

# Riverside Energy Park

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# Land Negotiations Summary

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Planning Act 2008 | Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

# 1. Summary of negotiations with Category 1 persons

## 1.1. Summary of negotiations with Category 1 persons

This document sets out a summary of the negotiations that the Applicant has carried out with all Category 1 persons, with the exception of owners of apparatus in the Order land. This document has been prepared following a commitment to do so in the Compulsory Acquisition Hearings that took place on the 6 - 7 June 2019.

Table 1: Land Negotiations Summary table

Landowner	Plot number	Property Description/Add	Interest	Land Requirements			Comments and Status of Negotiations
				Temporary Possession	Permanent Acquisition of Land	Permanent Acquisition of Rights	
<b>Riverside Energy Plant</b>							
<b>Riverside Resource Recovery Limited</b>	02/01, 02/02, 02/03, 02/07, 02/08, 02/09, 02/10, 02/11, 02/12, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/19, 02/23, 02/24, 02/25, 02/26, 02/27, 02/28, 02/29, 02/30, 02/31, 02/32, 02/34, 02/35, 02/43, 02/44, 02/47, 02/49, 02/56, 03/10,	The Riverside Resource Recovery Facility, Belvedere. land being grassland and watercourse, south of The Riverside Resource Recovery Facility and west of Norman Road, Belvedere. Land being shrubbery, west of Norman Road (North) and north of Picardy Manor way, Belvedere.	Freehold	No	Yes: 02/02, 02/07, 02/08, 02/09, 02/11, 02/12, 02/16, 02/17, 02/23, 02/24, 02/26, 02/27, 02/28, 02/30, 02/35, 02/56	Yes: 02/01, 02/03, 02/10, 02/13, 02/14, 02/15, 02/18, 02/19, 02/25, 02/29, 02/31, 02/32, 02/34, 02/43, 02/44, 02/47, 02/49, 03/10	Riverside Resource Recovery Limited ("RRRL") is supportive of Cory Environmental Holdings Limited's (the "Applicant") application for a DCO for Riverside Energy Park.  RRRL was issued with the RFI, section 42 notices and section 56 documentation.  Land value has been established (market rate) and RRRL is a willing seller of its land to the Applicant. The parties continue to negotiate commercial terms concerning the use of shared assets and permanent rights of access over RRRL's land in addition to the protective provisions contained within the draft DCO.  Western Riverside Waste Authority has a headlease over the plots of land owned by RRRL. The permanent acquisition of the freehold title will only be concluded once a commercial arrangement has been reached with Western Riverside Waste Authority or Compulsory Acquisition powers are granted to the Applicant.

	02/01, 02/02, 02/03, 02/09, 02/10, 02/11, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/19, 02/25, 02/29, 02/30, 02/31, 02/32, 02/56  [NOTE: Plot 02/12 has been incorrectly referenced within the Book of Reference. RRRL's interest is actually within Plot 02/11 not Plot 02/12. The Book of Reference will be updated to reflect this at Deadline 4].	The Riverside Resource Recovery Facility, Belvedere	Leasehold	No	Yes: 02/02, 02/09, 02/11, 02/16, 02/17, 02/30, 02/56	Yes: 02/01, 02/03, 02/10, 02/13, 02/14, 02/15, 02/18, 02/19, 02/25, 02/29, 02/31, 02/32	
	02/20, 02/21, 02/36, 02/37	The Riverside Resource Recovery Facility, Belvedere	Freehold (Subsoil only)	No	Yes: 02/20, 02/21, 02/36, 02/37	No	
	02/06	SAS Site, Norman Road, Belvedere	Leasehold	No	Yes 02/06	No	Riverside Resource Recovery Limited ("RRRL") is in support of the Applicant's application for a DCO for Riverside Energy Park.  The lease over Plot 02/06 expires on 31 December 2019. The Applicant has been consulting regularly with RRRL and keeping its directors abreast of how negotiations are progressing with its landlord (SAS Depot Limited) concerning the purchase of the freehold title.
<b>Cory Environmental Limited</b>	02/04, 02/22	The Riverside Resource Recovery Facility, Belvedere.	Freehold	No	Yes: 02/04, 02/22	No	Cory Environmental Limited ("CEL") is supportive of the Applicant's application for a DCO for Riverside Energy Park.
	02/20	The Riverside Resource Recovery Facility, Belvedere	Freehold (Subsoil only)	No	Yes: 02/20	No	CEL was issued with the RFI, section 42 notices and section 56 documentation. Land value has been established (market rate) and CEL is a willing seller of its land to the Applicant. Terms for an agreement for sale are currently being drawn up.

<b>Western Riverside Waste Authority</b>	02/01, 02/02, 02/03, 02/09, 02/10, 02/11, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/19, 02/25, 02/29, 02/30, 02/31, 02/32 and 02/56  <b>[NOTE:</b> Plot 02/12 has been incorrectly referenced within the Book of Reference. WRWA's interest is actually within Plot 02/11 not Plot 02/12. The Book of Reference will be updated to reflect this at Deadline 4].	The Riverside Resource Recovery Facility, Belvedere.	Leasehold	No	Yes: 02/02, 02/09, 02/11, 02/16, 02/17, 02/30, 02/56	Yes: 02/01, 02/03, 02/10, 02/13, 02/14, 02/15, 02/18, 02/19, 02/25, 02/29, 02/31, 02/32	<p>Western Riverside Waste Authority (“WRWA”) has a head lease over the plots of land until 2058. RRRL holds the freehold and has a sub-lease over these Plots (also until 2058). These Plots of land contain RRRL’s existing Energy for Waste (“EfW”) Plant, along with associated infrastructure (access roads etc.) wasteland habitat and surplus land.</p> <p>WRWA is responsible for waste from four of London Boroughs. WRWA has a waste services management agreement with CEL, whereby CEL in turn sub-contracts with RRRL to dispose of the waste at its EfW plant. Both the head lease and the under lease are at a peppercorn and their purpose is to provide WRWA with security in relation to certain aspects of its contract with CEL.</p> <p>The Applicant has engaged in discussions with WRWA over its proposals for the Proposed Development since August 2017, and detailed discussions specifically concerning the WRWA’s leasehold interest commenced in 2018. The Applicant continues to consult with the WRWA and the parties are meeting and corresponding regularly to progress the negotiations concerning WRWA’s leasehold interest along with other commercial issues relating to the waste services management agreement. To date, a commercial agreement has yet to be reached concerning WRWA’s leasehold interest. The parties have a further meeting scheduled for 17 June 2019 to progress negotiations.</p> <p>WRWA has been issued with RFI, section 42 notice and section 56 documentation.</p>
<b>London Power Networks plc</b>	02/08, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/25  02/03	The Riverside Resource Recovery Facility, Belvedere.  The Riverside Resource Recovery Facility, Belvedere.	Leasehold  Occupier	No  No	Yes: 02/08, 02/16, 02/17  No	Yes: 02/13, 02/14, 02/15, 02/18, 02/25  Yes: 02/03	Draft protective provisions were sent to London Power Networks on 26 February 2019. No response has been provided by them.

<b>S Wernick &amp; Sons (Holdings) Limited</b>	02/05	Wernick Site, Norman Road, Belvedere	Freehold	No	Yes: 02/05	No	<p>The Applicant initiated first contact with S Wernick &amp; Sons (Holdings) Limited to discuss the Proposed Development in September 2017, regarding the potential opportunity to purchase the freehold title and the relocation of the group business occupying the Plot (Wernick Event Hire Limited).</p> <p>S Wernick &amp; Sons (Holdings) Limited was issued with the RFI, section 42 notice and section 56 documentation. Numerous meetings, emails and calls have been exchanged since then to progress commercial discussions and access was granted to the plot for surveys.</p> <p>The Applicant and S Wernick &amp; Sons (Holdings) Limited have agreed heads of terms for a commercial arrangement to acquire the freehold interest in the plot. Agreements have been drafted and the Parties are currently negotiating the final terms. The Parties are hopeful that contracts can be entered into imminently (anticipated within the next three weeks).</p>
<b>Wernick Event Hire Limited</b>	02/05	Wernick Site, Norman Road, Belvedere	License	No	Yes: 02/05	No	<p>The Applicant initiated first contact with Wernick Event Hire Limited to discuss the Proposed Development in September 2017, regarding the potential to relocate its business (as it occupies the plot) following the potential opportunity to purchase the freehold title from its parent company (S Wernick &amp; Sons (Holdings) Limited).</p> <p>Numerous meetings, emails and calls have been exchanged since then to progress commercial discussions and access was granted to the plot for surveys.</p> <p>The Applicant and Wernick Event Hire Limited have agreed heads of terms for a commercial arrangement, including a lease of the plot at a peppercorn rent following the acquisition of its parent's freehold interest in the plot. Agreements have been drafted and the Parties are currently negotiating the final terms. The Parties are hopeful that contracts can be entered into imminently (anticipated within the next three weeks).</p>

<b>S A S Depot Limited</b>	02/06	SAS Site, Norman Road, Belvedere	Freehold	No	Yes: 02/06	No	<p>SAS Depot Limited owns the freehold title to the plot. RRRL has a leasehold interest over the plot which expires on 31 December 2019.</p> <p>The Applicant initiated first contact with SAS Depot Limited to discuss the Proposed Development in July 2017 and discussed the potential opportunity to purchase the freehold title of the plot. Numerous meetings held, emails exchanged and telephone calls since July 2017 to date and multiple offers for freehold acquisition provided, along with counter offers. No agreement reached to date on land value or heads of compensation.</p> <p>Most recent commercial offer for the freehold acquisition was provided by the Applicant on 9 May 2019 and SAS Depot Ltd has provided a counter offer on 28 May 2019, which the Applicant is currently considering. Commercial discussions are ongoing.</p> <p>SAS Depot Ltd has been issued with RFI, section 42 notice and section 56 documentation.</p>
<b>London Borough of Bexley</b>	02/11, 02/12, 02/16, 02/17 02/20, 02/21, 02/24 02/26, 02/30, 02/36, 02/37, 02/57	Norman Road, Belvedere	Adopted Highway	No	Yes: 02/11, 02/12, 02/20, 02/21, 02/24, 02/16, 02/17, 02/26, 02/30, 02/36, 02/37	Yes: 02/57	<p>The Applicant first initiated contact with London Borough of Bexley in late 2017 and substantive engagement commenced from April 2018 with the issue of the RFI and further the section 42 and section 56 documentation. Numerous meetings and calls held between the parties and emails exchanged and permission granted for the Applicant to have access to the London Borough of Bexley's land interests to undertake surveys.</p> <p>The London Borough of Bexley submitted a written response on 20 May 2019. The Applicant provided the London Borough of Bexley with clarification over the changes that were being made to the Proposed Development, namely the cable route, in late May.</p>
	02/01, 02/02, 02/03, 02/04	The Riverside Resource Recovery Facility, Belvedere.	Public rights of way	No	Yes: 02/02, 02/04	Yes: 02/01, 02/03	<p>A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Landowner negotiations and discussions are currently ongoing regarding the permanent rights (easements) required.</p>

#### Main Temporary Construction Compound

<b>Riverside Resource Recovery Limited</b>	02/48, 02/51	West of Norman Road (North) and south of The Riverside Resource Recovery Facility, Belvedere	<b>Subsoil</b>	No	No	Yes: 02/48, 02/51	<p>RRRL is supportive of the Applicant's application for a DCO for Riverside Energy Park.</p> <p>RRRL was issued with the RFI, section 42 notices and section 56 documentation.</p> <p>Land value has been established (market rate) and RRRL is a willing seller of its land to the Applicant. The parties continue to negotiate commercial terms concerning the use of shared assets and permanent rights of access over</p>
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							RRRL's land in addition to the protective provisions contained within the draft DCO.  Western Riverside Waste Authority has a headlease over the plots of land owned by RRRL. The permanent acquisition of the freehold title will only be concluded once a commercial arrangement has been reached with Western Riverside Waste Authority or Compulsory Acquisition powers are granted to the Applicant.
<b>London Power Networks plc</b>	03/06	Substation and hardstanding, west of Norman Road and north of Picardy Manorway, Belvedere.	<b>Leasehold</b>	No	No:	Yes 03/06	Draft protective provisions were sent to London Power Networks on 26 February 2019. No response has been provided by them.
<b>Creek Side Developments (Kent) Limited</b>	02/52	Land on the west side of Norman Road, Belvedere and north of Picardy Manorway, Belvedere	<b>Freehold</b>	Yes: 02/52	No	No	Creek Side Developments (Kent) Limited has an equitable interest in plot 02/52. Contracts have been exchanged for the freehold purchase of plot 02/52, with conditions precedent that must be satisfied by the current freehold title owner (Seamus Gannon) before the purchase is able to complete.  Dialogue between the Applicant and Creek Side Developments (Kent) Limited commenced in June 2018. Numerous emails exchanged, telephone calls and meetings held between the Parties since June 2018 to date. Heads of Terms for a 10-year lease over the plot (to commence once Creek Side Developments (Kent) hold legal title to the plot) have been agreed, and the parties are currently negotiating the terms of the agreement for lease and lease terms. The parties are hopeful that full terms can be agreed and entered into prior to the end of the examination period.
<b>Seamus Gannon</b>	02/52	Land on the west side of Norman Road, Belvedere and north of Picardy Manorway, Belvedere	<b>Freehold</b>	Yes: 02/52	No	No	Seamus Gannon owns the freehold title to Plot 02/52. Contacts for the sale of the freehold title to Creek Side Developments (Kent) Limited have been exchanged, with conditions precedent that must be satisfied by Seamus Gannon before the purchase is able to complete. The completion of the freehold sale is expected to complete end of June/July 2019.  The Applicant initiated first contact with Seamus Gannon in December 2017. Numerous emails exchanged and telephone calls and Seamus Gannon was issued with the RFI, section 42 notice and section 56 documentation. A tri-partite option agreement was discussed, but given the pending freehold sale, the Applicant has progressed negotiations further with Creek Side Developments (Kent) Limited concerning a lease over the plot.

	03/05, 03/06	Substation and hardstanding, west of Norman Road and north of Picardy Manorway, Belvedere.	<b>Freehold</b>	Yes: 03/05	No	Yes: 03/06	<p>Seamus Gannon owns the freehold title to Plot 03/05 and 03/06.</p> <p>The Applicant initiated first contact with Seamus Gannon in December 2017. Numerous emails exchanged and telephone calls and Seamus Gannon was issued with the RFI, section 42 notice and S.56 documentation. The Applicant secured a 10-year lease over plot 03/05 and plot 03/06 on 26 February 2019.</p> <p>In respect of plot 03/06, an easement for permanent rights may be required for the installation and ongoing maintenance of the electricity cable. Seamus Gannon has not objected in principle to this easement. A draft option agreement for easement was provided to Seamus Gannon's lawyer on 6 June 2019. Further discussions are required concerning the size of the easement strip etc. prior to agreements being entered into. Discussions continue.</p>
	02/51	Land being drain and grassland at Crossness Nature Reserve, west of Norman Road (North), Belvedere.	<b>Subsoil</b>	No	No	Yes: 02/51	See plot 2/52 narrative.
<b>London Borough of Bexley</b>	03/04	Land being woodland, grassland, shrubbery and public footpath (FP2), north of Eastern Way and west of Picardy Manorway, Belvedere	<b>Public rights of way</b>	No	No	Yes: 03/04	<p>The Applicant first initiated contact with London Borough of Bexley in late 2017 and substantive engagement commenced from April 2018 with the issue of the RFI and further the section 42 and section 56 documentation. Numerous meetings and calls held between the parties and emails exchanged and permission granted for the Applicant to have access to the London Borough of Bexley's land interests to undertake surveys.</p> <p>The London Borough of Bexley submitted a written response on 20 May 2019. The Applicant provided the London Borough of Bexley with clarification over the changes that were being made to the Proposed Development, namely the cable route, in late May.</p> <p>A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Landowner negotiations and discussions are currently ongoing regarding the permanent rights (easements) required.</p>

**Electrical Cable**



<b>Aviva Life &amp; Pensions UK Limited</b>	03/12	The land on the east side of Norman Road, Belvedere	<b>Freehold</b>	No	No	Yes: 03/12	The Applicant first initiated contact with Aviva Life & Pensions UK Limited in April 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Subsequent correspondence and meetings have been held to discuss the Proposed Development. A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Further discussions are required concerning the size of the easement strip etc. prior to agreements being entered into. Discussions continue.
	03/11	The land on the east side of Norman Road, Belvedere	<b>Subsoil</b>	No	No	Yes: 03/11	
<b>Tilfen Land Limited</b>	03/04	The land at Thamesmead, London	<b>Freehold</b>	No	No	Yes: 03/04	The Applicant first initiated contact with Tilfen Land Limited in April 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Subsequent correspondence and meeting held to discuss the Proposed Development. A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Further discussions are required concerning the size of the easement strip etc. prior to agreements being entered into. Discussions continue.
<b>Peabody Land Limited</b>	03/03	The land at Yarnton Way, Erith	<b>Freehold</b>	No	No	Yes: 03/03	The Applicant first initiated contact with Peabody Land Limited in April 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Subsequent correspondence and meeting held to discuss the Proposed Development. A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Further discussions are required concerning the size of the easement strip etc. prior to agreements being entered into. Discussions continue.
<b>London Borough of Bexley</b>	06/02, 07/04, 07/05, 12/05, 12/08, 12/16, and 12/16a and 12/17	Land at Footbridge and Britania Road Bridge, Queens Road, Erith, Land adjoining Thames Road, Crayford, land at Crayford Way, Dartford and Thames Road Depot, Thames Road, Dartford,	<b>Freehold</b>	No	No	Yes: 06/02, 07/04, 07/05, 12/05, 12/08, 12/16, 12/16a, 12/17	<p>The Applicant first initiated contact with London Borough of Bexley in late 2017 and substantive engagement commenced from April 2018 with the issue of the RFI and further the section 42 and section 56 documentation. Numerous meetings and calls held between the parties and emails exchanged and permission granted for the Applicant to have access to the London Borough of Bexley's land interests to undertake surveys.</p> <p>The London Borough of Bexley submitted a written response on 20 May 2019. The Applicant provided the London Borough of Bexley with clarification over the changes that were being made to the Proposed Development, namely the cable route, in late May.</p> <p>A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Landowner negotiations and discussions are currently ongoing regarding the permanent rights (easements) required.</p>

02/33, 02/38, 02/45, 02/46, 02/50, 02/54, 03/03, 03/10, 03/11, 03/12, 03/12, 03/13, 04/01, 04/02, 05/01, 06/01, 06/04, 07/02, 07/06, 07/08, 07/09, 07/10, 09/01, 11/01, 11/03, 12/01, 12/04, 12/06, 12/10, 12/12, 12/15, 12/17	Norman Road, Picardy Manorway, Bronze Age Way, Anderson Way, Queens Road, Northend Road, Thames Road,	<b>Adopted Highway</b>	No	No	Yes: 02/33, 02/38, 02/45, 02/46, 02/50, 02/54, 03/03, 03/10, 03/11, 03/12, 03/13, 04/01, 04/02, 05/01, 06/01, 06/04, 07/02, 07/06, 07/08, 07/09, 07/10, 09/01, 11/01, 11/03, 12/01, 12/04, 12/06, 12/10, 12/12, 12/15, 12/17	
11/02	Land being railway line (between Slade Green and Barnehurst), bridge structure over public highway and public highway (Northend Road) at Northend Road, north west of Thames Road, Crayford.	<b>Occupier</b>	No	No	Yes: 11/02	
03/11, 03/13, 12/03, 12/04, 12/06, 12/15, 12/17	Norman Road, Picardy Manorway and land south of Thames Road and east of Crayford Way, Crayford.	<b>Freehold (Subsoil rights only)</b>	No	No	Yes: 03/11, 03/13, 12/03, 12/04, 12/06, 12/15, 12/17	

	07/03, 11/03, 12/06, 12/15	Land being public footbridge over railway line and shrubbery east of Erith Recreation Ground and West of Queen Road, Erith.  Land south of Thames Road and east of Crayford Way, Crayford	<b>Public rights of way</b>	No	No	Yes: 07/03, 11/03, 12/06, 12/15,	
<b>Network Rail Infrastructure Limited</b>	06/03, 06/04, 07/03, 07/06, 07/07, 07/08, 11/02, 12/10, 12/11, 12/12 and 12/13	Land being hardstanding, north of Erith Railway Station and west of Bronze Age Way, Erith.  Land being railway line (Woolwich line between London and Slade Green) and bridge over railway line, at Queens Road, east of Erith Recreation Ground, Erith.	<b>Freehold</b>	No	No	Yes: 06/03, 06/04, 07/03, 07/06, 07/07, 07/08, 11/02, 12/10, 12/11, 12/12, 12/13	The Applicant first initiated contact with Network Rail Infrastructure Limited in May 2018. It was issued with a RFI and subsequently it has been issued with section 42 and section 56 documentation.  There are ongoing discussions concerning the protective provisions within the draft DCO and various agreements to secure permanent rights (easements, asset protection agreements etc.) for the cable route.  Commercial discussions are ongoing regarding the permanent rights (easements) required.
	06/01, 12/06	Land being railway line (between Slade Green and Barnehurst), bridge structure over public highway and public highway (Northend Road) at Northend Road, north	<b>Subsoil</b>	No	No	Yes: 06/01, 12/06	

		west of Thames Road, Crayford.  Land being railway line (between Slade Green and Dartford), south of Thames Road and east of Crayside					
<b>London &amp; South Eastern Railway Limited</b>	06/04	Land being hardstanding, east of Erith Railway Station and west of Bronze Age Way, Erith	<b>Occupier</b>	No	No	Yes: 06/04	Network Rail informed the Applicant at a meeting on the 23 May 2019 that London & South Eastern Railway Limited had an interest in this plot of land. The Applicant is currently attempting to engage with them.
<b>Govia Limited</b>	06/03 and 06/04	Land being hardstanding, east of Erith Railway Station and west of Bronze Age Way, Erith	<b>Occupier</b>	No	No	Yes: 06/03 and 06/04	The Applicant first initiated contact with Govia Limited in August 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Govia Limited's interests are being dealt with via the freeholder. Network Rail Infrastructure Limited through the negotiations for protective provisions.
<b>Environment Agency</b>	13/03	Land at Foreshore on the north side of Bob Dunn Way, Dartford	<b>Freehold</b>	No	No	Yes: 13/03	The Applicant first initiated contact with the Environment Agency in April 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation.  There have been numerous meetings, calls and exchange of emails since April 2018 concerning the Proposed Development. There have been discussions concerning the protective provisions and a statement of common ground, which are now both agreed.
	13/09		<b>Subsoil</b>	No	No	Yes: 13/09	Commercial discussions continue regarding the permanent rights (easements) required.

<b>Hanson Quarry Products Europe Limited</b>	12/09	Land on the South side of Thames Road, and East Side of Maiden Lane, Crayford	<b>Freehold</b>	No	No	Yes: 12/09	The Applicant first initiated contact with Hanson Quarry Products Europe Limited in June 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Subsequent correspondence and a meeting has been held to discuss the Proposed Development. A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Further discussions are required concerning the size of the easement strip etc. prior to agreements being entered into. Discussions continue.
<b>Serco Limited</b>	12/16 and 12/16a	Land being trees, shrubbery and private road (unnamed), north of Thames Road, Crayford.	<b>Licence</b>	No	No	Yes: 12/16, 12/16a	The Applicant first initiated contact with Serco Limited in June 2018 with the issue of the RFI and subsequently it has been issued with section 42 notice and section 56 documentation. Subsequent correspondence and a meeting has been held to discuss the Proposed Development. It has been concluded by the Applicant that Serco Limited's rights are peripheral (if at all) and the Applicant is already in meaningful discussions with the freeholder of these Plots (London Borough of Bexley). It is anticipated that a commercial agreement will be reached with London Borough of Bexley concerning the permanent rights required for these Plots.
<b>Frank Smith, Frances Powell, Rose Lee and Queeney Powell</b>	12/14	Land at The Piggery, Willow Walk, Crayford, Dartford	<b>Freehold</b>	No	No	Yes: 12/14	The Applicant first initiated contact with Frank Smith, Frances Powell, Rose Lee and Queeney Powell in September 2018 with the issue of the RFI and subsequently they have been issued with section 42 and section 56 documentation. Subsequent correspondence and telephone calls and a meeting has been held to discuss the Proposed Development. The parties are currently discussing and negotiating heads of terms for an option agreement for easement (permanent rights). Commercial discussions continue.
	12/15		<b>Subsoil</b>	No	No	Yes: 12/15	
<b>Florence French and Gerald Copeland</b>	12/18	Land on the South side of Thames Road, Crayford, Dartford	<b>Freehold</b>	No	No	Yes: 12/18	The Applicant first initiated contact with Florence French and Gerald Copeland in July 2018 with the issue of the RFI and subsequently they have been issued with section 42 and section 56 documentation. Subsequent correspondence and telephone calls and a meeting has been held to discuss the Proposed Development. A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Further discussions are required concerning the size of the easement strip etc. prior to agreements being entered into. Discussions continue.
<b>Thames Water Utilities Limited</b>	13/02, 13/11, and 13/12	North and South of University Way and Bob Dunn Way and west of the River Darent, Dartford.	<b>Freehold</b>	Yes: 13/12	No	Yes: 13/02, 13/11 and 13/12	The Applicant first initiated contact with Thames Water Utilities in May 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Subsequent correspondence and telephone calls and various meetings have been held to discuss the Proposed Development.  Survey access was granted to the Applicant for Phase 1 Habitat surveys.  There have been discussions concerning the protective provisions within the draft DCO. Commercial discussions continue concerning the permanent rights

	13/04, 13/05, 13/08, 13/09, 13/13		<b>Subsoil</b>	No	No	Yes: 13/04, 13/05, 13/08, 13/09, 13/13	(easements) required.
<b>Ingrebourne Valley Limited</b>	13/06 and 14/01	Land and buildings on the East side of Dartford Creek, Dartford	<b>Freehold</b>	No	No	Yes: 13/06, 14/01	The Applicant first initiated contact with Ingrebourne Valley Limited in June 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Subsequent correspondence and telephone calls and various meetings have been held to discuss the Proposed Development.  Access was denied for surveys and Ingrebourne Valley Limited has submitted written representations. A draft option agreement for easement (permanent rights) was issued on 6 June 2019. However, further discussions are required concerning these permanent rights and the Applicant has already significantly reduced the area of land owned by Ingrebourne Valley Limited that is now included within the Order Limits. Commercial discussions continue.
	13/18, 14/02		<b>Subsoil</b>	No	No	Yes: 13/18, 14/02	
<b>Kent County Council</b>	13/07, 13/15, 14/04 and 14/04b, 16/01	Land associated with University Way, Dartford	<b>Freehold</b>	No	No	Yes: 13/07, 13/15, 14/04, 14/04b, 16/01	The Applicant first initiated contact with Kent County Council in April 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Subsequent correspondence and a meeting has been held to discuss the Proposed Development.  A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Further discussions are required, and commercial discussions continue.
	12/19, 13/01, 13/02, 13/04, 13/05, 13/08, 13/09, 13/12 13/18, 14/02, 14/04a, 14/08, 15/02, 15/05, 16/01	Thames Road, Bob Dunn Way, University Way	<b>Adopted Highway</b>	Yes: 13/12	No	Yes: 12/19, 13/01, 13/02, 13/04, 13/05, 13/08, 13/09, 13/18, 14/02, 14/04a, 14/08, 15/02, 15/05	
	13/09, 13/13, 14/02, 14/04a		<b>Subsoil</b>	No	No	Yes: 13/09, 13/13, 14/02, 14/04a	

	13/02, 13/05, 13/06, 13/11, 15/01		<b>Public rights of way</b>	No	No	Yes: 13/02, 13/05, 13/06, 13/11, 15/01	
<b>Brian Francis Thomsett</b>	14/03	Land at Joyce Green Farm, Dartford	<b>Freehold</b>	No	No	Yes: 14/03	The Applicant first initiated contact with Brian Francis Thomsett in June 2018 with the issue of the RFI and subsequently he has been issued with section 42 and section 56 documentation. Subsequent correspondence and a meeting has been held to discuss the Proposed Development and survey access.  A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Further discussions are required concerning the size of the easement strip etc. prior to agreements being entered into. Commercial discussions continue.
	14/02, 14/04a	Land at University Way and Bob Dunn Way and west of Joyce Green Lane (North), Dartford.	<b>Subsoil</b>	No	No	Yes: 14/02, 14/04a	

<b>Mazhar Mohammad</b>	13/14	Land on the south side of Bob Dunn Way, Dartford	<b>Freehold</b>	No	No	Yes: 13/14	<p>The Applicant first initiated contact with Mazhar Mohammad in January 2019 following his purchase of the land. RFI, section 42 and section 56 documentation was issued. Subsequent correspondence has been exchanged on the Proposed Development.</p> <p>A draft option agreement for easement (permanent rights) was issued on 6 June 2019. Further discussions are required concerning the size of the easement strip etc. prior to agreements being entered into. Commercial discussions continue.</p>
	13/13, 13/16, 13/18, 14/04a	Land on the south side of Bob Dunn Way, Dartford	<b>Freehold of sub-soil</b>	No	No	Yes 13/13, 13/16, 13/18, 14/04a	
<b>Dartford Borough Council</b>	14/06, 14/07, 14/09, 15/01 and 15/03	Land on the east side of Joyce Green Lane, Dartford	<b>Freehold</b>	No	No	Yes: 14/06, 14/07, 14/09, 15/01, 15/03	<p>The Applicant first initiated contact with Dartford Borough Council in April 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Subsequent correspondence, telephone calls and a meeting has been held to discuss the Proposed Development. Access was granted to the Applicant for the purpose of carrying out surveys.</p> <p>Commercial discussions continue between the parties.</p>
<b>Albert Dravins and Eamonn Scanlon</b>	16/02	Land at Littlebrook Power Station and adjoining land Manor Way	<b>Freehold</b>	No	No	Yes: 16/02	<p>The Applicant first initiated contact with Albert Dravins and Eamonn Scanlon following their freehold purchase of the Plot in October 2018. Issued with RFI and subsequently the company has been issued with section 56 documentation. Subsequent correspondence and a meeting has been held to discuss the Proposed Development.</p> <p>Commercial discussions continue between the parties.</p>
<b>Modebest Builders Limited</b>	16/02	Land at Littlebrook Power Station and adjoining land Manor Way	<b>Occupier</b>	No	No	Yes: 16/02	<p>The Applicant first initiated contact with Modebest Builders Limited in November 2018 as their occupation was identified by the new freeholders (Albert Dravins and Eamonn Scanlon) of Plot 16/02. Issued with RFI and subsequently the company has been issued with section 56 documentation. Subsequent correspondence and a meeting has been held to discuss the Proposed Development.</p> <p>Commercial discussions continue between the parties.</p>
<b>National Grid Electricity Transmissions plc</b>	16/03, 16/04	Land being electricity substation, at Littlebrook Power Station,	<b>Freehold</b>	No	No	Yes: 16/03, 16/04	<p>The Applicant first initiated contact with National Grid Electricity Transmissions plc in April 2018 with the issue of the RFI and subsequently it has been issued with section 42 and section 56 documentation. Protective Provisions are being negotiated and initial comments were only received on 26 April 2019. Commercial negotiations continue.</p>



<b>South Eastern Power Networks plc</b>	16/04	Land being electricity substation, at Littlebrook Power Station, northeast of Rennie Drive, Dartford	<b>Leasehold</b>	No	No	Yes: 16/04	<p>The Applicant first initiated contact with South Eastern Power Networks plc in June 2018 with the issue of the section 42 documentation.</p> <p>Protective Provisions are being negotiated concerning South Eastern Power Networks plc's leasehold interest in this plot.</p>
<b>Arriva UK Bus Limited</b>	14/09, 15/01, 15/03	<p><b>Plot 14/09</b> is 8000 square metres of land east of Binnie Road and south of Dartford Bridge Community Primary School;</p> <p><b>Plot 15/01</b> is 1773 square metres of land and public footpath (DB3) west of Marsh Street (North); and</p> <p><b>Plot 15/03</b> is 10890 square metres of land east of Marsh Street (North), Dartford, all of which are public bus routes in (Dunlop Close), Dartford.</p>	<b>Occupier</b>	No	No	Yes: 14/09, 15/01, 15/03	<p>The Applicant first initiated contact with Arriva UK Bus Limited in August 2018 with the issue of the RFI and subsequently the company has been issued with section 42 and section 56 documentation.</p> <p>The Applicant has been negotiating and entered into commercial discussions with the Freehold owner of the Plots (Dartford Borough Council).</p>