

Springwell Solar Farm

Schedule of Negotiations and Powers Sought

EN010149/APP/4.4
November 2024
Springwell Energyfarm Ltd

APFP Regulation 5(2)(h)
Planning Act 2008
Infrastructure Planning
(Applications: Prescribed Forms
and Procedure) Regulations 2009



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1. Introduction

1.1. Project Background

- 1.1.1. This Schedule of Negotiations and Powers Sought alongside the **Statement of Reasons [EN010149/APP/4.1]** demonstrates that the Applicant has complied with the Department for Communities and Local Government's (DCLG) Guidance of the Compulsory Purchase Process (DCLG, October 2024), the 'CA Guidance'.
- 1.1.2. The Applicant has been and continues to seek to acquire the relevant freehold interests, new rights and temporary use of land by private agreement, in order to ensure implementation of the Proposed Development. Whilst seeking compulsory acquisition powers, the Applicant will continue to negotiate and seek to reach voluntary agreement with affected persons wherever possible. This approach of seeking powers of compulsory acquisition in the application for Development Consent Order (DCO), in parallel with conducting negotiations to acquire land rights by agreement, accords with paragraph 2.8 of the CA Guidance.
- 1.1.3. Each of the tables below sets out the following for each prescribed interest (with slight differences, depending on the nature of the interest and the table it is included within):
- The Affected Person's contact name / organisation;
 - Plot number(s), as listed in the Book of Reference **[EN010149/APP/4.3]**;
 - Description of rights sought;
 - Work Numbers, by reference to the Work Numbers in the **Draft DCO [EN010149/APP/3.1]** and **Works Plans [EN010149/APP/2.3]**;
 - Reason for acquisition or possession;
 - Status of negotiations.
- 1.1.4. **Table 1** summarises the reason that acquisition of land/rights and temporary possession is required to accommodate the Proposed Development and sets out the latest position in relation to the voluntary agreements sought. This aligns with the CA Guidance which states that there must be a clear idea how the land to be acquired is to be used.
- 1.1.5. **Table 2** lists plots within the Order land which comprise part of the highway network. While an explanation is provided on why the land is required to accommodate the Proposed Development, a summary of negotiations is not provided here as there are no voluntary rights being

sought in relation to the highway other than engaging with the relevant highway's authority as part of the DCO process.

- 1.1.6. **Table 3** below sets out the position in relation to Statutory Undertakers who have been identified as having an interest or apparatus in the Order land and are therefore subject to compulsory acquisition as part of the Application.
- 1.1.7. In accordance with statutory requirements, all plots subject to compulsory acquisition are included within Tables 1 – 3.
- 1.1.8. This Schedule of Negotiations and Powers Sought is one of a number of documents accompanying the DCO application. It should be read in conjunction with the following documents:
- **Land Plans [EN010149/APP/2.2];**
 - **Works Plans [EN010149/APP/2.3];**
 - **Draft DCO [EN010149/APP/3.1];**
 - **Book of Reference [EN010149/APP/4.3];**
 - **Statement of Reasons [EN010149/APP/4.1]**
- 1.1.9. It is envisaged that this Schedule of Negotiations and Powers Sought will be updated at regular intervals throughout Examination, the latest updates will be included in this document in red text at the relevant deadline.

Table 1: Summary of Rights Sought and Status of Negotiations/Objection

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
Blankney Estates Limited	1/1, 1/3, 1/4, 2/1, 2/3, 2/5, 2/7, 2/8, 2/11, 2/12, 3/3, 3/4, 3/5, 3/6, 4/2, 4/15, 4/16, 4/19, 4/20, 5/1, 5/2, 6/6, 6/8, 7/13, 7/17, 7/18, 8/2, 8/7, 8/9, 9/1, 9/5, 10/4, 10/5, 10/7, 12/2, 12/5, 13/1, 13/2, 13/5, 13/7, 13/9, 14/1, 14/3, 14/7,	Part 1 (Category 1 – Owner)	Freehold	Y	1, 2A, 2B, 3, 4, 5, 6, 7A, 7B, 8, 9,	1 - Ground-mounted Solar PV Generating Station 2A - Springwell Substation Compound 2B - Springwell Substation Transformer 3 - Satellite Collector Compounds 4 - Battery Energy Storage System (BESS)	The Applicant and the Affected Person already secured an option agreement over the majority of the Site in June 2022, to secure the land and rights required to construct and operate the Proposed Development. On 10 July 2023, the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form. On 11 January 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between 11 January 2024 and 22 February 2024.

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
	15/1, 15/3, 15/9, 15/12					5 - Grid Connection Infrastructure 6 – Cables 7A - Primary Temporary Construction Compounds 7B - Secondary Temporary Construction Compounds 8 - Highway Works 9 - Green Infrastructure	On 15 July 2024 the Applicant wrote to the Affected Person inviting them to take part in the <u>targeted</u> statutory consultation taking place between 17 July 2024 and 16 August 2024. The Applicant and the Affected Person are negotiating a variation to the signed option agreement, based on changes required to align with submitted application of the Proposed Development, which has evolved following discussions with Blankney Estate and information from statutory consultation and surveys since signing the original option agreement. The Applicant and their agents (Gateley Hamer) have held numerous meetings with the Affected Person and their agent, throughout the Pre-Application stage to discuss the design of the Proposed
	1/2, 2/2, 2/4, 2/6, 2/9, 2/10, 4/1, 4/3, 4/4,	Part 1 (Category	Permanent Rights	Y	5, 6, 7B, 8, 9	5 - Grid Connection Infrastructure	

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
	4/5, 4/7, 4/9, 4/12, 4/14, 4/17, 4/18, 6/2, 6/3, 6/4, 6/5, 6/7, 7/1, 7/15, 7/16, 8/4, 8/6, 8/8, 9/2, 9/6, 10/2, 10/3, 11/3, 11/4, 12/3, 12/4, 12/10, 12/13, 12/14, 12/16, 12/17, 12/18, 12/19, 13/6, 13/8, 13/11, 14/2, 14/6, 15/2, 15/5, 15/8, 15/10, 15/13	1 – Owner)				6 – Cables 7B - Secondary Temporary Construction Compounds 8 - Highway Works 9 - Green Infrastructure	Development and the option variation. The expectation is the varied option agreement will be entered into by close of Examination.
	3/2, 4/21, 12/1	Part 1 (Category	Temporary Rights	Y	9	9 - Green Infrastructure	

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
The Secretary of State for Defence	6/3,	1 – Owner) Part 1 (Category 1 – Owner)	Permanent Rights (Crown)	Y	8	8 - Highway Works	On 10 July 2023, the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.
	7/14	Part 1 (Category 1 – Owner)	Temporary Rights (Crown)	Y	8	8 - Highway Works	On 11 January 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between 11 January 2024 and 22 February 2024. On 15 July 2024 the Applicant wrote to the Affected Person inviting them to take part in the <u>targeted</u> statutory consultation taking place between 17 July 2024 and 16 August 2024.

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
							The Applicant has been engaging with the Ministry of Defence in order to secure the necessary agreement to carry out the relevant parts of the authorised development.
Pamela Leathley	10/1, 10/6, 15/4	Part 1 (Category 1 – Owner)	Freehold	Y	1, 6, 8, 9	1 - Ground-mounted Solar PV Generating Station 6 – Cables 8 - Highway Works 9 - Green Infrastructure	On 10 July 2023, the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form. On 11 January 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between 11 January 2024 and 22 February 2024.
	10/2, 15/2, 15/8	Part 1 (Category 1 – Owner)	Permanent Rights	Y	6, 8, 9	6 – Cables 8 - Highway Works 9 - Green Infrastructure	The Applicant and their agents (Gateley Hamer) issued detailed Heads of Terms in August 2023 to secure the rights required to construct and operate the

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
							<p>Proposed Development. Gateley Hamer have had numerous meetings with the Affected Person’s agent to discuss the Heads of Terms in October 2023, December 2023, January 2024 and March 2024.</p> <p>Heads of Terms were agreed on 18 July 2024 and the option agreement is being drafted by solicitors with the expectation it will be exchanged by close of Examination.</p> <p>The Applicant and their agents (Gateley Hamer) have continued to have numerous meetings with the Affected Person’s agent to provide updates in July 2024 and August 2024.</p>
Ian Leathley	10/1, 10/6, 15/4	Part 1 (Category 1 – Owner)	Freehold	Y	1, 6, 8, 9	1 - Ground-mounted Solar PV Generating Station	On 10 July 2023, the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
						6 – Cables 8 - Highway Works 9 - Green Infrastructure	to complete and return a Land Interest Questionnaire form. On 11 January 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between 11 January 2024 and 22 February 2024.
	10/2, 15/2, 15/8	Part 1 (Category 1 – Owner)	Permanent Rights	Y	6, 8, 9	6 – Cables 8 - Highway Works 9 - Green Infrastructure	The Applicant and their agents (Gateley Hamer) issued detailed Heads of Terms in August 2023 to secure the rights required to construct and operate the Proposed Development. Gateley Hamer have had numerous meetings with the Affected Person's agent to discuss the Heads of Terms in October 2023, December 2023, January 2024 and March 2024. Heads of Terms were agreed on 18 July 2024 and the option agreement is being drafted by solicitors with the expectation it

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
							<p>will be exchanged by close of Examination.</p> <p>The Applicant and their agents (Gateley Hamer) have continued to have numerous meetings with the Affected Person’s agent to provide updates in July 2024 and August 2024.</p>

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
Charles Peter Hayward	11/1	Part 1 (Category 1 – Owner)	Permanent Rights	Y	5	5 - Grid Connection Infrastructure	<p>On 30 October 2023 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.</p> <p>The Applicant and their agents (Gateley Hamer) have had meetings with the Affected Person and their agent in December 2023 and February 2024.</p> <p>On 11 January 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between 11 January 2024 and 22 February 2024.</p> <p>On 15 July 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between 17 July 2024 and 16 August 2024.</p>

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
							<p>Between March 2024 to July 2024 Gateley Hamer have had numerous conversations regarding survey access requirements and also to provide project updates.</p> <p>Gateley Hamer are aware of ongoing negotiations between the Affected Party and National Grid regarding the land required for the proposed Navenby Substation. Gateley Hamer have been engaging jointly with National Grid, the Affected Persons and their agent to discuss voluntary agreements.</p>

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
Georgina Willow Hayward	11/1	Part 1 (Category 1 – Tenant)	Permanent Rights	Y	5	5 - Grid Connection Infrastructure	<p>On 30 October 2023 the Applicant wrote to the Affected Person introducing the Proposed Development and inviting them to complete and return a Land Interest Questionnaire form.</p> <p>The Applicant and their agents (Gateley Hamer) have had meetings with the Affected Persons and their agent in December 2023 and February 2024.</p> <p>On 11 January 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between 11 January 2024 and 22 February 2024.</p> <p>On 15 July 2024 the Applicant wrote to the Affected Person inviting them to take part in the statutory consultation taking place between 17 July 2024 and 16 August 2024.</p>

Affected Person – Contact Name/ Organisation	Plot Number(s)	Category of Interest (where relevant)	Description of Rights Sought	CA	Works Number(s)	Reason of Acquisition or Possession	Status of Negotiations / Objection (where relevant)
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Between March 2024 to July 2024 Gateley Hamer have had numerous conversations regarding survey access requirements and also to provide project updates.

Gateley Hamer are aware of ongoing negotiations between the Affected Party and National Grid regarding the land required for the proposed Navenby Substation. Gateley Hamer have been engaging jointly with National Grid, the Affected Persons and their agent to discuss voluntary agreements.

Table 2: Plots within the highway boundary over which rights are sought

Plot Number(s)	Description of rights sought	CA	Works Number(s)	Reason of Acquisition or Possession
4/9, 7/15, 8/4, 12/17, 12/19	Permanent Rights	Yes	6	6 - Cables
12/11	Temporary Rights	Yes	8	8 - Highway Works
7/2, 7/3, 7/4, 7/5, 7/6, 7/11, 13/4	Temporary Rights	Yes	8	8 - Highway Works
6/3	Permanent Rights Crown	Yes	8	8 - Highway Works
7/14	Temporary Rights (Crown)	Yes	8	8 - Highway Works
3/1, 4/13, 4/21	Temporary Rights	Yes	9	9 - Green Infrastructure
12/10	Temporary Rights	Yes	5, 6, 8, 9	5 - Grid Connection Infrastructure 6 - Cables 8 - Highway Works 9 - Green Infrastructure
11/2	Temporary Rights	Yes	5, 8	5 - Grid Connection Infrastructure 8 - Highway Works
12/4	Permanent Rights	Yes	5, 8, 9	5 - Grid Connection Infrastructure 8 - Highway Works 9 - Green Infrastructure

Plot Number(s)	Description of rights sought	CA	Works Number(s)	Reason of Acquisition or Possession
15/7	Permanent Rights	Yes	6, 7A, 8, 9	6 - Cables 7A - Primary Temporary Construction Compounds 8 - Highway Works 9 - Green Infrastructure
6/4, 8/6, 10/2, 10/3, 13/8 14/2, 15/2, 15/8, 15/10, 15/11, 15/13	Permanent Rights	Yes	6, 8, 9	6 - Cables 8 - Highway Works 9 - Green Infrastructure
4/6, 8/5	Temporary Rights	Yes	8, 9	8 - Highway Works 9 - Green Infrastructure
9/2, 12/14, 14/6, 15/5	Permanent Rights	Yes	6, 9	6 - Cables 9 - Green Infrastructure
8/1, 8/3, 12/12, 12/15, 13/10	Temporary Rights	Yes	9	9 - Green Infrastructure
4/3, 6/1, 6/2	Permanent Rights	Yes	8, 9	8 - Highway Works 9 - Green Infrastructure
4/8, 4/10, 4/11, 11/7, 11/8 11/9, 11/10, 11/11, 12/6, 12/7	Temporary Rights for Traffic Management	Yes	No Works Number	Temporary use (including access) to carry out Work No. 8 (being works to the street or highway to facilitate access) and management of traffic and vegetation to facilitate the construction of Work Nos. 1 to 9.

Table 3: Status of negotiations with Statutory Undertakers

Affected Person – Contact Name / Organisation	Plot Number(s)	Description of rights sought	Status of negotiations / objection (where relevant)
Exolum Pipeline System Ltd	2/1, 2/3, 2/7, 2/12, 4/19	Permanent acquisition	<p>The Applicant’s legal team provided its standard protective provisions for electricity, gas, water and sewerage undertakers in July 2024 and has been in correspondence with Exolum Pipeline System’s legal team since August 2024.</p> <p>Exolum Pipeline System provided the Applicant with its standard protective provisions in September 2024. The Applicant is considering these draft protective provisions and expects to return comments back to Exolum Pipeline System post submission for further discussion.</p>
	2/4, 4/12, 4/14, 4/17	Permanent acquisition of new rights	
National Grid Electricity Distribution plc	1/1, 2/1, 2/3, 2/12, 3/5, 3/6, 4/2, 4/19, 4/20, 7/13, 8/9, 9/5, 10/4, 10/6, 10/7, 15/12	Permanent acquisition	<p>The Applicant’s legal team provided its standard protective provisions for electricity, gas, water and sewerage undertakers in August 2024 to which an initial response from National Grid Electricity Distribution Midlands plc was received.</p> <p>The Applicant’s legal team followed up via email for a response from National Grid Electricity Distribution Midlands plc</p>
	1/2, 2/6, 2/9, 4/1, 4/3, 4/4, 4/5, 4/12, 4/14, 4/17, 4/18, 6/1, 6/4, 6/7, 7/1, 10/2, 10/3, 11/4, 15/11	Permanent acquisition of new rights	

Affected Person – Contact Name / Organisation	Plot Number(s)	Description of rights sought	Status of negotiations / objection (where relevant)
			in September 2024 and October 2024. National Grid Electricity Distribution Midlands plc responded to the email from October 2024 and further communication is expected for the Applicant's consideration. In any event, the Applicant has included standard electricity protective provisions in the draft DCO submitted with the application.
	6/3	Permanent acquisition of new rights (Crown)	
	4/8, 4/10, 4/11, 4/13, 4/21, 7/3, 7/4, 11/8	Temporary possession	
	7/14	Temporary possession (Crown)	
National Grid Electricity Transmission plc	8/9, 10/4, 10/6, 10/7, 13/1, 13/9, 14/3, 14/7, 15/9	Permanent acquisition	The Applicant's legal team provided its standard protective provisions for electricity, gas, water and sewerage undertakers in July 2024 to which an initial response from National Grid Electricity Transmission plc was received.
	6/1, 6/2, 6/4, 6/7, 4/3	Permanent acquisition of new rights	
	6/3	Permanent acquisition of new rights (Crown)	The Applicant's legal team followed up via email for a further response in September 2024 and have subsequently been in correspondence with National Grid Electricity Transmission plc's legal advisors since October 2024. In October 2024 National Grid Electricity Transmission plc confirmed that its own
	7/14	Temporary possession (Crown)	

Affected Person – Contact Name / Organisation	Plot Number(s)	Description of rights sought	Status of negotiations / objection (where relevant)
			set of protective provisions will be required. Progress is being made to facilitate further negotiations including the consideration of an undertaking.
Cadent Gas Limited	5/2, 6/6	Permanent acquisition	The Applicant's legal team provided its standard protective provisions for electricity, gas, water and sewerage undertakers in July 2024. The Applicant's legal team has been in contact with Cadent Gas Limited's lawyers to negotiate protective provisions since August 2024. The Applicant received a first draft of Cadent Gas Limited's protective provisions in August 2024 and is awaiting a response from Cadent Gas Limited's lawyers to progress negotiations further.
	4/3, 6/1, 6/2, 6/4, 6/7	Permanent acquisition of new rights	
	6/3	Permanent acquisition of new rights (Crown)	
	7/14	Temporary possession (Crown)	
Anglian Water Services Limited	2/1, 4/19, 5/1, 7/13, 9/5, 13/9, 14/3, 14/4, 14/5, 14/7	Permanent acquisition	Anglian Water Services Limited's agent, Jacobs, provided the Applicant with a copy of its protective provisions in April 2023. The Applicant's legal team initially contacted Anglian Water Services Limited in August 2024, and the protective provisions are expected to be returned to Anglian Water Services Limited imminently so that negotiations can progress further between the parties.
	2/2, 4/3, 4/5, 4/9, 4/12, 4/14, 4/18, 6/1, 6/2, 6/4, 7/15, 7/16, 13/8, 14/6	Permanent acquisition of new rights	
	6/3	Permanent acquisition of new rights (Crown)	
	4/6, 4/8, 4/10, 4/11, 4/21, 7/3, 7/4, 7/6, 7/11, 8/1, 13/4, 13/10	Temporary possession and use of	

Affected Person – Contact Name / Organisation	Plot Number(s)	Description of rights sought	Status of negotiations / objection (where relevant)
	7/14	Temporary possession and use of (Crown)	
Openreach Limited	1/3, 2/5, 2/7, 2/8, 3/5, 6/6, 9/5, 10/4, 13/7, 13/9, 14/5, 14/7, 15/9	Permanent acquisition of	The Applicant's legal team provided a copy of the standard protective provisions included for telecommunications providers to British Telecommunications Plc in August 2024. These are included at Schedule 15 of the Draft DCO [EN010149/APP/3.1] . After initial inquiries, British Telecommunications referred the Applicant to Openreach Limited later in August 2024. The Applicant has sent several emails in September and October to progress negotiations. A substantive response is still awaited from Openreach Limited. In any event, the Applicant has included standard telecommunications protective provisions in the draft DCO submitted with the application.
	2/4, 2/6, 4/3, 4/4, 4/5, 4/9, 6/1, 6/2, 6/4, 7/15, 7/16, 8/4, 8/8, 9/2, 10/2, 10/3, 11/3, 11/4, 12/10, 12/14, 12/17, 12/19, 12/3, 13/8, 14/6, 15/10, 15/11, 15/13, 15/5, 15/7, 15/8	Permanent acquisition of new rights over	
	6/3	Permanent acquisition of new rights over (Crown)	
	3/1, 3/2, 4/6, 4/8, 4/10, 4/11, 7/4, 7/6, 7/7, 8/1, 8/3, 11/2, 11/8, 11/9, 11/10, 12/6, 12/7, 12/15, 13/4, 13/10	Temporary possession and use of	
	7/14	Temporary possession and use of (Crown)	



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