

From: [REDACTED]
To: [Viking CCS Pipeline](#)
Subject: FW: Rep "Have your say" Savills (Savills) on behalf of The Needham-Teanby Family (The Needham-Teanby Family) 20047081
Date: 01 May 2024 16:24:46
Attachments: [REDACTED]

I refer to previous submissions of the 10/4/24 through "have your say" but are not showing and resubmit these as requested.

Please see relevant Rep below which needs to be included.

Savills (Savills) on behalf of The Needham-Teanby Family (The Needham-Teanby Family) 20047081

My client and I have been working with Gateley Hamer to agree an Option for a Lease. We have not been able to agree the depth of the leased area.

Upper levels of the Leased area

Currently the proposed lease depth (at the top of the pipe) is 70cm below the surface; my client mole plough's to 70cm, over time there is every chance that this soil cover will get less and there is not adequate headroom to enable sufficient clearance over the leased area to be maintained. At a depth of 70cm there is every possibility that my client will go into this leased area with his machinery and will be in breach of the lease. We require the lease depth to be 1.0m.

Lower levels of the Leased area

The proposed depth (at the bottom of the pipe) is 20metres below the upper limit. This appears excessive and we have not received an explanation why this depth is required. Without a clear explanation of why this depth is required we object to the depth at this level and require that the leased area only cover the depth of the constructed pipe area with a small amount of head room.

Diminution in land value

The consideration for the lease is proposed on the basis that agricultural operations won't be affected. If the upper depth is not increased to 1.0m then agricultural operations will be affected over the 8m (width) leased area, as well as impacting on the way they farm the remainder of the field; this injurious affection should be compensated and my client paid for the diminution in value of the area over the leased area (based on agricultural operations being affected) as well as the diminution in value to the remainder of the field to a greater value than the notional value offered of £13,500 per acre payable on the 8m (width) leased area.

Please confirm this has been accepted.

Kind regards

Lucie


Lucie Muddiman MRICS

Associate
Rural - RICS Registered Valuer

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Email
Website

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