

Appendix 1

CORRESPONDENCE WITH LANDOWNERS

1st February 2010

ARM/EMB

Mr A Hoad
Parsonage Farm
Church Lane
Robertsbridge
East Sussex TN32 5PJ

Dear Mr Hoad

KENT & EAST SUSSEX RAILWAY

I have been retained to act for the Rother Valley Railway Trust, part of the Kent & East Sussex Railway. I am sure you are familiar with the organisation which has keen interest to reinstate the Kent & East Sussex Railway.

My clients have been successful in recently acquiring the Bodiam to Junction Road stretch of the railway and now wish to actively pursue the possibility of negotiating a purchase of land from the three owners in between Junction Road and Robertsbridge. I believe you may well have had approaches from the Trust in the past on this matter.

I recently met with my clients and was impressed not only by their enthusiasm, but the practical approach that they are taking with regard to the prospect of extending the line. My clients are well funded and are realistic that they may have to acquire a larger land area than that occupied by the railway itself because of the effect that the sale may have on your retained land holding.

If you are prepared to consider my client's interest, I would be very happy to travel down to Robertsbridge and meet with you (and your agents) to discuss general principles with you.

I would be pleased to hear back from you if you could find time to meet me in due course.

Yours sincerely

A R MUMMERY MRICS
On behalf of Lambert & Foster LLP

A. H. Hoad & Son

Parsonage Farm, Salehurst
Robertsbridge, Sussex TN32 5PJ

Telephone: 01580 880446
Facsimile: 01580 882124

2 February 2010

A. E. Munnery,
Lambert & Foster
77 Commercial Road.
Paddock Wood
KENT.

Dear Sir,

I reply to your letter of 1st.
I have absolutely no intention ever, of
selling my land for the railway. The people
at the Kent & Sussex Railway know this, and
I am surprised that they are still pursuing
it.

Please do not waste my time, and yours,
(but I presume you are being paid for yours)
in future, regarding the railway. It will
not cross my land!!

Yours Sincerely.
A. H. Hoad.

15th April 2010

ARM/EMB

Mr Richard Thomas
BTF
Clockhouse Barn
Canterbury Road
Challock
Ashford
Kent TN25 4BJ

SUBJECT TO CONTRACT

Dear Richard

**KENT & EAST SUSSEX RAILWAY
DE QUINCEY FAMILY**

My clients were disappointed that we have not been able to meet to discuss their interest in a possible purchase of The De Quincey's land. I have explained that you have approached the family on a preliminary basis and do not have any particular instructions of how they may want to proceed (or otherwise).

I thought it would be helpful to put our interest in purchasing the old railway line in clear financial terms which I hope then may attract their attention. The Rother Valley Railway Trust are well funded and flexible in their thinking. Naturally they understand that if the De Quincey's were to consider the sale of the railway line, this would leave an area of agricultural land isolated from their main holding to the south of the railway. I have been asked to make it clear that they would be happy to consider whatever accommodation works your clients considered necessary to support the ongoing farming of this area in the event they agreed to sell the route of the line only. Alternatively we may consider a purchase and long term leaseback of this land if this was considered to be more acceptable.

I have been asked to put forward an offer subject to contract for the route of the railway line only through Moat Farm of £120,000.

I am sure you will agree this offer demonstrates how realistic my clients are and I would be grateful if you could put this offer forward for consideration.

As I have previously mentioned, I would be more than happy to meet with you to discuss matters further.

Yours sincerely

A R MUMMERY MRICS
On behalf of Lambert & Foster LLP

Alan Mummery

From: "Richard Thomas" <Richard.Thomas@btfrural.co.uk>
To: "Alan Mummery" <alan@lambertandfoster.co.uk>
Sent: 18 June 2010 15:38
Subject: Kent and Sussex Railway
Dear Alan

Thank you for your mail on this and it has been remiss of me not to formally respond earlier. [REDACTED]

To summarise Derek Wilton did respond to my letter by telephone to say he would attend a meeting with your clients but only if Mrs De Quincy and the Hoad family were in attendance. He was very specific about this. I subsequently sent your letter setting out the offer, but have not had a response either way.

As far as Mrs De Quincy is concerned I wrote to say that I thought your clients would be prepared to make an offer for the freehold of the railway bed and possibly additional land if that suited her purposes. She responded and was very apologetic, but said the family were not interested in any form of a deal. She didn't even ask me for the level of your bid. I subsequently sent her a copy of your letter with the offer, but again there has been no formal response since that time. I don't think tactically it would be in your client's interest to ask me to write and get a formal written response, but I can of course do that if you wish. I suppose I have spent a couple of hours to date on this, say £300 plus VAT.

Kind regards

Richard Thomas

Richard Thomas MRICS FAAV
Tel: 01233 740077
Fax: 01233 740088
Mob:
E: richard.thomas@btfrural.co.uk
W: btfrural.co.uk

bt

Address:: BTF Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ

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Liz Bryant

From: Liz Bryant
Sent: 23 January 2015 14:02
To: 'ahighwood@savills.com'
Subject: Rother Valley Railway

Dear Andrew

I think you are aware that I have been asked to assist the Rother Valley Railway with regard to their current project.

Initially I have been asked to try and make contact with Tom Hoad to visit to fully understand the agricultural implications of what is being proposed. My emails are falling on stony ground and I am not getting any response. Any thoughts?

Kind regards

Yours sincerely

Alan Mummery MRICS

Partner

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Peter Hodges

From: Andrew Highwood <AHighwood@savills.com>
Sent: 22 March 2019 11:41
To: Keith Murray; nickyoung@watsonsestates.co.uk
Cc: Peter.Hodges@lambertandfoster.co.uk
Subject: RE: Rother Valley Railway - TWAO Postponement of Public Inquiry
Attachments: image002.jpg; image001.gif

Dear Keith

Thank you for your note below and the documents attached.

We were notified of the postponement last week by the Department for Transport. Given the recent ongoing correspondence between us and Peter Hodges to seek to arrange the meeting on 2 April, as well as the correspondence between Richard Max & Co and Winckworth Sherwood, we were surprised and very disappointed not to receive the professional courtesy of advance warning of the request for the postponement.

You will appreciate that my clients will inevitably incur significant additional costs as a result of the postponement having been preparing for the pre-inquiry meeting on 27 March and the inquiry itself in June. The further delay has caused them considerable distress.

You may be aware that Richard Max & Co wrote to Winckworth Sherwood to request a firm commitment to meet the landowners costs' in the event the application is refused by the Secretary of State. In light of your client's opaque corporate structure and the proposed funding strategy for the scheme (on which we have repeatedly sought clarity) this is not an unreasonable request. This request was flatly declined by your clients.

Our clients agreed to the meeting on 2 April in good faith, which, in light of recent developments, we do not consider has been reciprocated by your client. On this basis we have come to the conclusions that the meeting should be postponed unless and until your client demonstrates it is willing to behave openly and transparently through the inquiry process and to provide the security sought by my clients in respect of their costs in the event the application is refused.

I look forward to hearing from you once you have received further instructions.

Regards

Andrew Highwood LLM FRICS FAAV
Director
Development - Compulsory Purchase

Savills, 33 Margaret Street, London W1G 0JD

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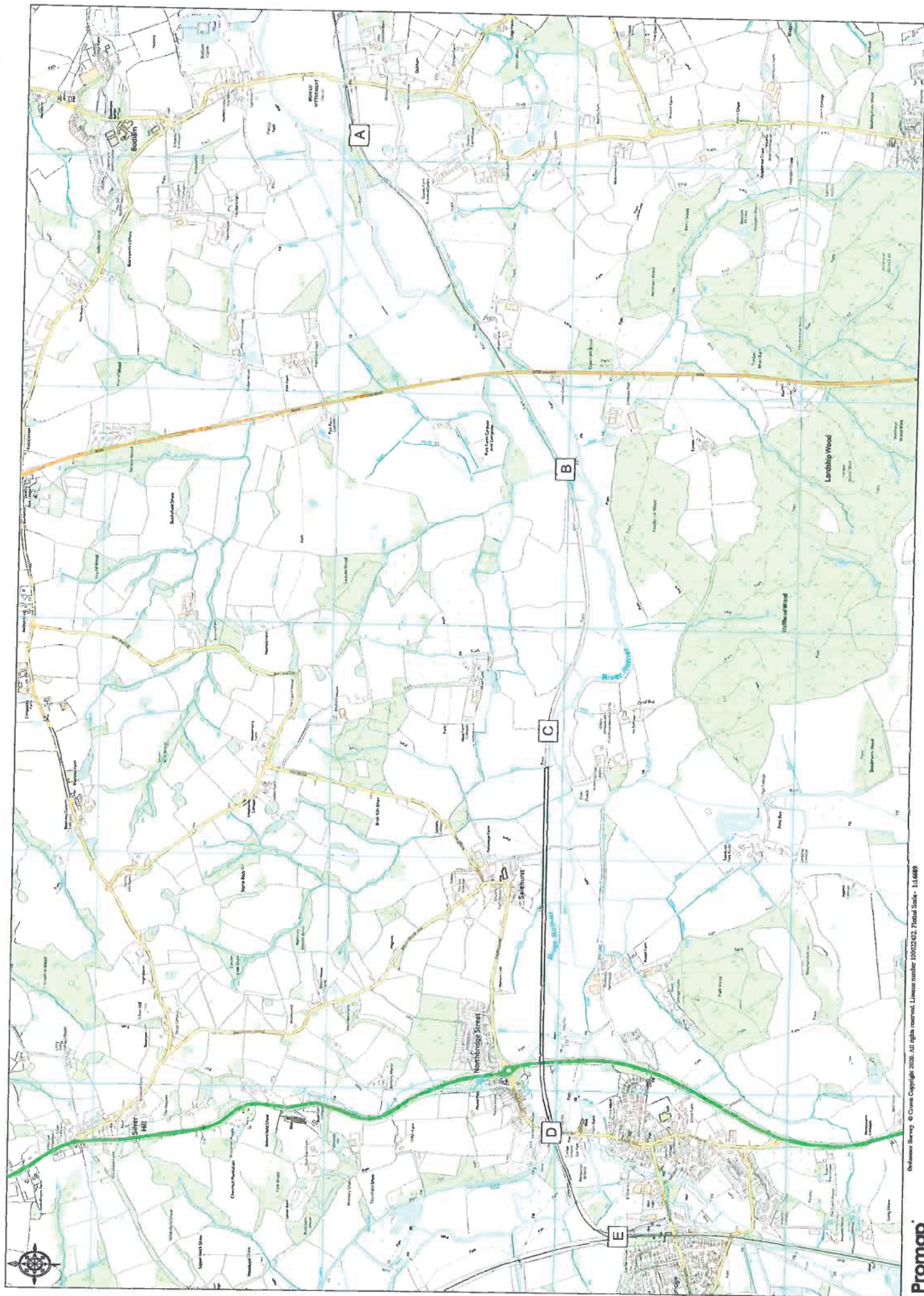
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Mobile :+44 (0) 7968 550 387
Email :ahighwood@savills.com
Website :www.savills.co.uk

Appendix 2

ROUTE OF RAILWAY THROUGH THE FARMS



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Appendix 3

SCHEDULE AND PLANS OF LAND ACQUISITION

Name	Title	Ch Start	Ch Finish	Distance	Lease Date	Purchase Date	Vendor	Track Star First Train Comment
RB Junction Station	ESX222269	0	280	280	29/jul/97	21/jun/16	R F Seaborne	Donated. Previously leased to RVRL on 7 Feb 1992 by BR
Embankment Land	ESX346186	280	808	528	28/Feb/91	28/jan/12	R F Seaborne	Donated
Bridges 1, 2, 3, 4, 5	ESX346186				12/Sep/07		BRB(R)	To be transferred after TWAO
RBJS Carriage Shed	ESX382182					24/Apr/17	E O Culverwell	
Beech Farm land N RBJS	ESX354644					19/Nov/13	Kepwick Inv't Ltd	
Trigger Land	ESX161064					25/jan/19	J Gifford	
Plot W The Clappers	ESX296307					1/jan/15	P Hole & E Root	
NBS - The Clappers (ESCC)		808	819	11			Row	ESCC AIP
NBS - A21		819	1103	284			Hoads	
A21 (HE)		1103	1138	35			Row	
A21 - Parsonage Farm		1138	2556	1418			Hoads	
Moat Farm - Austen's Bridge		2556	3732	1176			De Quincey / Michel	
Austen's Bridge - B2244	ESX89790	3732	4204	472		8/Mar/17	J Lovering	
B2244 Junction Road (ESCC)		4204	4217	13			Row	ESCC AIP
Udliam Farm	ESX334890	4217	4453	236	19/jan/09	13/jul/11	R Broyd	Donated
Quarry Farm W	ESX325017	4453	4578	125		8/Sep/09	D J Eastwood	
Quarry Farm E	ESX187801	4578	5399	821		9/Apr/92	D J Eastwood	
Quarry Farm ES	ESX186187					9/Apr/92	D J Eastwood	Ecological Compensation Planting

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DEPARTMENT FOR TRANSPORT
Rother Valley (Bodiam to Robertsbridge Junction)
Order

UNRESTRICTED POWERS TO ACQUIRE OR USE LAND

NUMBER OF ISSUES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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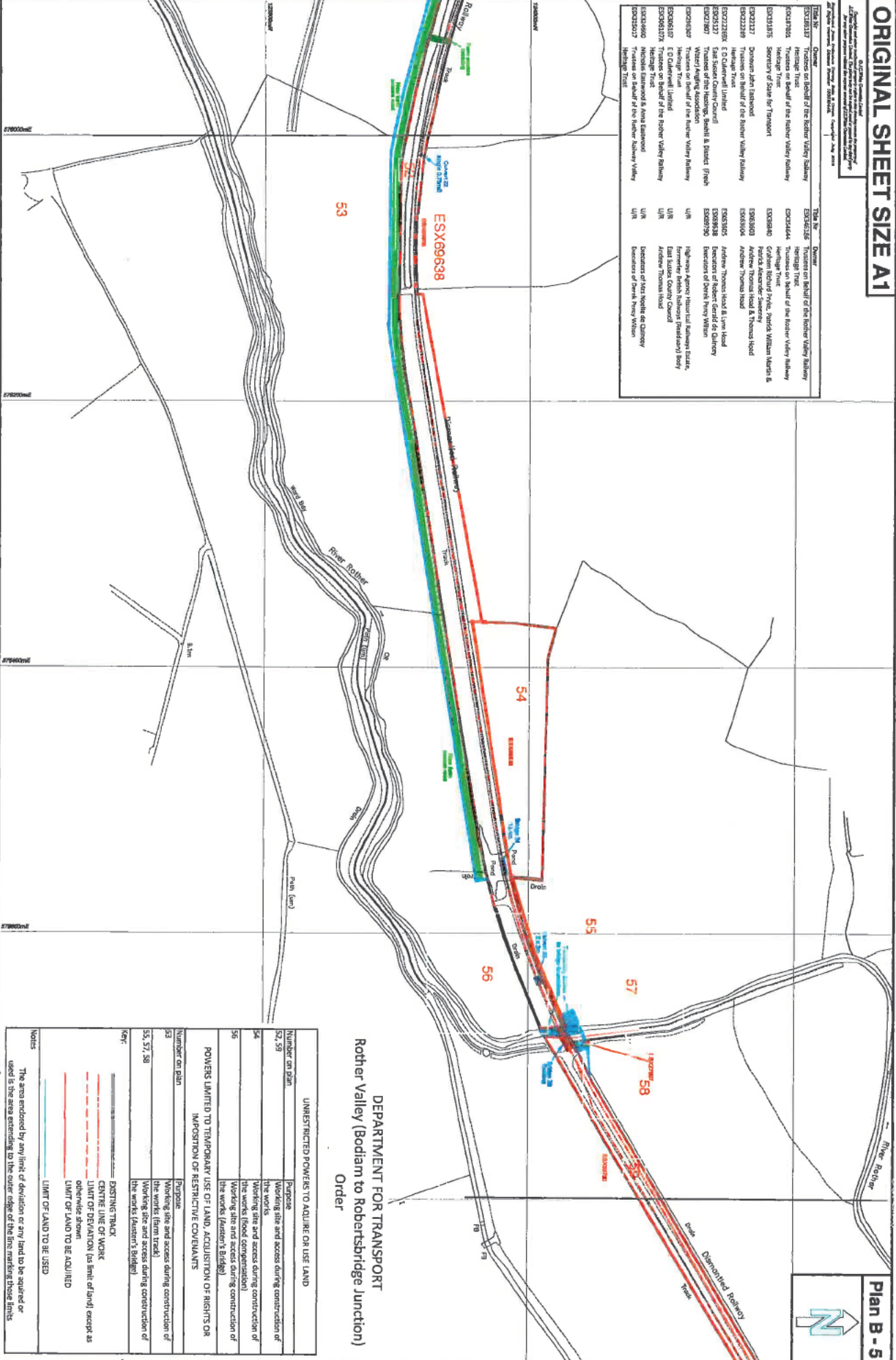
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Plan B - 5

DEPARTMENT FOR TRANSPORT
Rother Valley (Bodiam to Robertsbridge Junction)
Order

UNRESTRICTED POWERS TO ACQUIRE OR USE LAND	
Number on plan	Purpose
52, 59	Working site and access during construction of the works
54	Working site and access during construction of the works (flood compensation)
56	Working site and access during construction of the works (fausten's bridge)
POWERS LIMITED TO TEMPORARY USE OF LAND, ACQUISITION OF RIGHTS OR IMPOSITION OF RESTRICTIVE COVENANTS	
Number on plan	Purpose
53	Working site and access during construction of the works (farm track)
55, 57, 58	Working site and access during construction of the works (fausten's bridge)
Key:	
—	EXISTING TRACK
---	LIMIT OF DEVIATION (as limit of land) except as otherwise shown
---	LIMIT OF LAND TO BE ACQUIRED
---	LIMIT OF LAND TO BE USED

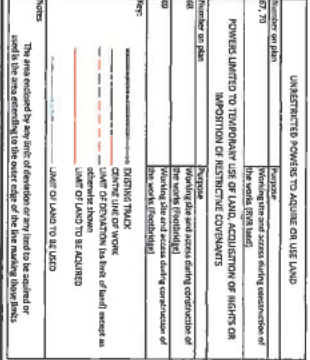
Notes:
The area enclosed by any limit of deviation or any land to be acquired or used is the area extending to the outer edge of the line marking those limits

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Plan B - 7



DEPARTMENT FOR TRANSPORT
Rother Valley (Bodiam to Robertsbridge Junction)
Order

<ul style="list-style-type: none"> 1. Study purpose 2. Study design 3. Population studied 4. Interventions & comparisons 5. Outcomes 6. Statistical analysis 	<p>THE PLAY DOCUMENTS HAVE BEEN SPECIFICALLY FILTERED TO PROVIDE BARIETY, BALANCE, GENERAL, AND/OR A DEEPER UNDERSTANDING OF THE TOPICS. CAPTION HAVE BEEN CAREFULLY REVIEWED FOR CLARITY, RELEVANCE, AND ACCURACY.</p> <p>THESE PLAY DOCUMENTS WILL BE USED TO PROVIDE A BARIETY, BALANCE, GENERAL, AND/OR A DEEPER UNDERSTANDING OF THE TOPICS. CAPTION HAVE BEEN CAREFULLY REVIEWED FOR CLARITY, RELEVANCE, AND ACCURACY.</p>	<p>THESE PLAY DOCUMENTS WILL BE USED TO PROVIDE A BARIETY, BALANCE, GENERAL, AND/OR A DEEPER UNDERSTANDING OF THE TOPICS. CAPTION HAVE BEEN CAREFULLY REVIEWED FOR CLARITY, RELEVANCE, AND ACCURACY.</p>	<p>THESE PLAY DOCUMENTS WILL BE USED TO PROVIDE A BARIETY, BALANCE, GENERAL, AND/OR A DEEPER UNDERSTANDING OF THE TOPICS. CAPTION HAVE BEEN CAREFULLY REVIEWED FOR CLARITY, RELEVANCE, AND ACCURACY.</p>
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