

West Burton Solar Project

Schedule of Negotiations Compulsory Acquisition Information Deadline 1

Prepared by Pinsent Masons LLP
November 2023

PINS reference: EN010132
Document reference: EX1/WB8.1.13



Contents

1	INTRODUCTION	3
1.1	PURPOSE AND STRUCTURE OF THIS SCHEDULE OF NEGOTIATIONS	3
	APPENDIX B – SUMMARY OF NEGOTIATIONS	3

Issue Sheet

Report Prepared for: West Burton Solar Project Ltd.

Schedule of Negotiations Compulsory Acquisition Information

Prepared by:

Pinsent Masons LLP

1 Introduction

1.1 Purpose and Structure of this Schedule of Negotiations

1.1.1 This Schedule of Negotiations provides an update to Appendix B of the **Statement of Reasons [APP-019]** and provides an update of the status of negotiations with landowners as at Deadline 1.

Appendix B – Summary of Negotiations

Plot Numbers	Name	Status of Negotiations
01-002, 01-008, 01-009, 01-010, 01-011,	Crow Park Farming Company and Grange Farming Company	An Option Agreement was entered into on 23 July 2021.
01-019, 01-120, 01-021, 02-022, 02-023, 02-024, 02-025, 02-026, 02-027, 02-028, 02-029, 02-030, 02-031, 02-032, 02-033, 03-034, 03-035, 03-036, 03-037, 04-038, 04-039, 04-040, 04-041, 04-042, 04-043, 04-043a,	Leverton Farms Limited	An Option Agreement was entered into on 17 February 2021. It is noted that the landowner requested that the land between plots 01-021 and 02-024 and the River Till were not included within the Option Agreement and are therefore not included within the Order land. The landowner will have a right of access over plots 01-021 and 02-024 to access this land.
04-050, 04-051, 04-052, 05-053, 05-054, 05-055, 05-056, 05-058, 05-059, 05-060, 05-061, 05-062, 05-063, 05-063a, 06-064, 06-065, 06-066, 06-067, 06-068, 06-069, 06-070, 07-071, 06-075, 06-076, 06-077, 06-078, 06-079,	Robin Andrew Barker, Robert Simon Barker, Andrew David Barker and Horace Malcolm Barker	An Option Agreement was entered into on 24 February 2021. Ongoing discussions in respect of the cable easement on land outside of the option area. Deadline 1 update: Heads of Terms for the cable easement were issued to the landowner on 01 February 2023. Ongoing negotiations with the landowner's land agent via email and calls. Currently agreeing a route for cable with Luminous Energy who have an option on the land for a proposed Town and Country Planning Act solar scheme. Once Luminous Energy has agreed the route the landowner has agreed to sign the Heads of Terms.
05-056, 05-057, 05-058, 06-081, 06-084, 06-085, 06-086, 06-087, 06-088, 06-089, 06-090, 06-091,	Evesham Properties Limited	An Option Agreement was entered into on 12 February 2021.

Plot Numbers	Name	Status of Negotiations
06-092, 06-092a, 06-093, 07-094		
01-002, 01-013, 01-014, 01-015, 01-016, 01-017, 01-018, 01-019	Thomas Carl Sutcliffe	<p>Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date.</p> <p>Deadline 1 update: In person site meeting took place on 22nd February 2023. Agreed Heads of Terms were signed 24th July 2023. Comments on the standard provisions of the option agreement have been received and are being considered. Once agreed, additional bespoke clauses for this landowner may be required. It is hoped that this will be finalised prior to the end of the Examination.</p>
04-044, 04-045, 04-046, 04-047	Neil Elliott	<p>Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date. The Applicant anticipates that the Heads of Terms will be signed soon.</p> <p>Deadline 1 update: The landowner is not currently willing to enter into a voluntary agreement. However, the Applicant remains willing to do so.</p>
04-047, 04-048, 04-049, 04-050, 07-096, 07-098, 07-104, 07-105, 07-106, 07-107, 07-108, 07-109, 07-110, 07-111, 07-112, 07-113, 07-114, 07-114a, 07-115	Alison Olivia Brownlow and Rodger Andrew Brownlow	<p>Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations by emails, calls and meetings regarding financial consideration and cable construction methodology with the landowners' land agents, Brown & Co.</p> <p>Deadline 1 update: The Heads of Terms are with the land agent and landowner for signing. No issues have been raised and commercial points are agreed. The Applicant is hopeful these will be signed soon.</p>
07-095, 07-097, 07-098, 07-099, 07-102	Correen Tindale	<p>Heads of Terms were issued to the landowner on 01 February 2023. Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date.</p> <p>Deadline 1 update: Comments on the standard provisions of the option agreement have been received and are being considered. Once agreed,</p>

Plot Numbers	Name	Status of Negotiations
		additional bespoke clauses for this landowner may be required. It is hoped that this will be finalised prior to the end of the Examination.
07-098, 07-099, 07-102, 07-110	Nicholas Hill and Emma Hill	<p>Heads of Terms were issued on 9 July 2023 to the landowner, who confirmed receipt of these following an on-site meeting to discuss the Scheme’s requirements. Negotiations are ongoing. Mr Hill has requested further information on cable route layouts, which is currently being prepared by the Applicant. This is because the proposed cable route runs across an area where the landowner recently obtained planning permission for agricultural barns. A technical solution is being drawn up by the Applicant to confirm whether the barns and cable can coexist. A meeting took place on 23 October 2023.</p> <p>Deadline 1 update: Discussions are ongoing but the landowner is currently refusing to negotiate on an easement and has suggested a subsoil lease or wayleave with increased commercial values may be acceptable. The Applicant is considering this request. The Applicant has carried out a review of the route optioneering in this location in conjunction with the applicant for the Gate Burton Energy Park and Cottam Solar Project. No options have been identified that would avoid the need to seek compulsory acquisition and no options performed better in environmental terms than the existing route alignment. Most alternative options would affect more landowners in total, many of whom were not willing to enter into negotiations.</p>
07-103, 07-104	Ann Marie Lobley	<p>Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations with the landowner’s land agent via email and calls. No issues have been raised to date. The Applicant anticipates that the Heads of Terms will be signed soon.</p> <p>Deadline 1 update: Comments on the standard provisions of the option agreement have been received and are being considered. Once agreed, additional bespoke clauses for this landowner may be required. It is hoped that this will be finalised prior to the end of the Examination.</p>
07-117, 07-119, 07-119a	Crown Estate Commissioners	Heads of Terms were issued to the Crown Estate Commissioners and their land agent on 01 February

Plot Numbers	Name	Status of Negotiations
	The Kings Most Excellent Majesty In Right Of His Crown	<p>2023. Ongoing negotiations with the land agents, Carter Jonas, via email.</p> <p>Deadline 1 update: Heads of Terms are with land agent for comment. Ongoing discussions are taking place with the agent to agree commercial points, no issues have been raised to date. The Applicant is hopeful the Heads of Terms will be agreed shortly.</p>
07-106, 07-118, 07-119, 07-119a, 07-121	Canal & River Trust	<p>Heads of Terms were issued to the Canal & River Trust on 01 February 2023. Ongoing negotiations with the landowner via emails and virtual meetings.</p> <p>Deadline 1 update: Ongoing negotiations with the landowner via emails and virtual meeting. CRT has recently appointed a land agent, Fisher German. Fee undertaking for agent agreed and currently awaiting response on Heads of Terms from agent.</p>
07-120, 07-120a, 07-122, 08-124, 08-128, 08-129, 08-130, 08-132	Cottam Farming Company Limited	<p>The land was previously owned by Kate Kingston, Rachael Woffenden and Victoria Beckett and the Applicant has been informed that it has been sold although the Land Registry title information has not yet been updated. Heads of Terms were issued on 01 February 2023 to the new landowner. Ongoing negotiations with the new landowner's land agents, Fisher German, via emails and calls.</p> <p>Deadline 1 update: All commercial points were agreed between landowner's agent and the Applicant and Heads of Terms were signed on 24th October 2023. Comments on the standard provisions of the option agreement have been received from the law firm acting for this landowner and are being considered. Once agreed, additional bespoke clauses for this landowner may be required. It is hoped that this will be finalised prior to the end of the Examination. .</p>
07-123, 08-124, 08-126, 08-127, 08-128, 08-129, 08-130, 08-131, 08-132, 08-150, 08-151	Richard Joseph Highfield and Robert Nicholas Highfield	<p>Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations with the landowner's land agent, DDM Agriculture, via email and calls. No issues have been raised to date.</p> <p>Deadline 1 update: Comments on the standard provisions of the option agreement have been received and are being considered. Once agreed, additional bespoke clauses for this landowner may be</p>

Plot Numbers	Name	Status of Negotiations
		required. It is hoped that this will be finalised prior to the end of the Examination.
08-124, 08-125, 08-129, 08-130, 08-132, 08-133, 08-134, 08-135, 08-136, 08-137, 08-138, 08-139, 08-140, 08-141, 08-142, 08-143, 08-145, 08-150, 08-151	Timothy John Highfield	<p>Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations with the landowner's land agent, DDM Agriculture, via email and calls. No issues have been raised to date.</p> <p>Deadline 1 update: The landowner's land agent, DDM Agriculture, Signed the agreed Heads of Terms 10th March 2023. Comments on the standard provisions of the option agreement have been received and are being considered. Once agreed, additional bespoke clauses for this landowner may be required. It is hoped that this will be finalised prior to the end of the Examination.</p>
08-137, 08-139, 08-141, 08-158, 08-159, 10-174, 10-194	Church Commissioners for England	<p>Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date.</p> <p>Deadline 1 update: Agreed agent Fee undertaking and awaiting comments on the Heads of Terms to progress to a point of signing. Likely to be agreed soon.</p>
08-146, 08-147, 08-148, 08-149, 08-152, 08-153, 08-154, 08-155, 08-156, 08-157, 08-158, 08-159, 08-160	Alan John Headland and Alan Herbert Headland	<p>Heads of Terms were issued to the landowner on 01 February 2023. Agreed Heads of Terms with no changes to original standard terms were signed on 02 February 2023. Negotiations regarding the form of Option and Easement are ongoing.</p> <p>Deadline 1 update: The Landowner has changed solicitor and the Applicant is negotiating the option agreement with the newly appointed solicitor and chasing regularly for comments.</p>
09-162, 09-163, 09-164, 09-165, 09-166, 09-167, 09-168, 09-169, 06-170, 09-171, 09-172, 09-173, 10-174, 10-175, 10-176, 10-177, 10-178, 10-179, 10-180, 10-181, 10-182, 10-187,	SNSE Limited, SNSEM Limited and SNSED Limited	<p>Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations with the landowner's land agent, Strutt & Parker, via email and calls. No issues have been raised to date.</p> <p>Deadline 1 update: Ongoing negotiations with the landowner's land agent, Strutt & Parker, via email and calls. Ongoing discussion surrounding land value due to mines and mineral safeguarding area and proposal of RES DCO development on land.</p>

Plot Numbers	Name	Status of Negotiations
10-188, 10-189, 10-196		
09-162, 09-163, 09-169, 09-170, 09-171, 10-177, 10-179, 10-180	James Arthur Bartle, Philip Ernest Bartle and Simon George Bartle	<p>Heads of Terms were issued to the landowner/tenant on 01 February 2023. Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date.</p> <p>Deadline 1 update: Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date. Hopeful party will sign Heads of Terms when agreed with freeholder of land.</p>
09-167, 09-170, 09-173, 10-174, 10-175	Andrew John Bradley and Emma Rose Bradley	<p>Heads of Terms were issued to the landowner/tenant on 01 February 2023. Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date.</p> <p>Deadline 1 update: Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date. Hopeful party will sign Heads of Terms when agreed with freeholder of land.</p>
09-162, 09-163, 09-164, 09-165, 09-166, 09-170, 10-180, 10-181, 10-182, 10-183, 10-187, 10-191, 10-193	Tarmac Aggregates Limited /Aggregate Industries Limited	<p>Tenant letter issued on 01 February 2023. Discussions are ongoing. Attempt by email to agent to arrange a virtual meeting, no response to date.</p> <p>Deadline 1 update: The Applicant has been informed that the leasehold interest in the minerals has been transferred to Aggregate Industries Limited but is awaiting evidence of this. Virtual meeting held with Aggregate Industries, the Applicant and the Applicant's agent to discuss access for quarry and likely dates of completion and usage of the road.</p>
10-183, 10-184, 10-185	EDF Energy (Thermal Generation) Limited	<p>Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date. Landowner's Agent wishes to supply their own version of Heads of Terms. The Applicant is waiting to receive their Heads of Terms.</p> <p>Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.</p>

Plot Numbers	Name	Status of Negotiations
01-010, 01-011, 01-017, 01-021, 02-022, 02-025, 02-026, 02-027, 02-028, 02-029, 02-032, 04-038, 04-041, 05-063, 05-063a, 06-074, 06-076, 06-077, 06-080, 06-081, 06-083, 06-084, 06-093, 07-098, 07-099, 07-100, 07-101, 08-129, 08-130, 08-132, 10-187, 10-193, 10-196, 10-197, 10-198	Anglian Water Services Limited	Discussions are ongoing regarding the form of protective provisions included in Part 7 of Schedule 16 to the draft DCO. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
10-194, 10-195, 10-196	Cadent Gas Limited	Discussions are ongoing regarding the form of protective provisions included in Part 6 of Schedule 16 to the draft DCO. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
07-119, 07-119a	E.ON UK plc	Discussions are ongoing regarding an asset protection agreement or crossing agreement.
01-018, 01-019, 02-023, 02-024, 07-106, 07-107, 10-183, 10-184, 10-185	Environment Agency	Discussions are ongoing regarding the form of protective provisions included in Part 9 of Schedule 16 to the draft DCO. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
05-055, 05-057, 05-058, 05-059, 05-060, 05-061, 06-066, 06-067, 06-084, 06-085, 06-087, 06-088, 06-091, 06-092,	Exolum Pipeline System Limited	Discussions are ongoing regarding an asset protection agreement or crossing agreement. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of

Plot Numbers	Name	Status of Negotiations
06-092a, 09-167, 09-168, 09-169, 09-170, 09-171, 10-177, 10-180, 10-184, 10-187		the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
01-012, 01-014, 01-015, 01-017, 02-029, 02-030, 02-031, 02-033, 04-038, 04-040, 04-042, 04-043, 04-043a, 05-057, 05-062, 05-063, 06-075, 06-076, 06-077, 06-089, 06-090, 06-092, 06-092a, 07-096, 07-098, 07-102, 08-135, 08-136, 08-145, 08-160, 10-184, 10-185	National Grid Electricity Distribution (East Midlands) plc	Discussions are ongoing regarding the form of protective provisions included in Part 4 of Schedule 16 to the draft DCO. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
01-012, 05-057, 05-062, 05-063, 06-075, 06-089, 06-090, 07-105, 07-106, 07-107, 07-108, 07-110, 07-114, 07-114a, 07-115, 08-158, 08-159, 09-162, 09-163, 09-164, 09-167, 09-168, 09-169, 09-170, 09-171, 09-172, 09-173, 10-174, 10-175, 10-177, 10-178, 10-179, 10-180, 10-181, 10-182, 10-184, 10-185, 10-187, 10-188, 10-189	National Grid Electricity Transmission plc	Discussions are ongoing regarding the form of protective provisions included in Part 3 of Schedule 16 to the draft DCO. Heads of Terms were issued to the landowner and their land agent on 01 February 2023. Ongoing negotiations with the landowner's land agent via email and calls. No issues have been raised to date in respect of an easement for the cable. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
05-063, 05-063a, 06-068, 06-069, 06-070, 06-071, 06-072, 06-073,	Network Rail Infrastructure Limited	Discussions are ongoing regarding the form of protective provisions included in Part 10 of Schedule 16 to the draft DCO. Ongoing discussions regarding deed of easement for cable.

Plot Numbers	Name	Status of Negotiations
06-074, 06-077, 06-083		Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
04-046, 04-047, 04-049, 05-057, 05-059, 05-060, 05-061, 05-063, 06-064, 06-066, 06-067, 06-069, 06-070, 06-071, 06-072, 06-073, 06-074, 06-078, 06-079, 06-081, 06-082, 06-083, 06-084, 06-085, 06-087, 06-088, 06-093, 07-094, 07-095, 07-096, 07-097, 07-098, 07-099, 07-100, 07-101, 07-102, 07-103	Northern Powergrid (Yorkshire) PLC	Discussions are ongoing regarding the form of protective provisions included in Part 5 of Schedule 16 to the draft DCO. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
01-017, 02-025, 02-028, 02-029, 02-030, 02-031, 02-032, 02-033, 04-038, 04-039, 04-040, 04-046, 04-047, 05-055, 05-059, 05-063, 05-063a, 06-075, 06-080, 06-081, 06-082, 06-083, 06-084, 06-085, 06-086, 06-087, 06-088, 06-091, 06-092, 06-092a, 06-093, 07-095, 07-098, 07-099, 07-100, 07-101, 07-110, 07-111, 07-113, 08-129,	Openreach Limited	Protective provisions for the benefit of telecommunications code network operators have been included in Part 2 of Schedule 16 to the draft DCO. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.

Plot Numbers	Name	Status of Negotiations
08-130, 08-132, 09-164, 09-165, 09-166, 09-169, 09-171, 10-184, 10-194		
07-095, 07-096, 07-098, 07-099, 07-100, 07-101, 07-102, 07-118, 07-121, 10-177, 10-178, 10-180	Severn Trent Water Limited	Protective provisions for the benefit of water undertakers have been included in Part 1 of Schedule 16 to the draft DCO. Discussions ongoing as to whether bespoke protective provisions are required.
06-085, 06-086, 06-087, 06-089, 06-090, 06-091, 07-111, 07-112	Uniper UK Limited	Discussions are ongoing regarding an asset protection agreement or crossing agreement. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
02-025, 02-026, 02-027, 02-028, 02-029, 02-032, 04-038	Virgin Media Limited	Protective provisions for the benefit of telecommunications code network operators have been included in Part 2 of Schedule 16 to the draft DCO. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.
10-184, 10-185	Vodafone Limited	Protective provisions for the benefit of telecommunications code network operators have been included in Part 2 of Schedule 16 to the draft DCO. Deadline 1 update: Please refer to the Schedule of progress regarding Protective Provisions and Statutory Undertakers [EX1/WB8.1.14] for details of the ongoing discussions with parties with whom the Applicant is seeking to agree protective provisions.