

**From:** Will Gray <WGray@savills.com>  
**Sent:** 19 June 2017 17:18  
**To:** Richborough  
**Subject:** Richborough Connection Project

Dear Sirs,

As requested; Savills wish to respond to the below letter on behalf of our client St John's College who's land at Docker Hill Farm will be severely affected by the Richborough Connection Project.

We have been liaising with the NFU and other agents and can confirm that the College shares the concerns of the NFU and other agents with respect to the Scheme.

Specifically:

- The rights requested by National Grid in both their voluntary easement and the DCO Book of Reference are unnecessarily restrictive. The latter should be amended as per the response from the NFU which you should receive shortly.
- It is not necessary for National Grid to have an easement in perpetuity when the life of the pylons is likely to be c. 80 years. This is particularly the case when they also refuse to offer any sort of 'lift and shift' or 'development clause' unless land has already been allocated in a local plan. Our client is a strategic investor in land and relies on long term uplifts in value that may not be apparent at present and which would be negated by the presence of the Scheme. We therefore request that the DCO should only grant a time limited easement and should require a 'lift and shift' or 'development clause' similar to those employed in National Grid Gas Transmission Easements (see NFU response). For the avoidance of doubt; these issues have been repeatedly raised with National Grid and ignored.
- Like the majority of other landowners; we are disappointed that National Grid have failed to enter meaningful negotiations. Whilst we have endeavoured to be helpful by attending meetings (either individually or as a group to avoid duplication) and have allowed early access for surveys and other preliminary works this has not been reciprocated. National Grid have made only minor changes to the wording of their voluntary agreements such that they remain unsatisfactory and have not offered any justification for their proffered level of compensation. In addition to the above concerns raised by other landowners; we are also concerned that National Grid wish to take a Right of Access in Perpetuity through our client's farm; through the farmyard along approximately 1.5km of hard track. They are offering no compensation for this right. This issue has been raised repeatedly and ignored by National Grid.

For these reasons we believe that National Grid have not met the requirement to make '*meaningful attempts at negotiation*' and we would therefore request that the DCO application is refused unless the changes requested above can be incorporated.

Yours Faithfully,

Will Gray

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