?

Happy to discuss any questions you may have.

Kind regards,

Joseph
Devey

Land Rights Technican

BK | Bruton Knowles

Chartered Surveyors

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Joseph Devey
Land Rights Technician

Chartered Surveyors

4230 Park Approach, Thorpe Park

M: 07974 155 676
W: brutonknowles.co.uk
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From: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Sent: 06 March 2023 15:58
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]
Importance: High

Good Afternoon Hywel

Please can you provide an update on the completion and return of the RFI for Network Rail?

Kind Regard

Lynn

Lynn Alderson BSc Hons
Land Rights Officer

Chartered Surveyors

Utilities & Infrastructure Team

M: 07514 492858
W: brutonknowles.co.uk
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From: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Sent: 03 February 2023 10:27
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

Good Morning Hywel

I hope you're well. Not to worry on the delay.

Have you managed to review and complete the documents following your meeting with your clients? I am due to send out chaser RFIs next week and will exclude your client from this mailout as I understand it will be being returned by yourself on their behalf.

I look forward to hearing from you.

Kind Regards

Lynn

Lynn Alderson BSc Hons
Land Rights Officer

Chartered Surveyors

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From: Hywel Morse <hywel@lfllp.co.uk>
Sent: 24 January 2023 01:36
To: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: RE: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

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Dear Lynn and Cameron,

Apologies for the delay, I have returned to work after unplanned time off work due to personal reasons.

I will complete the forms to my best ability. I see my clients on Wednesday who return from leave to complete any gaps in my knowledge.

Kind regards

Hywel

Hywel Morse MRICS FAAV
Laws & Fiennes

m: 07817 360666 | e: hywel@lfllp.co.uk | w: www.lawsandfiennes.co.uk
Registered Office: Warren Lodge, Broughton, Banbury, Oxfordshire OX15 5EF

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From: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>
Sent: 03 January 2023 11:02
To: Hywel Morse <hywel@lfllp.co.uk>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: Network Rail RFI - Tackley Estate [BK-BK.FID347873]

Good Morning

I hope you're well and had a good New Year.

Please find attached RFI (request for information) that we issued to your client, Tackley Estate, at the end of 2022.

I understand that you are the agent for Tackley Estate and are in direct discussion with Network Rail. Network Rail have instructed Bruton Knowles to issue and gain information, via RFIs, for the affected parties in the area. Please can I therefore ask that you complete the attached RFI and return to myself and Cameron?

If you have any queries at all please do not hesitate to get in touch.

Kind Regards

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Sent: 03 January 2023 11:02
To: hywel@lfllp.co.uk
Cc: Cameron Wilde
Subject: Network Rail RFI - Tackley Estate [BK-BK.FID347873]
Attachments: 534281.NR_Sandy Lane & Yarnton_RFI_Background_Peake.pdf; Sandy Lane - RFI - Court Farm House(11701168.1).docx

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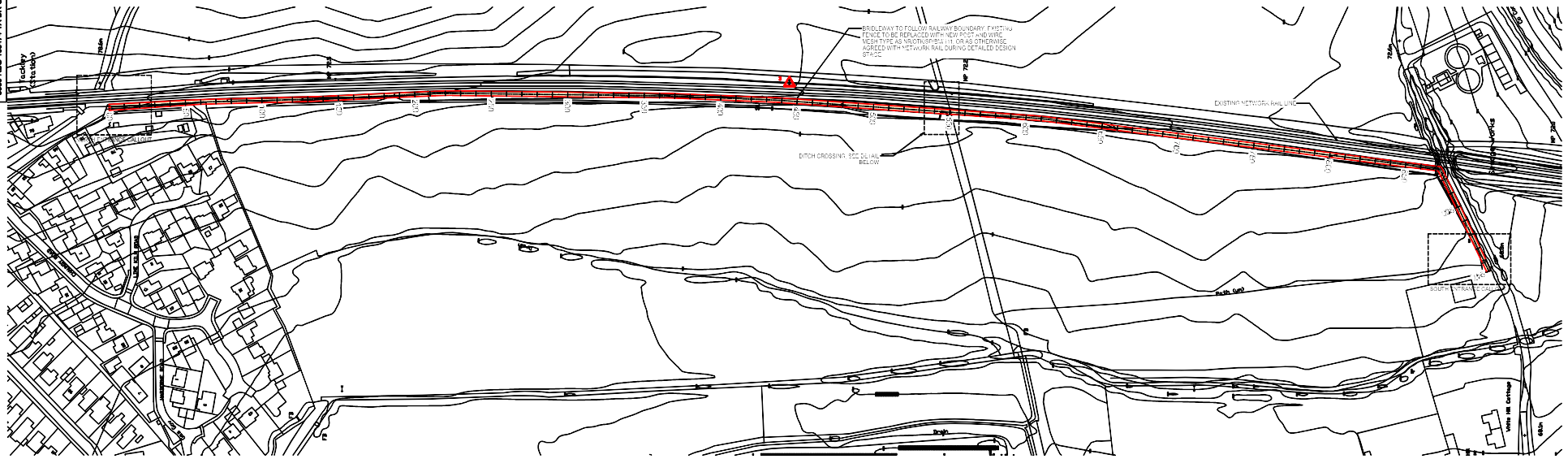
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NB2

A01

Drawing Number
5060-RBG-180474-TA-DR-CV-83101


BRIDLEWAY TO FOLLOW RAILWAY BOUNDARY. EXISTING FENCE TO BE REPLACED WITH NEW POST AND WIRE MESH TYPE AS NR/CNTR/SPEC/1101 OR AS OTHERWISE AGREED WITH NETWORK RAIL DURING DETAILED DESIGN STAGE.
EXISTING NETWORK RAIL LINE
DITCH CROSSING SEE DETAIL BELOW
SOUTH ENTRANCE CALLOUT
NORTH ENTRANCE CALLOUT
Tackley (3.5 miles)
Lee Hill Barn
Water Hill Cottage
Rough
Rough (Gdn)
Rough (Gdn)
Rough
Rough
Rough

NB3

	Mr Crocker & Miss Pulaski
06/12/2023	BK email to Mr Crocker & Miss Pulaski chasing comments to letter setting out offer.
11/12/2023	Email from Mr Crocker & Miss Pulaski clarifying requesting clarifying on which document requires reviewing and confirming if land will remain in their name and the bridleway rights change
13/12/2023	BK email to Mr Crocker & Miss Pulaski confirming only land that is required to permanently change ownership will be updated with the land registry. Temporary land will remain in their title.
14/12/2023	Email from Mr Crocker confirming their issue is that the purchase is unnecessary, and NR only have to move their signal box back to its original position. Miss Pulaski requested contact details for NR.
15/12/2023	BK emailed Mr Crocker confirming as the scheme is currently in the statutory objection period it may be advisable to log your comments – links provided.
31/12/2023	Email from Mr Crocker & Miss Pulaski confirming they have not heard about the crossing for over 2 years and surprised to suddenly be told that their property is subject to compulsory purchase. They requested clarification of what part of their land NR are interested in and why. They confirmed they may need to obtain legal advice before filling in the form.
05/01/2024	Email from Mr Crocker & Miss Pulaski Clarifying the position in respect of the RFI and requested them to responded.
03/02/2024	Email to Mr Crocker from NR chasing return of RFI.
14/03/2024	Email to Mr Crocker from NR chasing return of RFI.
01/03/2024	BK email to Mr Crocker & Miss Pulaski confirming that NR have confirmed the signal box cannot be relocated and therefore permanent acquisition and temporary possession will need to be undertaken, with compensation available. Requested their thoughts on the payments that have been offered to date.
14/03/2024	Email from NR to Mr Crocker following up
27/03/2024	Email from Mr Crocker requesting if NR have the data to prove how expensive it would be to put the box back to its original position and confirming the compensation offered is not realistic taken the level of disruption into account.

29/04/2024	BK email to Mr Crocker & Miss Pulaski confirming increased offer £500 for both the permanent and temporary land requirements.
08/05/2024	BK email to Mr Crocker & Miss Pulaski chasing response to offer.
08/05/2024	Email from Mr Crocker clarifying if the £50 per week disruption compensation would be paid as well as the one off payment for land purchase.
10/05/2024	BK email to Mr Crocker & Miss Pulaski chasing response to offer.
15/05/2024	Email from Mr Crocker to NR requesting paperwork to be resent
16/05/2024	Email to Mr Crocker from NR confirming BK will reissue letter
17/05/2024	Email from Mr Crocker accepting offer of £500 for the disruption and £500 for the change in land use. Requested confirmation of next steps.

Firth, Tom

From: Janina Pulaski <crockpfam@gmail.com>
Sent: 31 December 2022 19:09
To: Lynn Alderson; Cameron Wilde
Subject: Re: Land ownership, 78 Nethercote Road OOCS/01. Your ref:534281/JH/LA/CW

CAUTION: This is an **external** email, take special care when clicking on **links** and opening **attachments.**

Dear Lynn and Cameron,

Further to your letter of the 16th December:
We were surprised, and not a little alarmed by the tone and content. There has been no information from Network Rail about the crossing for over 2 years now; and suddenly we are told that our property could be subject to compulsory purchase.

Would it not have been politic, if not polite, to let us know what part of our land you would be interested in and why?
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We feel that we may have to obtain legal advice ourselves before filling in your form, especially as the land outlined is inaccurate.

If you give us more information we might be able to help.

Yours Sincerely,

Anthony Crocker and Janina Pulaski

Phone 07307 884966

Firth, Tom

From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 05 January 2023 12:18
To: crockpfam@gmail.com
Cc: Lynn Alderson; Cameron Wilde
Subject: Re: Land ownership, 78 Nethercote Road OOCS/01. Your ref:534281/JH/LA/CW

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OFFICIAL

Dear Anthony and Janina,

Happy New Year to you both.

Thank you for your email to Lynn and Cameron on 31st December, in response to Bruton Knowles Request for Information (RFI) letter. I left a voicemail on the number provided yesterday afternoon, however, I hope that you find this information useful.

Firstly, I would like to apologise that you found the nature of the letter you have received alarming. The Request for Information is a formal process to understand who may have interest in or over land in the vicinity of potential works. Unfortunately, this means that the wording is, by its nature, very formal. The responses to these letters provide the necessary knowledge to form a basis of communication and ongoing engagement with our stakeholders once we understand what the impact of the proposed changes may be.

At this location, as you are aware Network Rail closed Tackley level crossing in 2020, erecting a temporary footbridge to allow members of the public and station users access to both platforms, the existing bridleway and footpath. In that time, we have been developing plans to close the level crossing permanently, which include a permanent solution for both replacing the footbridge and diverting the bridleway and footpath, so that it does not cross the railway. Bruton Knowles are requesting information based on information we have from a title search, which indicates that you may have a right over or own a piece of land, which is currently used as a footpath/access to properties. On the plan, it would be the bottom right area, which almost forms a square. The proposed bridleway diversion may seek to follow this footpath adjacent to the railway and Network Rail need to understand who may have an interest in this area to share/obtain rights from/with.

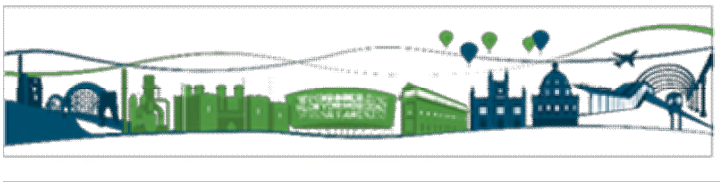
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If you do have any questions, please do not hesitate to contact me directly.

Kind regards

NetworkRail

Aimi Blackmore
Consultation Manager
07870 832270
aimi.blackmore@networkrail.co.uk



Please note; my working pattern is Tuesday to Friday. If the matter is urgent on a Monday, please call my mobile.

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To: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>; Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
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Firth, Tom

From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 05 January 2023 12:18
To: crockpfam@gmail.com
Cc: Lynn Alderson; Cameron Wilde
Subject: Re: Land ownership, 78 Nethercote Road OOCS/01. Your ref:534281/JH/LA/CW

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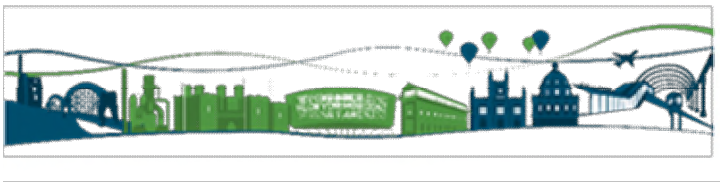
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Kind regards

Aimi Blackmore
Consultation Manager
07870 832270
aimi.blackmore@networkrail.co.uk



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From: Janina Pulaski <crockpfam@gmail.com>
Sent: 31 December 2022 19:09
To: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>; Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
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Firth, Tom

From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 03 February 2023 10:50
To: crockpfam@gmail.com
Cc: Lynn Alderson; Cameron Wilde
Subject: RE: Re: Land ownership, 78 Nethercote Road OOCS/01. Your ref:534281/JH/LA/CW

Importance: High

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Good morning Anthony,

I hope you're well.

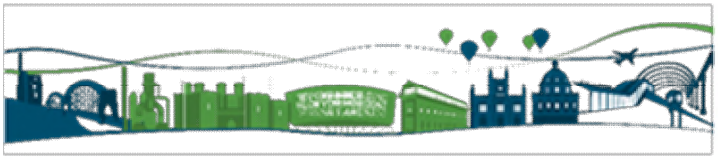
I'm just following up on our conversation in January surrounding the request for information from Bruton Knowles. Would you now be in a position to return the letter? It will help to ensure that you are added onto our database to be formally consulted about the proposed changes to the footpath and bridleway.

If it is easier, you are more than welcome to attach the response to this email and I will ensure that Lynn & Cameron receive a copy for the records.

If you have any further questions, please don't hesitate to call or email.

Kind regards

Aimi Blackmore
Consultation Manager
07870 832270
aimi.blackmore@networkrail.co.uk



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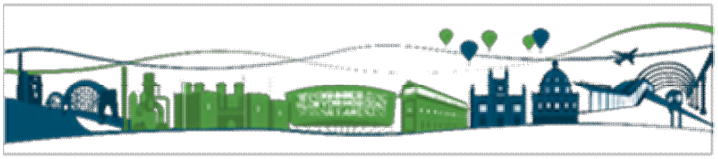
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Firth, Tom

From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 14 March 2023 09:00
To: crockpfam@gmail.com
Cc: Lynn Alderson; Cameron Wilde
Subject: RE: Re: Land ownership, 78 Nethercote Road OOCS/01. Your ref:534281/JH/LA/CW

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I hope you're well.

I'm just following up on the below email and voicemail that I left with you on the 16th February 2023.

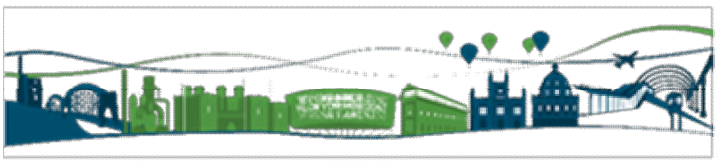
We have not yet received your response to the Request for Information (RFI) letter to ascertain land ownership details. It is important that the records that we have are correct, so that we know that we are speaking with the correct landowners and occupiers.

Bruton Knowles representatives will be in the area this week to remove site notices, so I wanted you to know that they may visit you at your property. You will be able to provide the response to them if that is more appropriate for you. I want to make sure that the visit didn't come as a surprise and to reassure you that it is normal practice to undertake site visits to addresses where responses may not have been returned.

I shall give you a call on your mobile this afternoon too if I haven't had a response as I want to ensure that I have made you aware of this possibility.

Kind regards

Aimi Blackmore
Consultation Manager
07870 832270
aimi.blackmore@networkrail.co.uk



Please note; my working pattern is Tuesday to Friday. If the matter is urgent on a Monday, please call my mobile.

From: Aimi Blackmore
Sent: 03 February 2023 10:50
To: crockpfam@gmail.com
Cc: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>; Cameron Wilde <cameron.wilde@brutonknowles.co.uk>

Subject: RE: Re: Land ownership, 78 Nethercote Road OOCS/01. Your ref:534281/JH/LA/CW
Importance: High

Good morning Anthony,

I hope you're well.

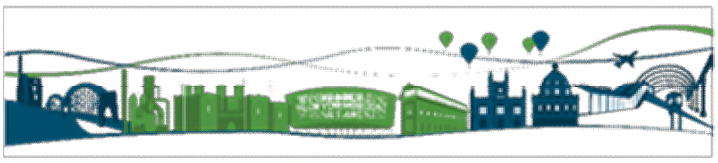
I'm just following up on our conversation in January surrounding the request for information from Bruton Knowles. Would you now be in a position to return the letter? It will help to ensure that you are added onto our database to be formally consulted about the proposed changes to the footpath and bridleway.

If it is easier, you are more than welcome to attach the response to this email and I will ensure that Lynn & Cameron receive a copy for the records.

If you have any further questions, please don't hesitate to call or email.

Kind regards

Aimi Blackmore
Consultation Manager
07870 832270
aimi.blackmore@networkrail.co.uk



Please note; my working pattern is Tuesday to Friday. If the matter is urgent on a Monday, please call my mobile.

From: Aimi Blackmore
Sent: 05 January 2023 12:18
To: crockpfam@gmail.com
Cc: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>; Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: Re: Land ownership, 78 Nethercote Road OOCS/01. Your ref:534281/JH/LA/CW

Dear Anthony and Janina,

Happy New Year to you both.

Thank you for your email to Lynn and Cameron on 31st December, in response to Bruton Knowles Request for Information (RFI) letter. I left a voicemail on the number provided yesterday afternoon, however, I hope that you find this information useful.

Firstly, I would like to apologise that you found the nature of the letter you have received alarming. The Request for Information is a formal process to understand who may have interest in or over land in the vicinity of potential works. Unfortunately, this means that the wording is, by its nature, very formal. The responses to these letters provide the necessary knowledge to form a basis of communication and ongoing engagement with our stakeholders once we understand what the impact of the proposed changes may be.

At this location, as you are aware Network Rail closed Tackley level crossing in 2020, erecting a temporary footbridge to allow members of the public and station users access to both platforms, the existing bridleway and footpath. In that time, we have been developing plans to close the level crossing permanently, which include a

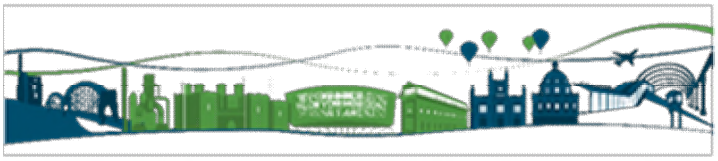
permanent solution for both replacing the footbridge and diverting the bridleway and footpath, so that it does not cross the railway. Bruton Knowles are requesting information based on information we have from a title search, which indicates that you may have a right over or own a piece of land, which is currently used as a footpath/access to properties. On the plan, it would be the bottom right area, which almost forms a square. The proposed bridleway diversion may seek to follow this footpath adjacent to the railway and Network Rail need to understand who may have an interest in this area to share/obtain rights from/with.

You stated in the email that the plan/title is wrong. If this is the case, please respond with detail that you is correct to the best of your knowledge. You may mark up the plan that Bruton Knowles sent if that is helpful. Once you have responded the RFI, we will be in a better position to understand whether you may be affected by the works/changes and to what extent, meaning we will consult with you directly moving forward. When the plans are ready, these will be shared and consulted on.

If you do have any questions, please do not hesitate to contact me directly.

Kind regards

Aimi Blackmore
Consultation Manager
07870 832270
aimi.blackmore@networkrail.co.uk



Please note; my working pattern is Tuesday to Friday. If the matter is urgent on a Monday, please call my mobile.

From: Janina Pulaski <crockpfam@gmail.com>
Sent: 31 December 2022 19:09
To: Lynn Alderson <Lynn.Alderson@brutonknowles.co.uk>; Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Subject: Re: Land ownership, 78 Nethercote Road OOCS/01. Your ref:534281/JH/LA/CW

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Dear Lynn and Cameron,

Further to your letter of the 16th December:
We were surprised, and not a little alarmed by the tone and content. There has been no information from Network Rail about the crossing for over 2 years now; and suddenly we are told that our property could be subject to compulsory purchase.

Would it not have been politic, if not polite, to let us know what part of our land you would be interested in and why?
Someone from your organisation or Network Rail could have contacted us informally, as several of the Network Rail staff have our email from the pre-covid discussions, or sent us a letter that felt less intimidating. Also, there us very little time to consider the situation since the letter arrived in the week before Christmas.

We feel that we may have to obtain legal advice ourselves before filling in your form, especially as the land outlined is inaccurate.

If you give us more information we might be able to help.

Yours Sincerely,

Anthony Crocker and Janina Pulaski

Phone 07307 884966

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****

Firth, Tom

From: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Sent: 16 May 2023 08:04
To: Janina Pulaski
Subject: Re: Railway crossing

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OFFICIAL

Good morning Mark,

I'm sorry to hear about the health scare, although happy to hear it's resolved.

Bruton Knowles will send out another letter, which you should receive in the coming days. If you have any questions, please do ask.

Kind regards

Aimi Blackmore
Consents Manager
07870832270

From: Janina Pulaski <crockpfam@gmail.com>
Sent: Monday, May 15, 2023 2:18 pm
To: Aimi Blackmore <Aimi.Blackmore@networkrail.co.uk>
Subject: Railway crossing

Hi Aimi
I am sorry we haven't sent the documents off but the paperwork has disappeared in the chaos around the building work we had done, plus a health scare; both of which have been resolved now. We were hoping the papers would reappear as we got more organised but unfortunately we still can't find them.
Could you get the solicitors to send the paperwork again and we will get them back by return of post.. Definitely not file them 'somewhere safe' as we did with the last lot.
Once again apologies for the delay,
Best wishes
Mark Crocker

****

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****

Firth, Tom

From: Julie Whitehouse <Julie.whitehouse@brutonknowles.co.uk>
Sent: 06 December 2023 13:14
To: crockpfam@gmail.com
Subject: FW: Chaser of response to offer letter [BK-BK.FID395309]
Attachments: 78 nethercote(12222637.1).docx; 78 nethercote original letter - Landowner chaser(12446634.1).pdf

Mr Crocker & Miss Pulaski,

I hope this email finds you well.

I wondered if you have had time to review the attached and would like your comments on them?

If you need any further information there are contact details for my colleagues shown in the letter or alternatively, you can respond back to me.

Kind regards,

Julie Whitehouse
Land Rights Manager

BK | Bruton Knowles

Chartered Surveyors

M: +447484549361
W: brutonknowles.co.uk
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Firth, Tom

From: Janina Pulaski <crockpfam@gmail.com>
Sent: 11 December 2023 11:40
To: Julie Whitehouse
Subject: Re: FW: Chaser of response to offer letter [BK-BK.FID395309]
Attachments: image842887.png

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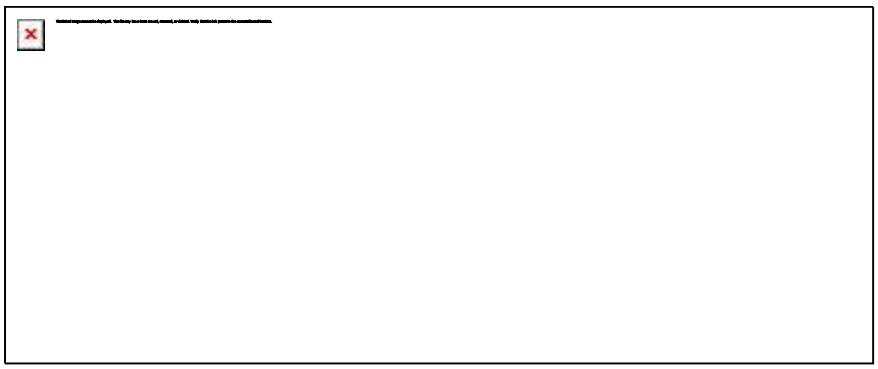
Dear Julie

Could you let us know what the documents really mean.
Does the land still stay in our name and the bridleway rights change?
Thank you
Mark and Janina

On Wed, 6 Dec 2023, 13:14 Julie Whitehouse, <Julie.whitehouse@brutonknowles.co.uk> wrote:

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Firth, Tom

From: Julie Whitehouse <Julie.whitehouse@brutonknowles.co.uk>
Sent: 13 December 2023 16:41
To: Janina Pulaski
Subject: RE: Chaser of response to offer letter [BK-BK.FID395309]

Dear Mark and Janina,

Thank you for your email. Only land that is required to permanently change ownership will be updated with the Land Registry. Temporary land will remain in your title.

I hope this helps.

Kind regards,

Julie Whitehouse
Land Rights Manager

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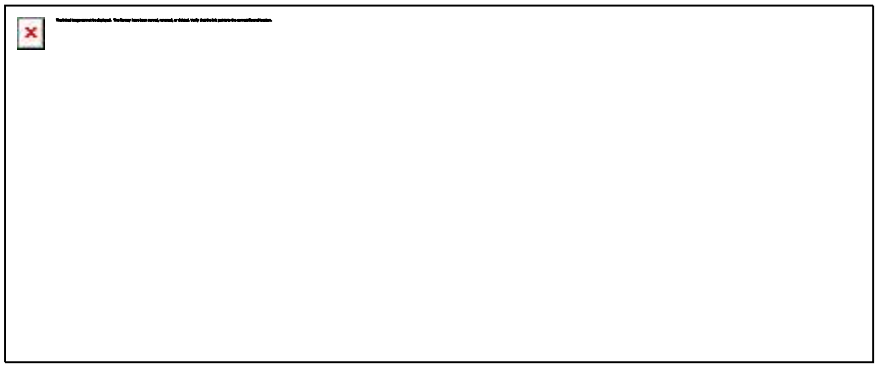
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Firth, Tom

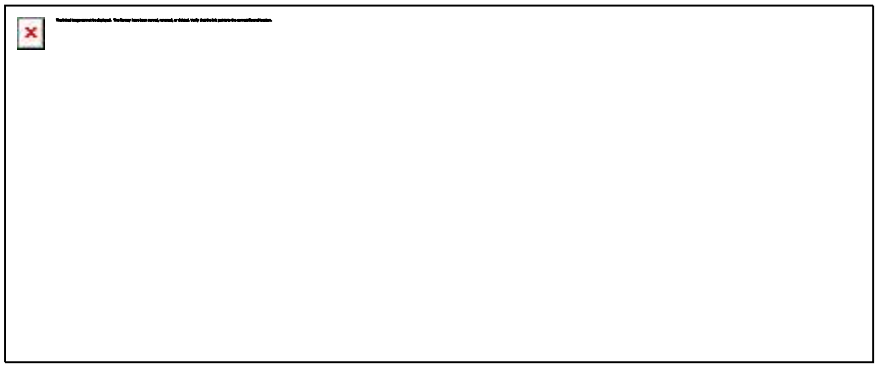
From: Janina Pulaski <crockpfam@gmail.com>
Sent: 14 December 2023 15:50
To: Julie Whitehouse
Subject: Re: Chaser of response to offer letter [BK-BK.FID395309]
Attachments: image211489.png

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Dear Julie
Our main problem with this is that the purchase is unnecessary and Network rail only have to move their signal box back to its original position and the path can go straight over their own land and not veer off at all. We can't get any response from them and would appreciate a contact number to put this to them.
Best wishes
Mark Crocker

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Land Rights Manager
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Firth, Tom

From: Julie Whitehouse <Julie.whitehouse@brutonknowles.co.uk>
Sent: 15 December 2023 12:27
To: Janina Pulaski
Subject: RE: Chaser of response to offer letter [BK-BK.FID395309]

Dear Mark,

Thank you for your reply. As this scheme is currently in the statutory objection period it may be advisable to log your comments. The links below relate to the scheme and an overview of the process.

https://www.networkrail.co.uk/running-the-railway/our-routes/western/oxfordshire/oxfordshire-level-crossings/#:~:text=We%20plan%20to%20close%20three,open%20until%2026%20January%202024.

https://www.gov.uk/government/publications/transport-and-works-act-orders-a-brief-guide-2006/transport-and-works-act-orders-a-brief-guide--2

I hope you find this useful.

Kind regards,

Julie Whitehouse
Land Rights Manager

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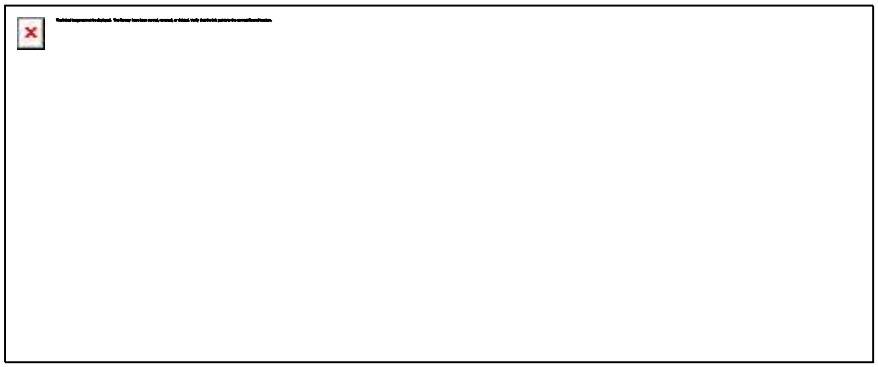
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To: Julie Whitehouse <Julie.whitehouse@brutonknowles.co.uk>
Subject: Re: Chaser of response to offer letter [BK-BK.FID395309]

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Dear Julie
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To: Julie Whitehouse <Julie.whitehouse@brutonknowles.co.uk>
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Kind regards,

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Firth, Tom

From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: 01 March 2024 15:53
To: crockpfam@gmail.com
Cc: Nigel Billingsley; Aimi Blackmore
Subject: RE: Chaser of response to offer letter [BK-BK.FID395309]

Importance: High

Good afternoon Mr Crocker and Miss Pulaski,

I have been brought onto this project to act on behalf of Network Rail from Bruton Knowles.

I wanted to touch base with you to progress the agreement that my colleague Julie Whitehouse issued to you at the end of last year. It is my understanding that since this date, Network Rail have been in touch to offer their stance that the signal box cannot be relocated and therefore permanent acquisition and temporary possession will need to be undertaken, with compensation available. It is also my understand that a record of condition has been offered to make sure that post temporary possession, the land you have retained is restored ands returned to an acceptable manner. The terms that we will negotiate will be more favourable than what is offered in terms of compensation post powers so I would be looking to kick start these discussions again, with the view of reaching an agreement.

Could I please get your thoughts on the payments that have been offered to date? To confirm my client is willing to pay £50.00 for the freehold acquisition and then a further £50.00 per week for temporary possession of the land for construction of the bridleway.

I look forward to hearing your response and progressing matters with you.

Kind Regards

Adam Taylor
Associate

BK | Bruton Knowles

Chartered Surveyors

M: 07825 426799
W: brutonknowles.co.uk
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Sent: 06 December 2023 13:14
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Firth, Tom

From: Janina Pulaski <crockpfam@gmail.com>
Sent: 27 March 2024 14:44
To: Adam Taylor
Subject: Re: Chaser of response to offer letter [BK-BK.FID395309]

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Dear Adam

Thank you for your response. I gather Railtrack has the "data" to prove how expensive it would be to put the box back to its original position (which at that time was a management mistake) even though it only took 2 days to move to its present one. We do not have the experts available to argue the case, so, given the savings we are now making for the taxpayer, we would be prepared to give up our objections in return for a more realistic compensation. Our existing planted hedge and wildflower area will have to be removed and either dug up or destroyed and there will be disruption to the whole area. The compensation offered does not seem to realistically take the level of disruption into account.

Best wishes

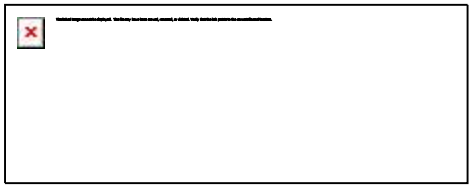
Mark Crocker

On Fri, Mar 1, 2024 at 3:53 PM Adam Taylor <Adam.Taylor@brutonknowles.co.uk> wrote:

> Good afternoon Mr Crocker and Miss Pulaski,
>
> I have been brought onto this project to act on behalf of Network Rail from Bruton Knowles.
>
> I wanted to touch base with you to progress the agreement that my colleague Julie Whitehouse issued to you at the end of last year. It is my understanding that since this date, Network Rail have been in touch to offer their stance that the signal box cannot be relocated and therefore permanent acquisition and temporary possession will need to be undertaken, with compensation available. It is also my understand that a record of condition has been offered to make sure that post temporary possession, the land you have retained is restored ands returned to an acceptable manner. The terms that we will negotiate will be more favourable than what is offered in terms of compensation post powers so I would be looking to kick start these discussions again, with the view of reaching an agreement.
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> Could I please get your thoughts on the payments that have been offered to date? To confirm my client is willing to pay £50.00 for the freehold acquisition and then a further £50.00 per week for temporary possession of the land for construction of the bridleway.
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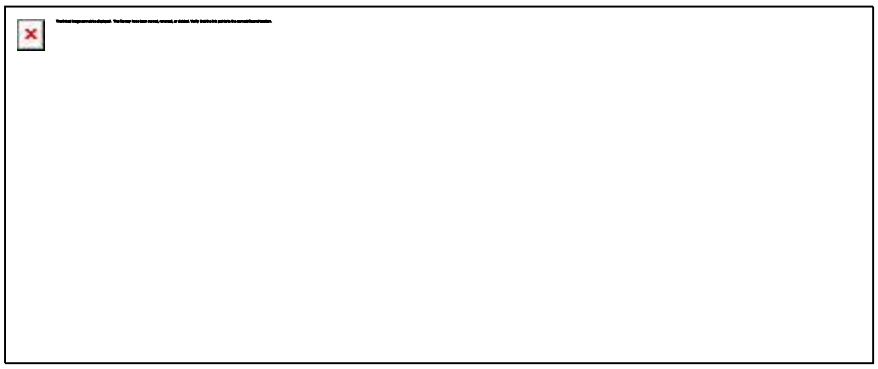
Kind Regards

Adam Taylor
Associate



Chartered Surveyors

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W: brutonknowles.co.uk
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---

From: Julie Whitehouse <Julie.whitehouse@brutonknowles.co.uk>
Sent: 06 December 2023 13:14
To: crockpfam@gmail.com
Subject: FW: Chaser of response to offer letter [BK-BK.FID395309]

Mr Crocker & Miss Pulaski,

I hope this email finds you well.

I wondered if you have had time to review the attached and would like your comments on them?

If you need any further information there are contact details for my colleagues shown in the letter or alternatively, you can respond back to me.

Kind regards,

Julie Whitehouse
Land Rights Manager

Chartered Surveyors

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W: brutonknowles.co.uk
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Firth, Tom

From: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Sent: 29 April 2024 15:44
To: Janina Pulaski
Cc: Adam Taylor
Subject: RE: Chaser of response to offer letter [BK-BK.FID395309]

Subject to contract, without prejudice & subject to client approval

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Kind Regards,

Cameron Wilde
Land Rights Officer

BK | Bruton Knowles

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From: Janina Pulaski <crockpfam@gmail.com>
Sent: Wednesday, March 27, 2024 2:44 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: Re: Chaser of response to offer letter [BK-BK.FID395309]

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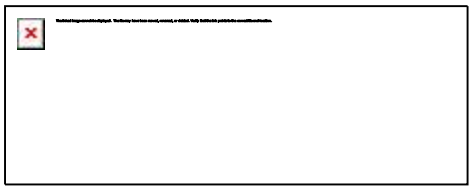
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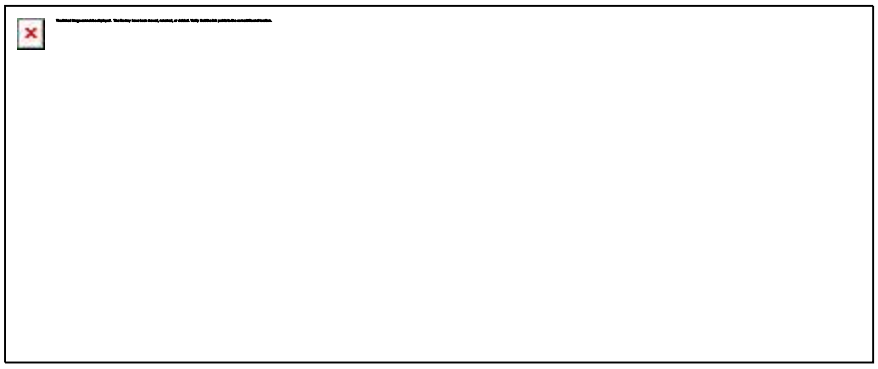
Kind Regards

Adam Taylor
Associate



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Land Rights Manager

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Firth, Tom

From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: 08 May 2024 10:40
To: Janina Pulaski
Cc: Cameron Wilde; Nigel Billingsley
Subject: RE: Chaser of response to offer letter [BK-BK.FID395309]

Dear Mr Crocker and Miss Pulaski,

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I wanted to follow up from my colleagues prior correspondence below and to ask if you have had chance to review and consider the terms that have been set out?

We would like to secure an agreement with you to allow our client the opportunity to develop the bridleway.

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Kind Regards

Adam Taylor
Associate

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From: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Sent: 29 April 2024 15:44
To: Janina Pulaski <crockpfam@gmail.com>
Cc: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
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From: Janina Pulaski <crockpfam@gmail.com>
Sent: Wednesday, March 27, 2024 2:44 PM
To: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Subject: Re: Chaser of response to offer letter [BK-BK.FID395309]

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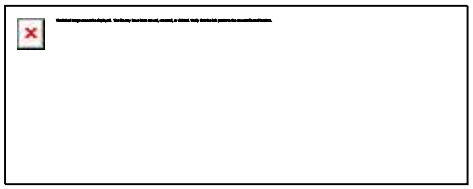
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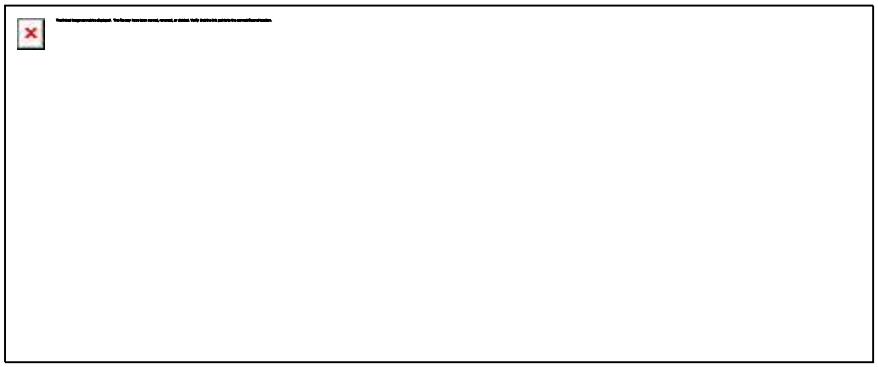
Kind Regards

Adam Taylor
Associate



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From: Julie Whitehouse <Julie.whitehouse@brutonknowles.co.uk>
Sent: 06 December 2023 13:14
To: crockpfam@gmail.com
Subject: FW: Chaser of response to offer letter [BK-BK.FID395309]

Mr Crocker & Miss Pulaski,

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Kind regards,

Julie Whitehouse
Land Rights Manager

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Firth, Tom

From: Janina Pulaski <crockpfam@gmail.com>
Sent: 08 May 2024 12:06
To: Julie Whitehouse
Subject: Re: FW: Chaser of response to offer letter [BK-BK.FID395309]
Attachments: image278866.jpg

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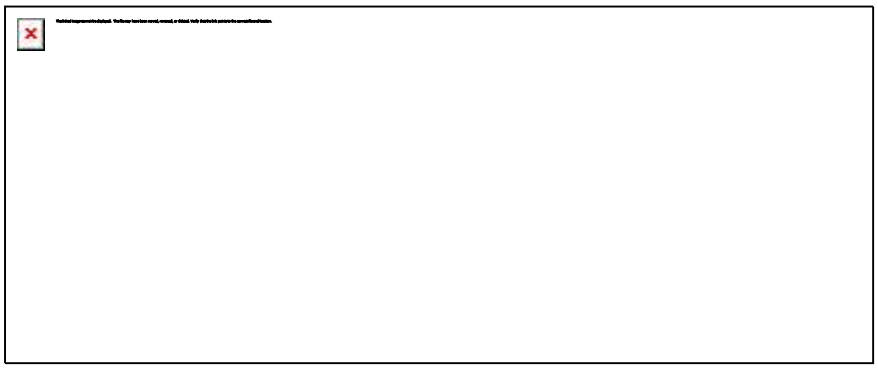
Dear Julie
Thank you for your offer. I wondered if the £50 per week disruption compensation would be paid as well as the one of on the land purchase?
Yours sincerely

Anthony Crocker

On Wed, 6 Dec 2023, 13:14 Julie Whitehouse, <Julie.whitehouse@brutonknowles.co.uk> wrote:

> Mr Crocker & Miss Pulaski,
>
> I hope this email finds you well.
>
> I wondered if you have had time to review the attached and would like your comments on them?
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> **Chartered Surveyors**

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Firth, Tom

From: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>
Sent: 10 May 2024 13:48
To: Janina Pulaski
Cc: Nigel Billingsley; Adam Taylor
Subject: RE: Chaser of response to offer letter [BK-BK.FID395309]

Dear Mr Crocker and Miss Pulaski,

I'm writing to you regarding Network Rail's offer for the permanent and temporary acquisitions discussed below.

Please could you share your thoughts on our uplifted offer at your earliest convenience so that we can reach an agreement?

If you would prefer to discuss this matter further on the phone, please don't hesitate to contact me any time on the below number, thank you.

07920 204306

Kind Regards,

Cameron

Notification of upcoming annual leave: 3rd June 2024 – 18th June 2024

Cameron Wilde
Land Rights Officer

BK | Bruton Knowles

Chartered Surveyors

Utilities & Infrastructure Team

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From: Adam Taylor <Adam.Taylor@brutonknowles.co.uk>
Sent: Wednesday, May 8, 2024 10:40 AM
To: Janina Pulaski <crockpfam@gmail.com>
Cc: Cameron Wilde <cameron.wilde@brutonknowles.co.uk>; Nigel Billingsley <Nigel.Billingsley@brutonknowles.co.uk>
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Subject: FW: Chaser of response to offer letter [BK-BK.FID395309]

Mr Crocker & Miss Pulaski,

I hope this email finds you well.

I wondered if you have had time to review the attached and would like your comments on them?

If you need any further information there are contact details for my colleagues shown in the letter or alternatively, you can respond back to me.

Kind regards,

Julie Whitehouse
Land Rights Manager

Chartered Surveyors

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