

## Arden, Nick (VWG-UKGCSND/1)

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**From:** Heasman, Jon (VWG-UKGCSND/1)  
**Sent:** 10 January 2024 15:05  
**To:** Arden, Nick (VWG-UKGCSND/1)  
**Subject:** FW: VWG and IERRT Examination Hearing  
**Attachments:** RE: ABP VWG Lease Renewals

**Importance:** High

INTERNAL

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**From:** Paul Durrant <[REDACTED]>  
**Sent:** 11 December 2023 16:23  
**To:** Heasman, Jon (VWG-UKGCSND/1) [REDACTED]  
**Cc:** Greg Lacey <[REDACTED]>  
**Subject:** FW: VWG and IERRT Examination Hearing  
**Importance:** High

Jon,

Thanks for the response below.

ABP are unable to agree to this Undertaking on the basis that we've had no formal response to the attached Heads of Terms drafted for Grimsby and the new lease for Immingham, which were issued to you on the 10<sup>th</sup> October 2023. As a result we have no choice but to seek powers of compulsory acquisition as set out in the draft DCO.

Whilst ABP remains hopeful that agreement will be reached at some time in the future, we have doubt as to whether it will be possible to agree terms with VW before the close of the examination given the lack of progress to date. ABP will therefore be responding to the Examining Authority in accordance with Deadline 7 (Monday 11<sup>th</sup> December) on the basis that Vacant Possession of the site will be required for the proposed development and with it, associated powers of compulsory acquisition.

Regards

Paul

**Paul Durrant BSc (Hons) DipSurv MRICS | Estate Manager - Humber**  
Hull - Port House | Northern Gateway Hull | HU9 5NS  
Immingham - Dock Office | Immingham Dock | Immingham | DN40 2LZ  
Grimsby - Port Office | Cleethorpe Road | Grimsby | DN31 3LL  
Mobile: [REDACTED] | [REDACTED]

 **KEEPING  
BRITAIN TRADING**



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**From:** Heasman, Jon (VWG-UKGCSND/1) [REDACTED] >  
**Sent:** Thursday, November 23, 2023 10:21 AM  
**To:** Paul Durrant <[REDACTED]>  
**Cc:** Greg Lacey <[REDACTED]>  
**Subject:** RE: VWG and IERRT Examination Hearing  
**Importance:** High

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Dear Paul,

As confirmed in your email below we are working towards an agreement whereby VWG vacates Immingham in an orderly fashion and occupies replacement accommodation at Grimsby in order to allow your proposed redevelopment of Immingham to proceed. And as you are further aware, the area of land that we occupy at Immingham is vital in terms of VWG being able to service its customer base in the UK. VWG therefore needs to be assured that it does not put itself in a position where it is at risk of being removed from Immingham before its relocation facility at Grimsby is ready.

In consequence, in order for VWG to agree to what ABP needs to provide for the Examining Authority VWG would wish to have a formal Undertaking (by Deed) from ABP to the effect that:

ABP will complete the lease in respect of Grimsby currently under discussion,

ABP will not require VWG to vacate Immingham until the additional land to be provided at Grimsby has been prepared to a state suitable for vehicle storage, i.e. equivalent to VWG's existing facility at Grimsby,

ABP will pay VWG's reasonable legal costs in documenting the Undertaking and reasonable surveyor fees. In respect of the latter, over the past year VWG taken advice at intervals from Keith Murray FRICS of Keith Murray Consultants whose fee rate is £250/hr (exclusive of VAT) however his total fee (ie in respect of time already incurred and in reviewing an future documentation) will not exceed £1,000 (exclusive of VAT).

And we would anticipate that an Undertaking in this form should satisfy the Examining Authority.

We look forward to hearing further from you.

Kind regards,

**Jonathan Heasman**  
Group Property Manager

Group Network Development  
VOLKSWAGEN GROUP UNITED KINGDOM LTD  
Yeomans Drive, Blakelands, Milton Keynes, MK14 5AN

**Mobile:** [REDACTED]

**Email:** [REDACTED]