

A63 Castle Street Improvement, Hull

Scheme Number: TR010016

4.1 Statement of Reasons

APFP Regulation 5(2)(h)

Planning Act 2008

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



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Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Applications: Prescribed Forms and
Procedure) Regulations 2009**

**A63 (Castle Street Improvement, Hull)
Development Consent Order 20[]**

STATEMENT OF REASONS

Regulation Number:	Regulation 5(2)(h)
Planning Inspectorate Scheme Reference	TR010016
Application Document Reference	TR010016/APP/4.1
Author:	A63 Castle Street Project Team

Version	Date	Status of Version
Rev 0	September 2018	Application Issue
Rev 1	March 2019	Post Acceptance Changes
Rev 2	June 2019	Amendments for the removal of Compound Option B and YW rising main
Rev 3	August 2019	Deadline 5

Rev 4	August 2019	Deadline 6
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1 Introduction

1.1 Summary

1.1.1 This Statement of Reasons (this “Statement”) relates to the A63 Castle Street Improvement, Hull (the “Scheme”), and has been submitted by Highways England (the “Applicant”) to the Planning Inspectorate acting on behalf of the Secretary of State for Transport. It relates to an application for a Development Consent Order (DCO) to permit and enable implementation of the Scheme made under section 37 of the Planning Act 2008 (the “2008 Act”).

1.2 The Scheme

1.2.1 The Scheme is a Nationally Significant Infrastructure Project (NSIP) within sections 14(1)(h) and 22(1)(c) of the 2008 Act.

1.2.2 The Scheme comprises improvements to approximately 1.5km of the A63 Castle Street and connecting side roads in Hull between Ropery Street and the Market Place/Queen Street junction. A description of the Scheme is set out in **Chapter 2** of this Statement.

1.3 Compulsory acquisition

1.3.1 In its DCO application for the Scheme, the Applicant seeks compulsory acquisition and temporary possession powers in respect of certain land interests. A detailed description of the extent and nature of the powers sought is set out by reference to the DCO application documents in **Chapter 3** of this Statement.

1.4 Land interests

1.4.1 The extent of the land interests affected by the compulsory acquisition and temporary possession powers sought by the Applicant is described in **Chapter 4** of this Statement.

1.4.2 The Applicant has carried out diligent inquiry to identify all persons with an interest in the land and persons with a potential claim for compensation as a result of the Scheme. These persons have been consulted pursuant to section 42 of the 2008 Act.

1.4.3 The Applicant has entered into negotiations to acquire other parties’ interests voluntarily and is progressing those discussions. These negotiations are not yet complete. It is therefore necessary to apply for powers to acquire the land interests by compulsory acquisition in order to enable the Scheme to be delivered. The Applicant is satisfied that the acquisition of all of the land interests is necessary to ensure that the Scheme can be delivered.

1.4.4 The Applicant is satisfied that all of the compulsory acquisitions and temporary possession powers sought are necessary to ensure the Scheme can proceed.

1.4.5 The Applicant owns a number of plots which are subject to the rights of others which are incompatible with the construction and operation of the Scheme. In order to ensure that any such rights can be removed (and the persons benefitting from them are

compensated for such removal) the Applicant's own land has been included within the land to which the compulsory powers sought will apply.

1.5 The case for compulsory acquisition

1.5.1 The Applicant is satisfied that the powers of compulsory acquisition and temporary possession sought in the DCO are necessary, proportionate and justified. The Applicant is further satisfied that the powers sought are in accordance with all relevant statutory and policy guidance.

1.5.2 The Applicant is firmly of the view that there is a compelling case in the public interest for the compulsory acquisition and temporary possession powers sought as set out in **Chapter 5** of this Statement.

1.6 Human rights

1.6.1 In preparing the DCO, the Applicant has had regard to the European Convention for Human Rights and the Human Rights Act 1998. **Chapter 6** of this Statement considers how the Scheme complies with this legislation notwithstanding any infringement of the private rights of those whose interests in the land may be affected by the exercise of powers of compulsory acquisition and temporary possession.

1.7 Special considerations

1.7.1 In **Chapter 7** of this Statement, the Applicant has identified all special category land which is affected by the compulsory acquisition powers sought in the DCO. The Applicant has engaged with the relevant persons responsible for the special category land with a view to avoiding the need for special parliamentary procedure in accordance with the relevant sections of the 2008 Act. The Applicant has further considered what other consents are required in order to enable the Scheme to proceed and set out how these will be secured.

1.8 Compliance with statutory requirements and policy guidance

1.8.1 This document has been prepared in accordance with the requirements of Regulation 5(2)(h) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended) (the APFP Regulations), and the 'Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land' (DCLG, September 2013) (the CA Guidance).

1.8.2 This Statement should be read alongside the other DCO application documents that relate to the compulsory acquisition powers sought by the Applicant, including:

- Draft DCO (**Application Document Reference: TR010016/APP/3.1**)
- Explanatory Memorandum (**Application Document Reference: TR010016/APP/3.2**)
- Book of Reference (**Application Document Reference: TR010016/APP/4.3**)

- Land Plans (**Application Document Reference: TR010016/APP/2.3**)
- Works Plans (**Application Document Reference: TR010016/APP/2.4**)
- Special Category Land Plans (**Application Document Reference: TR010016/APP/2.9**)
- Funding Statement (**Application Document Reference: TR010016/APP/4.2**)
- Planning Statement (**Application Document Reference: TR010016/APP/7.1**)
- Introduction to the Application (**Application Document Reference: TR010016/APP/1.1**)
- National Networks National Policy Statement (NN NPS) Accordance Table (**Application Document Reference: TR010016/APP/7.2**)
- Streets, Rights of Way & Access Plans (**Application Document Reference: TR010016/APP/2.5**)
- Consultation Report (**Application Document Reference: TR010016/APP/5.1**)
- Environmental Statement (**Application Document Reference: TR010016/APP/6.1**)
- Traffic Regulations Plans (**Application Document Reference: TR010016/APP/2.10**)
- Consent and Agreements Position Statement (**Application Document Reference: TR010016/APP/3.3**)
- Crown Land Plans (**Application Document Reference: TR010016/APP/2.11**)

2 The Scheme

2.1 Description of the Scheme

2.1.1 The Scheme comprises improvements to approximately 1.5km of the A63 Castle Street and connecting side roads in Hull between Ropery Street and the Market Place/Queen Street junction.

2.1.2 A detailed description of the Scheme can be found in the Environmental Statement (**Application Document Reference: TR010016/APP/6.1**).

2.2 The authorised works

2.2.1 In order to deliver the Scheme, it will necessary to carry out the following works which comprise the NSIP:

- Lowering the level of the A63 by approximately 7m into an underpass at the Mytongate Junction and raising Ferensway and Commercial Road by approximately 1m to create a grade separated (split-level) junction. New east and west bound slip roads would link the A63 and Mytongate Junction,
- Widening the eastbound carriageway of the A63 to three lanes between Princes Dock Street and Market Place, with the nearside lane being marked for local traffic,
- Removing all existing signal controlled and uncontrolled pedestrian crossings on the A63, between Ropery Street and the Market Place/Queen Street junction,
- Providing a new bridge over the A63 for pedestrians, cycles and disabled users at Porter Street,
- Providing a new bridge over the A63 for pedestrians, cycles and disabled users south of Princes Quay Shopping Centre,
- Upgrading of the existing route from Market Place under the A63 using High Street to allow pedestrians, cycles and disabled users to cross underneath the A63, and
- Restricting access to the A63 by closing some junctions and restricting movements on some side roads to improve safety

2.2.2 A full description of the works and associated development, referred to in the DCO as "the authorised works" is set out in Schedule 1 of the Draft DCO (**Application Document Reference: TR010016/APP/3.1**).

2.3 Alternatives

- 2.3.1 The Applicant plans to deliver the Princes Quay Bridge element of the Scheme early, with consent being granted under a planning application (**Application reference number 15/00965/FULL**) which expires in October 2018. In order to start the works before the planning application expires the Applicant is required to reach agreement to purchase the land. In order to cover circumstances such as the land acquisition negotiations not being fully concluded and registered before the planning application expires in October 2018, or a land owner defaulting on an agreement, the bridge will remain in the DCO application as a contingency, in order to ensure that the Applicant can implement the entire Scheme.

3 Compulsory acquisition

3.1 Scope of compulsory acquisition powers sought

3.1.1 The scope of the compulsory acquisition powers sought by the Applicant is set out in full in **Part 5** of the Draft DCO (**Application Document Reference: TR010016/APP/3.1**).

3.2 Main compulsory acquisition powers

3.2.1 The main powers authorising the compulsory acquisition of land, or interests in, or rights over land, are contained in Articles 20 (compulsory acquisition of land) and 23 (compulsory acquisition of rights and restrictive covenants) of the Draft DCO.

3.2.2 Other compulsory acquisition powers are sought in the Draft DCO (identified in **paragraph 3.3** below) and these similarly relate to land and will, or may, interfere with property, rights and interests.

3.2.3 In addition, powers are sought in the Draft DCO to enable the temporary possession and use of land.

3.2.4 In each case, the owner of the land, or the interest or right in the land, may be entitled to compensation.

3.3 Other compulsory acquisition powers

3.3.1 The other compulsory acquisition powers sought by the Applicant in the DCO include:

Article 24: Private rights over land

3.3.2 Article 24 provides for the extinguishment of all existing private rights over land from the earlier of the date of acquisition of the land or the date on which the Applicant enters the land.

3.3.3 The article further provides that, where new rights are being compulsorily acquired or restrictive covenants are being imposed on land then any existing private rights or restrictive covenants which that land is subject to shall be extinguished to the extent that continuing those private rights or restrictive covenants would be inconsistent with the new right acquired or restrictive covenant imposed.

3.3.4 With regard to land that the Applicant may take temporary possession of under the Draft DCO, Article 24(4) provides that all private rights over that land will be suspended and unenforceable for as long as the Applicant is in lawful possession of the land.

Article 27: Acquisition of subsoil or airspace only

3.3.5 Article 27 provides that where the Applicant has, in respect of any land, powers of compulsory acquisition under Article 23 above then it may, for the same purposes for which it is authorised to acquire the whole of the land, choose instead to acquire only the subsoil underneath or the airspace over the land.

Article 28: Rights under or over streets

3.3.6 Article 28 would authorise the Applicant to:

- enter on and appropriate so much of the subsoil underneath or airspace over any street within the Order limits of the DCO as may be required to provide the Scheme; and
- use that subsoil or airspace for the purposes of carrying out the Scheme or any purpose ancillary to it.

3.3.7 Save in the case of subways or underground buildings, or to cellars or similar structures forming part of a building fronting the street, the Applicant may exercise its powers under this Article without having to acquire any part of the street or any easement or right in the street.

3.4 Temporary possession powers

3.4.1 The Applicant further seeks, in the DCO, powers to take temporary possession of land to carry out and thereafter maintain the Scheme as follows:

Article 29: Temporary use of land for carrying out the authorised development

3.4.2 Article 29 would authorise the Applicant to take temporary possession of:

- the land specified in column 1 of Schedule 7 to the DCO; or
- any other land within the limits of the DCO, so long as the Applicant has not served a notice of entry or executed a general vesting declaration in respect of that land.

3.4.3 In addition to taking possession of the land, the Article would authorise the Applicant to:

- remove any buildings and vegetation from the land;
- construct temporary works (including accesses) and buildings on the land; and
- construct any works on the land as specified in Schedule 7 to the DCO.

3.4.4 The power to take temporary possession of land would be subject to the time limits set out in Article 29. The Applicant cannot remain in possession unless the owner of the land agrees after:

- a) as regards to any land specified in columns 1 of Schedule 7 to the DCO, for more than a year after completing that part of the Scheme specified in relation to that land in column 1 of Schedule 7; and
- b) as regards to any other land included in the DCO, for more than a year after completing the work for which temporary possession was taken (unless before the end of that period the Applicant has made a vesting declaration or served notice of entry in relation to that land).

3.4.5 Article 29 provides that before giving up possession of any land the Applicant is obliged to remove all temporary works and restore the land to the reasonable satisfaction of the owners of the land.

Article 30: Temporary use of land for maintaining the authorised development

3.4.6 Article 30 would empower the Applicant to take temporary possession of any land within the Order limits of the DCO, if reasonably required for the purpose of maintaining the Scheme, at any time during the maintenance period (i.e. five years from the date on which that part of the Scheme is first opened for use).

3.4.7 Article 30 would allow the Applicant to construct temporary works and buildings on the land, so far as reasonably necessary for the purpose of carrying out the maintenance. The Applicant would not be able to take temporary possession of a house, or a garden belonging to a house, or any other occupied building under this Article.

3.4.8 The Applicant would only be able to remain in possession of land under this Article for so long as may be reasonably necessary to carry out the maintenance of the part of the Scheme for which possession was taken. Before giving up possession of the land, the Applicant would be required to remove all temporary works and restore the land to the owner's reasonable satisfaction.

Other rights and powers

3.4.9 If made, the DCO would also confer on the Applicant other rights and powers that may interfere with property rights and private interests. These additional powers are:

- a) Article 12: Temporary stopping up and restriction of use of streets;
- b) Article 13: Permanent stopping up and restriction of use of streets and private means of access;
- c) Article 18 Protective work to buildings; and
- d) Article 19: Authority to survey and investigate the land.

4 Land interests

4.1 The extent of the land subject to compulsory acquisition powers

4.1.1 The full extent of the land subject to powers of compulsory acquisition and required in order to enable the Applicant to construct the Scheme as described in **Chapter 2** of this Statement is shown on the Land Plans (**Application Document Reference: TR010016/APP/2.3**) and the Works Plans (**Application Document Reference: TR010016/APP/2.4**). It is further described in the Book of Reference (**Application Document Reference: TR010016/APP/4.3**)

4.1.2 The land comprises approximately 33.2 hectares. Of this, approximately 8 hectares will be acquired permanently, 23.3 hectares will be subject to temporary possession and 1.9 hectares will be subject to temporary possession with acquisition of permanent rights.

4.1.3 The purpose for which each plot of land is required is described in **Annex A** of this Statement.

4.2 Location

4.2.1 The section of A63 Castle Street subject to the proposed development is approximately 1.5 km in length and runs through the centre of Kingston upon Hull, close to the River Hull and the Humber Estuary.

4.2.2 The location of the land is shown on the Location Plan (**Application Document Reference: TR010016/APP/2.1**).

4.2.3 The land is located within the administrative area of Hull City Council (HCC), with a material storage compound area at Livingstone Road, Hessle within the East Riding of Yorkshire.

4.3 Existing Land Use

- The majority of the land is used for industrial, commercial and residential purposes. To the north of the A63 Castle Street are the major shopping areas within the city centre. To the south are the Humber Dock and Railway Dock marinas, and developments providing shops, offices, tourist and recreational facilities, with some residential properties.
- The area surrounding the Scheme is made up of a variety of land uses, consistent with the urban location and adjacent waterfront. Land uses in the locality include:
 - Residential properties, comprising semi-detached and terraces, small scale flats, residential tower blocks and waterfront apartment developments.
 - Commercial properties including Arco Ltd site, Marina Court offices (Humber Dock Street) and Island Wharf offices (Humber Quays).
 - Retail premises including Kingston Retail Park; Princes Quay shopping centre and associated car parks; retail outlets along Ferensway and High Street.

- Leisure and tourist facilities including The Deep Aquarium, Holiday Inn Hotel, Hull Arena, Vue Cinema, Ask restaurant, restaurants and bars on Humber Dock Street and within the Fruit Market area, and the Spurn Lightship which is moored on Humber Dock.
- Development land including land at Quay West (off Myton Street and Waterhouse Lane and currently under development with the Hull Venue), Fruit Market area and Humber Quays.
- Public open space at Trinity Burial Ground and small parks at Great Passage Street (adjacent to Mytongate Junction), off Porter Street (Jubilee Arboretum) and off William Street.
- Marinas at Humber Dock and Railway Dock.
- The Humber Estuary

4.4 Identifying persons with an interest in the Land

- 4.4.1 In preparing the DCO application, the Applicant has carried out diligent inquiry in order to identify all persons with an interest in the land as defined in section 44 of the 2008 Act. Such persons are listed in the Book of Reference (BoR) (**Application Document Reference: TR010016/APP/4.3**) and have been consulted about the DCO application in accordance with section 42 of the 2008 Act.
- 4.4.2 Diligent inquiry to identify affected landowners, those with interests in land, and those with a potential claim was undertaken by the Applicant's land referencing supplier. The categories of persons identified, and the methods used to identify them are described below. Land referencing will continue to be undertaken throughout the making of the DCO to ensure that any changes in ownership are identified and to ensure that any new owners will be consulted and subject to engagement.

4.5 Category 1 and 2 persons

- 4.5.1 All owners, occupiers and others with an interest in land identified through diligent inquiry have been consulted on the proposals for the Scheme. These parties are identified in the BoR (**Application Document Reference: TR010016/APP/4.3**). Details of the pre-application consultation process are provided in the Consultation Report (**Application Document Reference: TR010016/APP/5.1**).
- 4.5.2 Such persons with an interest in the land, as defined by section 44 of the 2008 Act, are required to be identified through diligent inquiry and consulted on a proposed application for development consent in accordance with section 42 of the 2008 Act.
- 4.5.3 A Shapefile of the search area, being the proposed land requirements, was submitted to the Land Registry so that a search could be completed of the index map. Ongoing Land Registry searches have been used to ensure that any changes in title were identified. The official copies of the Registered Titles and Plans were examined to

identify all land interests. The title documents were used to identify the category 1, 2 and 3 interests for the purposes of section 44(1) and section 44(2) of the 2008 Act

4.5.4 On completion of the above initial desk based exercise, the extent of unregistered land interests became known. In order to establish ownership of unregistered land that falls within the proposed land requirements, public sources of information were used, including site visits, the posting of site notices, Companies House website, the relevant Highways Authority, Electoral Registers and online resources. A land charges search was also carried out.

4.6 Category 3 persons who may fall under section 10 of the Compulsory Purchase Act 1965 (CPA 1965) and/or section 152(3) of the 2008 Act

4.6.1 Identification of Category 3 persons, as defined in section 44 of the 2008 Act, was undertaken at the early stages of development of the Scheme, in order to inform the design of the Scheme and preparation of the DCO application.

4.6.2 In order to identify potential Category 3 persons who may have a claim pursuant to section 10 of the CPA 1965, discussions were held with a District Valuer Services (DVS) to identify persons within 'Category 3' for the purposes of section 44(4) of the 2008 Act, who might have a claim as defined by section 44(6) of the 2008 Act.

4.7 Assessment of Category 3 persons which fall under Part I of the Land Compensation Act 1973 (LCA 1973)

4.7.1 In assessing potential claimants under Part I of the LCA 1973, physical factors and the impact of the Scheme were considered, including:

- Properties closest to the Highway within the DCO boundary; and
- Properties identified as a receptor as a consequence of the property being located outside the DCO limits but close to the Highway;

4.7.2 The Applicant's land referencing team were provided with guidance from environmental specialists. This guidance was based on the topography of the land and the likely significant effects arising from the Scheme. For example, the noise assessments had regard to information available at that time regarding:

- Background noise levels; and
- Distances to receptors.

4.7.3 Based on the above information, professional judgement was used to ascertain whether a person may have a relevant claim for compensation under section 44(6) of the 2008 Act, based on a worst-case assessment. Further details about the noise assessments and other environmental assessments undertaken can be found in Figures accompanying **Chapter 1** of the Environmental Statement (**Application Document Reference: TR010016/APP/6.1**).

4.8 Contact referencing

4.8.1 Following the initial non-contact methods above, persons identified as having an interest in the land or a potential claim were issued with a letter and questionnaire requesting return of information about their interests in the land including third party interests, such as lessees/occupiers.

4.9 Negotiations to acquire by agreement

4.9.1 As well as consulting all persons with an interest in the land about the Scheme proposals in accordance with section 42 of the 2008 Act, the Applicant is aware of the requirement (paragraph 25 of the CA Guidance) to seek to acquire land by negotiation wherever practicable. The power to acquire land compulsorily should only be sought if attempts to acquire by agreement fail.

4.9.2 At the same time, the Applicant notes that the CA Guidance also recognises that where proposals would entail the compulsory acquisition of many separate plots of land, it may not always be practicable to acquire each plot of land by negotiated agreement. As the CA Guidance states, "Where this is the case, it is reasonable to include provision authorising compulsory acquisition covering all the land required at the outset."

4.9.3 The Applicant has engaged with all landowners and occupiers with a view to acquiring their land interest by agreement by writing to them to inform them of the Applicant's willingness to negotiate to acquire the land by agreement, and to invite dialogue on this point. As a result, the Applicant is in the process of engaging with a significant proportion of landowners with regard to the acquisition of land by agreement; and negotiations with this objective will be ongoing throughout the DCO process. The status of such negotiations is set out in **Annex B** to this Statement.

4.9.4 Whilst negotiations are ongoing, the Applicant is mindful that it is under a duty to acquire land at best value and that it is required to deliver the Scheme within a specified timescale. It has concluded that it may not be possible to acquire all land interests necessary to deliver the Scheme within this timescale. There are further parcels of land in unknown ownership which cannot be acquired by agreement. The Applicant has therefore concluded that the Scheme is unlikely to be capable of being delivered without compulsory acquisition powers.

4.9.5 Land already owned by the Applicant is included in the DCO in order to ensure that no known or unknown third-party rights, which might impede delivery of the Scheme, remain over the land.

5 The case for compulsory acquisition

5.1.1 In seeking compulsory acquisition and temporary possession powers in the DCO, the Applicant has had regard to the conditions in section 122 of the 2008 Act and to the tests set out in the CA Guidance.

5.2 The statutory conditions and CA Guidance

5.2.1 Section 122 of 2008 Act states that:

"An order granting development consent may include provision authorising the compulsory acquisition of land only if the Secretary of State is satisfied that the conditions in subsections (2) and (3) are met"

5.2.2 The conditions are:

- In subsection (2), that the land is:
 - (a) required for the development to which the development consent relates;
 - (b) required to facilitate or is incidental to that development; or
 - (c) replacement land which is to be given in exchange for the order land under sections 131 or 132 of the 2008 Act; and
- In subsection (3), that there is a compelling case in the public interest for the land to be acquired compulsorily.

5.2.3 The CA Guidance (paragraph 11) sets out the considerations which the Secretary of State will take into account in deciding whether the condition in subsection (2) has been met. It states:

- In respect of whether the land is required for the development, the applicant should be able to demonstrate to the satisfaction of the Secretary of State that the land in question is needed for the development. The Secretary of State will need to be satisfied that the land to be acquired is no more than is reasonably required for the purposes of the development.
- In respect of whether the land is required to facilitate or is incidental to the proposed development, the Secretary of State will need to be satisfied that the development could only be carried out to a satisfactory standard if the land in question were to be compulsorily acquired and that the land to be taken is no more than is reasonably necessary for that purpose and that it is proportionate.
- In respect of whether the land is replacement land, the Secretary of State will need to be satisfied that the compulsory acquisition is needed for replacement land, that no more land is being taken than is reasonably necessary for that purpose and that it is proportionate.

5.2.4 In respect of the condition in subsection (3), the CA Guidance states at paragraphs 12 and 13 that the Secretary of State will need to be persuaded that there is compelling evidence that the public benefits that would be derived from the compulsory acquisition will outweigh the private loss that would be suffered by those whose land is to be acquired.

5.2.5 Paragraphs 8 to 10 of the CA Guidance are also relevant, setting out a number of general considerations to be taken into account by the applicant in seeking compulsory acquisition powers:

- That all reasonable alternatives to compulsory acquisition (including modifications to the Scheme) have been explored.
- That the proposed interference with the rights of those with an interest in the land is for a legitimate purpose, and that it is necessary and proportionate.
- That the applicant has a clear idea of how they intend to use the land which is to be acquired.
- That there is a reasonable prospect of the necessary funds for acquisition becoming available.
- That the purposes for which the compulsory acquisition powers are included in the application are legitimate and sufficiently justify interfering with the human rights of those with an interest in the affected land.

5.2.6 Finally, paragraph 25 of the CA Guidance states that applicants should seek to acquire land by negotiation wherever practicable.

5.3 Need for the land and the purposes for which the compulsory acquisition powers are sought

5.3.1 The Applicant is satisfied that the condition in section 122(2) of the 2008 Act is met. It considers that the land subject to compulsory acquisition powers is either needed for the development, or is needed to facilitate the development, or is incidental to the development.

5.3.2 At **Annex A** of this Statement, the Applicant sets out why compulsory powers are necessary in relation to each individual parcel of the land, with reference to the relevant DCO works numbers, and the nature of the works as set out in Schedule 1 of the DCO. The proposed use of the land is set out in **Chapter 2** and **Annex A** of this Statement.

5.3.3 The need for and justification of the compulsory acquisition of replacement land under sections 131 and 132 of the 2008 Act is considered in **Chapter 7** of this Statement.

5.3.4 The Applicant considers that the land included in the DCO is the minimum land-take required to construct, operate, maintain and mitigate the Scheme necessary to achieve the objectives of the Scheme.

5.3.5 The limits of the land have been drawn as tightly as possible so as to avoid unnecessary land take. In the event that less land proves to be required in a particular area at a later stage, the Applicant would only seek to acquire that part of the land that is required and in all events will seek to minimise effects on landowners.

5.3.6 The Applicant is accordingly satisfied that the land to be taken is reasonable and proportionate.

5.4 Compelling case in the public interest

5.4.1 The Applicant is satisfied that the condition in section 122(3) of the 2008 Act is met and that there is a compelling case in the public interest for compulsory acquisition.

5.4.2 The need for and the benefits of the Scheme are set out in **Chapter 2** of this Statement and in the other application documents, including the Planning Statement (**Application Document Reference: TR010016/APP/7.1**), **Chapter 2 'The Need for the Scheme'** and **Chapter 4 'Economic Case Overview'**. Together, they demonstrate that there is a very strong and compelling case in the public interest for the Scheme to be delivered.

5.4.3 In particular, as set out at **Chapter 5** of the Planning Statement, **paragraph 2.2** of the National Networks National Policy Statement (NN NPS) identifies a "critical need" to improve the national networks to address road congestion and crowding on the railways to provide safe, expeditious and resilient networks that better support social and economic activity; and to provide a transport network that is capable of stimulating and supporting economic growth. It goes on to state that improvements may also be required to address the impact of the national networks on quality of life and environmental factors.

5.4.4 The way in which the strategic objectives of the Scheme are aligned with the NN NPS is set out in detail at **Chapter 5** of the Planning Statement. General compliance with the NN NPS is set out in the National Networks National Policy Statement (NN NPS) Accordance Table (**Application Document Reference: TR010016/APP/7.2**). This clearly demonstrates that there would be substantial public benefits arising from the implementation of the Scheme.

5.4.5 **Chapter 5** of the Planning Statement details the public interest case for the Scheme and its inclusion in the Road Investment Strategy.

5.5 Consideration of alternatives

- 5.5.1 In designing the Scheme and determining the land to be subject to compulsory acquisition and temporary possession powers, the Applicant has considered alternatives and modifications to the Scheme to minimise the potential land take. These alternatives and modifications were consulted on and the preferred route has been chosen based on a thorough consideration of all of the relevant issues. This process is described in detail in the Environmental Statement (**Application Document Reference: TR010016/APP/6.1**) and Planning Statement (**Application Document Reference: TR010016/APP/7.1**).
- 5.5.2 Following public consultation, the Applicant selected the most appropriate option. This selection took into account various factors, one of which was the views of consultees including persons with a land interest. Other factors included environmental impacts, meeting the objectives of the Scheme, affordability, value-for-money, safety and construction and operational considerations. None of the alternatives or modifications considered would obviate the need for the compulsory acquisition and temporary possession of the land.

5.6 Reasonable prospect of funding

- 5.6.1 The Applicant is content that there is a reasonable prospect of the necessary funds for acquisition being available for the reasons set out in the Funding Statement (**Application Document Reference: TR010016/APP/4.2**).

5.7 Acquisition by agreement

- 5.7.1 The Applicant recognises that the authority to acquire land compulsorily should only be sought if attempts to acquire by agreement fail. However, the Applicant notes that the CA Guidance recognises that, in some cases, it may not always be practicable to acquire each plot of land by agreement. Where this is the case, the CA Guidance confirms that it is reasonable to include provision authorising compulsory acquisition covering all the land required at the outset. It also recognises that in some cases it may be preferable, or necessary, to acquire land compulsorily rather than by agreement.
- 5.7.2 The Applicant sets out in **Chapter 4** and **Annex B** of this Statement the discussions it has had with landowners and occupiers to acquire the land by agreement. It is satisfied that compulsory acquisition and temporary possession powers are required to ensure that the Scheme can be delivered in a reasonable timescale and in the event that it does not prove possible to acquire all of the land by agreement.

5.8 Conclusions

- 5.8.1 The Applicant is satisfied that the conditions in section 122 of the 2008 Act are met and that the tests in the CA Guidance are satisfied.
- 5.8.2 All of the land subject to compulsory acquisition and temporary possession powers is necessary to construct, operate, maintain and mitigate the Scheme necessary to

achieve the objectives of the Scheme. The extent of the land sought is reasonable and proportionate.

5.8.3 Further there is a compelling case in the public interest to include the compulsory acquisition powers sought by the Applicant in the DCO. The exercise of the compulsory acquisition powers that are sought is shown throughout this Statement to be necessary and proportionate to the extent that interference with private land and rights is required. In the absence of compulsory powers, the Applicant considers that it would not be possible to proceed with the Scheme, therefore the public benefits of the Scheme would not be realised.

6 Human rights

6.1.1 No residential properties are to be acquired for the Scheme.

6.2 The protected rights

6.2.1 The Human Rights Act 1998 incorporated into domestic law the provision of the European Convention on Human Rights ("ECHR"). The ECHR includes provisions in the form of Articles, which aim to protect the rights of the individual. The relevant Articles can be summarised as follows:

- Article 1 of The First Protocol – protects the rights to peaceful enjoyment of possessions. No one can be deprived of their possessions except in the public interest.
- Article 6 – entitles those affected by compulsory powers to a fair and public hearing.
- Article 8 – protects the right of the individual to respect for his private and family life, his home and his correspondence. Interference with this right can be justified if it is in accordance with law and is necessary in the interests of, among other things, national security, public safety or the economic wellbeing of the country.

6.2.2 Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the ECHR.

6.2.3 Paragraph 10 of the CA Guidance sets out how applicants should take into account Human Rights:

“The Secretary of State must ultimately be persuaded that the purposes for which an order authorises the compulsory acquisition of land are legitimate and are sufficient to justify interfering with the human rights of those with an interest in the land affected. In particular, regard must be given to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and, in the case of acquisition of a dwelling, Article 8 of the Convention.”

6.2.4 The DCO, if made, may infringe the human rights of persons with an interest in land. This infringement is authorised by law provided that:

- There is a compelling case in the public interest for the compulsory acquisition powers included within the DCO, and that proper procedures are followed.
- Any interference with a human right is proportionate and otherwise justified.

6.3 Compliance with the convention

6.3.1 The Applicant recognises that the Scheme may have an impact on individuals but considers that the significant public benefits that will arise from the Scheme as set out in this Statement outweigh any harm to those individuals. The DCO strikes a fair balance

between the public interest in seeing the Scheme proceed (which is unlikely to happen in the absence of the DCO) and the private rights which will be affected by the compulsory acquisition.

- 6.3.2 In relation to both Article 1 and 8, the compelling case in the public interest for the compulsory acquisition powers included within the DCO has been demonstrated in **Chapter 5** and in the Planning Statement (**Application Document Reference: TR010016/APP/7.1**). The land over which compulsory acquisition powers are sought as set out in the DCO is the minimum necessary to ensure the delivery of the Scheme. The Scheme has been designed to minimise harm whilst achieving its publicly stated objectives. In this respect the interference with human rights is both proportionate and justified.
- 6.3.3 In relation to Article 6, the Applicant is content that the proper procedures have been followed for both the consultation on the Scheme and in determining the compulsory acquisition powers included within the DCO. Throughout the development of the Scheme, the Applicant has given persons with an interest in the land a full opportunity to comment on the proposals, both in a statutory and non-statutory capacity, and the Applicant has endeavoured to engage with landowners. The Applicant has had regard to landowner feedback in both the initial design of the Scheme and in iterative design changes throughout the life of the Scheme. Examples of design changes are provided within the Consultation Report (**Application Document Reference: TR010016/APP/5.1**).
- 6.3.4 Furthermore, any individuals affected by the DCO may submit representations by way of an objection to the Application in response to any notice given under section 56 of the 2008 Act, the examination of the application by the examining authority, any written representations procedure which the examining authority decides to hold and in particular, any compulsory acquisition hearing held under section 92 of the 2008 Act, at which each affected person is entitled to make oral representations about the compulsory acquisition request.
- 6.3.5 If the DCO is made, a person aggrieved may challenge the DCO by judicial review in the High Court if they consider that the grounds for doing so are made out pursuant to section 118 of the 2008 Act.

6.4 Fair compensation

- 6.4.1 Any person affected by the exercise of compulsory acquisition powers or by the exercise of temporary possession, may be entitled to compensation. This entitlement to compensation is provided for by the existing statutory compensation code and Article(s) 23, 24 and 28 in and Schedule(s) 1, 5 and 7 to the DCO. The Applicant has the resources to pay such compensation and has demonstrated (in the Funding Statement (**Application Document Reference: TR010016/APP/4.2**)) that these resources are available.
- 6.4.2 Any dispute in respect of the compensation payable may be referred to the Upper Tribunal (Lands Chamber), an independent tribunal, for determination.

6.5 Conclusion

- 6.5.1 For the reasons set out above, the Applicant considers that any infringement of the ECHR rights of those whose interests in the land might be affected by the exercise of powers of compulsory acquisition would be proportionate and legitimate, would be in the public interest and would be in accordance with national and European law. The Applicant therefore considers that it would be appropriate and proportionate for the Secretary of State to make the DCO including the grant of compulsory acquisition powers.

7 Special considerations

7.1 Crown land

- 7.1.1 Section 227 of the PA 2008 defines 'Crown Land' as any land in which there is a Crown interest. A Crown interest includes, amongst others, the Crown Estate and an interest belonging to a government department or held in trust for Her Majesty for the purposes of a government department.
- 7.1.2 As part of the title due diligence undertaken, checks have revealed that the Land includes Crown interests, and these are listed in the Book of Reference (**Application Document Reference TR010016/APP/4.3**) and shown on the Crown Land Plans (**Application Document Reference TR010016/APP/2.11**).
- 7.1.3 The Secretary of State for Communities and Local Government is an affected government department listed in the Book of Reference. This relates to their interest in plot 5/10a, in which they have a leasehold interest in the Magistrates' Court (pursuant to title number HS300665). The Applicant is seeking temporary possession powers in respect of this land.
- 7.1.4 Checks undertaken have also revealed that the Order land includes 11 plots where the Government Legal Department, on behalf of the Crown have an interest, relating to 99p Stores Limited, a dissolved company, relating to rights to use the land at Kingston Retail Park. The Applicant is seeking compulsory acquisition powers in respect of four of these plots, namely plots 3/5a, 3/5d, 3/5h and 3/5i and temporary possession powers in respect of the remaining seven plots, comprising plots 3/5b, 3/5c, 3/5e, 3/5f, 3/5g, 3/5j and 3/5k.
- 7.1.5 The Secretary of State for Work and Pensions has been identified as a party that may have a relevant claim to compensation and is listed in Part 2 of the Book of Reference. However, they do not appear in Part 4 of the Book of Reference or on the Crown Land Plans as their interest is outside the Land and it is not proposed to be used for the purposes of the order for which the application is being made.
- 7.1.6 Engagement has commenced with the affected Crown interests identified at paragraphs 7.1.4 and 7.1.5 above, with correspondence issued seeking consent pursuant to section 135 of the PA 2008. The Applicant will continue to liaise with these parties and will update the Examining Authority during the examination period.
- 7.1.7 Previously, land that was owned by the Secretary of State for Transport was classified as Crown Land. This would have included a significant amount of the Land. However, as a result of the creation of Highways England and the transfer of land formerly owned by the Secretary of State for Transport to Highways England, the land in question no longer constitutes Crown Land. This is because Highways England is a Strategic Highways Company and not an Executive Agency of the Department for Transport. Highways England does not hold land on behalf of the Crown, nor is it an 'appropriate Crown authority' for the purpose of the PA 2008.

7.2 Special category land comprising land forming part of open space

7.2.1 As shown in **Part 5** of the Book of Reference (**Application Document Reference: TR010016/APP/4.3**) and the Special Category Land Plans (**Application Document Reference: TR010016/APP/2.9**), the DCO makes provision for the acquisition of special category land, comprising open space, namely:

- The land that is open space is within plots 3/9a, 3/9b, 3/9c, 3/9d, , 3/1zb, 3/1ai, 3/1ag, 3/1af, 3/1zd, 3/1zc, 3/1zg, 3/1zf, 3/1zi, 3/1k, 3/1l and 3/1n, 3/1be, 3/1bd, 3/1zk and comprises 4313.7 square metres of land to be permanently acquired and 4555.9 square metres of open space replacement land.

7.2.2 Section 131 of the 2008 Act applies to the compulsory acquisition of any land forming part of a common, open space or fuel or field garden allotment. Section 132 of the 2008 Act applies to the compulsory acquisition of any rights over land forming part of a common, open space or fuel or field garden allotment. They make provision for Special Parliamentary Procedure (SPP) to apply where a DCO authorises the compulsory acquisition of or rights over such land. This means that the DCO will be subject to SPP unless the Secretary of State is satisfied that one of the following four circumstances apply:

- Replacement land will be given in exchange for the land to be compulsory acquired with the same rights, trusts and incidents.
- That replacement land is not available but that it is strongly in the public interest to proceed sooner than SPP would allow;
- That the land is being required for a temporary purpose; or
- That the land being acquired does not exceed 200 square metres or the land is specified for highway works in certain circumstances.

7.2.3 Through consultation with HCC it was identified that the provision of replacement land was their preference. Therefore, replacement land will be given in exchange for the land to be compulsory acquired with the same rights, trust and incidents.

7.2.4 The land proposed to replace the open space land is to be an equivalent size and in the same vicinity as the existing open space land. The replacement plot is in the location of the Myton Centre, parcel numbers 3/1s, 3/1y, 3/1aa and 3/1za, on the north side of the A63 approximately 300m from Trinity Burial Ground. The current use of the replacement land is as an office building. The proposal is to demolish the existing building and to landscape to area before it is handed over as replacement land.

7.3 National Trust land

7.3.1 None of the land to be acquired for the Scheme is National Trust “inalienable” land for the purposes of s130 of the 2008 Act.

7.4 Statutory undertaker land

7.4.1 None of the land to be acquired for the Scheme is Statutory Undertakers land for the purposes of s127 of the 2008 Act.

7.5 Other consents

- 7.5.1 Other consents are required to allow the Scheme to proceed. These include the faculties issued through the Diocesan Advisory Committee under the Care of Churches and Ecclesiastical Jurisdiction Measure 1991, a licence from the Secretary of State pursuant to Section 25 of the Burial Act 1857 and a deemed marine licence from the Marine Management Organisation for works in the Humber Dock Marina. The Consents and Agreements Position Statement (**Application Document Reference: TR010016/APP/3.3**) sets out these consents.
- 7.5.2 The Consents and Agreement Position Statement (**Application Document Reference: TR010016/APP/3.3**) sets out the required other consents and the current position as to the status of securing those consents. The Consents and Agreement Position Statement will continue to be updated as necessary during the Examination. The Applicant is satisfied that all necessary consents to enable the Scheme to proceed have been identified and that there is no reason why such consents should not be secured or granted pursuant to the DCO.

8 Conclusions

8.1 Overview

- 8.1.1 This Statement sets out why compulsory acquisition and temporary possession powers have been sought in the DCO application and explains why the Applicant considers such powers to be necessary, proportionate, and justified.
- 8.1.2 In determining the extent of the compulsory acquisition and temporary possession powers proposed in the DCO, the Applicant has had regard to the legislative tests set out in the 2008 Act and to the advice in the CA Guidance. The Applicant is content that the scope of the powers sought and the extent of the interests in the land to be acquired by compulsory acquisition are required for the Scheme and are the minimum necessary that will allow the Applicant to construct, operate and maintain the Scheme. The purpose for which each part of the land is required is set out in **Annex A** to this Statement.
- 8.1.3 The Applicant has consulted all persons affected by the compulsory acquisition and temporary possession powers and persons who may have a claim for compensation arising from the Scheme. It has consulted such persons during preparation of the DCO application and during the design of the Scheme. It has had regard to consultation responses and has taken steps to address their concerns and to ensure that any impacts are reduced or removed. The Applicant has further sought to acquire any interests in the land by agreement wherever practicable. The status of negotiations with affected landowners for the acquisition of their land interest is set out in **Annex B** to this Statement.
- 8.1.4 The Applicant has considered the human rights of the individuals affected by the compulsory acquisition and temporary possession powers. It is satisfied that there is a compelling public interest case for compulsory acquisition and that the significant public benefits arising from the Scheme will outweigh the harm to those individuals.
- 8.1.5 Without the grant of compulsory acquisition and temporary possession powers, the Applicant considers that it will not be possible to construct the Scheme, or realise the public benefits arising from it.

Figures and Annexes

Annex A	Details of the purpose for which compulsory acquisition and temporary possession powers are sought
Annex B	Schedule of all interests in the land and progress of negotiations with persons subject to compulsory acquisition and temporary possession powers

Details of the purpose for which compulsory acquisition and temporary possession powers are sought

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The specific purposes for which each plot of land subject to compulsory acquisition powers is required are set out in the tables in this Annex. The first column of each table identifies the plot number (as shown on the Land Plans) and used in the Book of Reference. Plots may be grouped in each row to the extent that they relate to the same Work. The second column of each table sets out the corresponding Works numbers as shown on the Works Plans and the broad uses for which the plot in question is required.

The tables in this Annex A should be read in conjunction with and by reference to the:

- Land Plans (**Application Document Reference: TR010016/APP/2.3**)
- Works Plans (**Application Document Reference: TR010016/APP/2.4**)
- Draft DCO (**Application Document Reference: TR010016/APP/3.1**)

Acquisition of Land – by Plot Number		
Land Plan sheet/Plot Number:	DCO Work No.	Purpose for which the land is required:
2/4m, 2/4n, 2/1m, 2/1o, 2/1p, 2/1l, 2/1n, 2/4o, 2/4p, 2/1q	Work No 5	Improvement and realignment of the existing dual carriageway of the A63 commencing at its junction with Ropery Street and terminating at a point approximately 130m east of its junction with Market Place.
3/1a, 3/1b, 3/3b, 3/3zd, 3/3ze, 3/1d, 3/1f, 3/1g, 3/1k, 3/3l, 3/1j, 3/2b, 3/1o, 3/3i, 3/1r, 3/2i, 3/2a, 3/1av, 3/1ay, 3/1az, 3/2g, 3/9a, 3/1bv, 3/2e, 3/1aq, , 3/3q, 3/5a, 3/5i, 3/1by, 3/1br, 3/6e, 3/7c, 3/1aw, 3/1x	Work No 5	Improvement and realignment of the existing dual carriageway of the A63 commencing at its junction with Ropery Street and terminating at a point approximately 130m east of its junction with Market Place.
3/1o, 3/2b, 3/3b, 3/3zd, 3/3ze	Work No 12	The construction of a new bridge over the A63 Hessle Road between St. James Street and Porter Street
3/2a, 3/1x, 3/2e, 3/1aq, 3/1ag, 3/6e, 3/7c, 3/1aw, 3/1zd, 3/1zg, 3/1zi	Work No 14	Construction of a new eastbound off-slip and retaining wall, to the west of Mytongate Junction
3/3q, 3/5i, 3/1av, 3/2c, 3/5a	Work No 15	Construction of a new westbound on-slip and retaining wall to the west of Mytongate Junction
3/3a, 3/3b, 3/3l3/3q,3/3zd, 3/3ze	Work No 9	Demolition of Arco office complex for use as a site compound
3/3r, 3/4a, 3/3s, 3/4c, 3/4d, 3/1ak, 3/5d	Work No 16	Construction of a new access road from Lister Street to local businesses

3/1bb, 3/1ax, 3/5h 3/1ay, 3/1az, 3/2a, 3/2i, 3/2za	Work No 19	Improvement of existing dual carriageway of the A1079 Ferensway to the north of Mytongate Junction and improvements to Commercial Road to the south of Mytongate Junction
3/1bd, 3/9a, 3/1bv, 3/1by, 3/1cb, 3/2g	Work No 27	Construction of a new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
3/1be, 3/1zl	Work No 24	Trinity Burial Ground compound, construction of pumping station and Northern Power Grid substation
3/1be, 3/1l	Work No. 46	Construction of surface water rising main from the new Pumping Station across Holiday Inn's access road to a man hole on land to the south of the access road
3/1bm, 3/8d, 3/2h, 3/7h, 3/1ci, 3/1br 3/2a, 3/2i, 3/2g	Work No 20	Construction of a new eastbound on-slip and retaining wall to the east of Mytongate Junction
5/1b, 5/1a, 5/2h, 5/2i, 5/2f, 5/1d, 5/2an, 5/1l, 5/1o, 5/2bh, 5/1k, 5/1r, 5/1aa, 5/1ai, 5/2cp 5/2o, 5/1h, 5/1s, 5/2ci	Work No 5	Improvement and realignment of the existing dual carriageway of the A63 commencing at its junction with Ropery Street, and terminating at a point approximately 130m east of its junction with Market Place
5/1a, 5/1h, 5/2o, 5/2h, 5/2f, 5/1d, 5/2i, 5/1c	Work No 27	Construction of a new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
5/2b, 5/1b, 5/1a, 5/1k	Work No 20	Construction of a new eastbound on-slip and retaining wall to the east of Mytongate Junction
5/2v, 5/2x, 5/2y, 5/2z, 5/2aa, 5/2ab	Work No 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2aw, 5/5e, 5/2bw	Work No 33	Minor improvement works to the existing Old Town area including Princes Dock Street, Fish Street, Dagger Lane, Vicar Lane, South Church Side, North Church Side, Robinson Row and Posterngate.
5/1s, 5/9b, 5/1u, 5/1r, 5/1k, 5/1w	Work No 35	Construction of new westbound on-slip to the west of Queen Street
5/2ca, 5/2cb, 5/1k, 5/1r	Work No 36	Construction of new eastbound A63 off-slip to the west of Market Place
5/1x 5/1cb	Work No 38	Improvement of Market Place to the north of its junction with the A63
5/1x, 5/1aa, 5/1k, 5/1aa, 5/1ac, 5/1ab, 5/7c	Work No 39	Construction of new eastbound on-slip to the east of Market Place
5/1u, 5/1w, 5/2cd, 5/1k	Work No 37	Improvement of Queen Street to the south of its junction with the A63
5/1ad	Work No 40	Construction of new westbound A63 off-slip to the east of Market Place
5/1aa	Work No 41	Improvement of Myton Bridge underpass on High Street

Acquisition of Rights – by Plot Number		
Plot Number/Land Plan sheet:	DCO Work No.	Purpose for which the land is required:
3/1l	Work No. 12	Construction and maintenance of Porter Street Footbridge over the A63 Between St James Street and Porter Street
3/1m	Work No. 12	Construction and maintenance of Porter Street Footbridge over the A63 Between St James Street and Porter Street
3/3m	Work No. 12	Construction and maintenance of Porter Street Footbridge over the A63 Between St James Street and Porter Street
3/3h	Work No. 12	Construction and maintenance of Porter Street Footbridge over the A63 Between St James Street and Porter Street
3/3e	Work No. 12	Construction and maintenance of Porter Street Footbridge over the A63 Between St James Street and Porter Street
3/3zb	Work No. 12	Construction and maintenance of Porter Street Footbridge over the A63 Between St James Street and Porter Street
3/3zc	Work No. 12	Construction and maintenance of Porter Street Footbridge over the A63 Between St James Street and Porter Street
3/1ae	Work No. 10	Diversion of YW Sewer along Waverly Street crossing the A63 and going up to Cogan Street
3/1af	Work No. 10	Diversion of YW Sewer along Waverly Street crossing the A63 and going up to Cogan Street
3/1zc	Work No. 10	Diversion of YW Sewer along Waverly Street crossing the A63 and going up to Cogan Street
3/1ze	Work No. 10	Diversion of YW Sewer along Waverly Street crossing the A63 and going up to Cogan Street
3/1zf	Work No. 10	Diversion of YW Sewer along Waverly Street crossing the A63 and going up to Cogan Street
3/1zh	Work No. 10	Diversion of YW Sewer along Waverly Street crossing the A63 and going up to Cogan Street
3/2d	Work No. 10	Diversion of YW Sewer along Waverly Street crossing the A63 and going up to Cogan Street
3/3j	Work No. 10	Diversion of YW Sewer along Waverly Street crossing the A63 and going up to Cogan Street
3/3o	Work No. 10	Diversion of YW Sewer along Waverley Street
3/3u	Work No. 10	Diversion of YW Sewer along Waverley Street
3/3za	Work No. 10	Diversion of YW Sewer along Waverley Street
3/3zb	Work No. 10	Diversion of YW Sewer along Waverley Street
3/3zc	Work No. 10	Diversion of YW Sewer along Waverley Street
3/5zb	Work No. 10	Diversion of YW Sewer along Waverly Street crossing the A63 and going up to Cogan Street
3/1bf	Work No. 23	Diversion of YW Sewer from Waterhouse Lane through Holiday Inn to Commercial Road

3/1bf	Work No. 46	Construction of surface water rising main from the new Pumping Station across Holiday Inn's access road to a man hole on land to the south of the access road
3/1bg	Work No. 23	Diversion of YW Sewer from Waterhouse Lane through Holiday Inn to Commercial Road
3/1bg	Work No. 46	Construction of surface water rising main from the new Pumping Station across Holiday Inn's access road to a man hole on land to the south of the access road
3/1ca	Work No. 23	Diversion of YW Sewer from Waterhouse Lane through Holiday Inn to Commercial Road
3/1cf	Work No. 23	Diversion of YW Sewer from Waterhouse Lane through Holiday Inn to Commercial Road
3/9b	Work No. 27	Construction of new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
3/1cc	Work No. 27	Construction of new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
3/1cf	Work No. 27	Construction of new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
3/3h	Work No 9	Demolition of Arco office complex for use as a site compound
3/3j	Work No 9	Demolition of Arco office complex for use as a site compound
3/3m	Work No 9	Demolition of Arco office complex for use as a site compound
3/3o	Work No 9	Demolition of Arco office complex for use as a site compound
3/3u	Work No 9	Demolition of Arco office complex for use as a site compound
3/5zb	Work No 18A	Alterations to Kingston Retail Park car park
5/2g	Work No. 27	Construction of new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
5/2j	Work No. 27	Construction of new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
5/1e	Work No. 27	Construction of new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
5/1f	Work No. 27	Construction of new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
5/1g	Work No. 27	Construction of new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
5/2p	Work No. 27	Construction of new westbound A63 off-slip and retaining wall to the east of Mytongate Junction
4/1ab	Work No. 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1ad	Work No. 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
5/1e	Work No. 23	Diversion of YW Sewer from Waterhouse Lane through Holiday Inn to Commercial Road
5/2g	Work No. 23	Diversion of YW Sewer from Waterhouse Lane through Holiday Inn to Commercial Road
5/2j	Work No. 23	Diversion of YW Sewer from Waterhouse Lane through Holiday Inn to Commercial Road

5/1f	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/1g	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2k	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2l	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2n	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2p	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2q	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2r	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2t	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2ac	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2ai	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/2ag	Work No. 31	Construction and maintenance of a new bridge over the A63 between Princess Quay Shopping Centre and Humber Dock
5/1i	Work No. 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
5/1j	Work No. 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
5/2ah	Work No. 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
5/2ak	Work No. 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
5/2ba	Work No 34	Construction of turning head and improvements to Humber Dock Street
5/2bd	Work No 34	Construction of turning head and improvements to Humber Dock Street
5/2zb	Work No 34	Construction of turning head and improvements to Humber Dock Street
5/2av	Work No 34	Construction of turning head and improvements to Humber Dock Street
5/1z	Work No 40	Improvement of Queen Street to the south of its junction with the A63 & Construction of new westbound A63 off-slip to the east of Queen Street
Temporary Possession of Land – by Work Number		
Plot Number/Land Plan sheet:	DCO Work No.	Purpose for which the land is required:
1/1a	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street

1/1b	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
1/1c	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
1/1d	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
1/1e	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
1/1f	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/1a	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/3a	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/2a	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/4b	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/4a	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/4c	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/4d	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/5b	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/4h	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/4g	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/2b	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/4j	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/1b	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/1h	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/1i	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/1g	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/1j	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/1c	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/4e	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/4f	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street

2/1d	Work No.3	Diversion of BT apparatus along Daltry Street, Goulton Street to West Dock Street
2/5a	Work No 4	Construction of a site compound and vehicle recovery site
3/1e	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1h	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1i	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1q	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1t	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1u	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1z	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1ab	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1ad	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1ah	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1al	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
3/1c	Work No 7	Construction of turning head at St James Street
3/1c	Work No 8	Diversion of BT and KCOM apparatus along Lister Street and Commercial Road
3/1bc	Work No 8	Diversion of BT and KCOM apparatus along Lister Street and Commercial Road
3/1e	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1h	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1i	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1q	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1t	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1u	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1z	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1ab	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1am	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane

3/1ar	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1au	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/1at	Work No 11	Diversion of BT and KCOM apparatus along Porter Street, Adelaide Street, Amy Johnson Court and Waterhouse Lane
3/3d	Work No 9	Demolition of Arco office complex for use as a site compound
3/3f	Work No 9	Demolition of Arco office complex for use as a site compound
3/3g	Work No 9	Demolition of Arco office complex for use as a site compound
3/3i	Work No 9	Demolition of Arco office complex for use as a site compound
3/3k	Work No 9	Demolition of Arco office complex for use as a site compound
3/3n	Work No 9	Demolition of Arco office complex for use as a site compound
3/3p	Work No 9	Demolition of Arco office complex for use as a site compound
3/3t	Work No 9	Demolition of Arco office complex for use as a site compound
3/3zf	Work No 9	Demolition of Arco office complex for use as a site compound
3/zg	Work No 9	Demolition of Arco office complex for use as a site compound
3/2d	Work No 10	Diversion of YW Sewer along Waverley Street
3/1s	Work No 13	Demolition of Myton Centre, construction of temporary car park and construction of 'green space'. Exchange land for provision of designated 'Public Open Space'
3/1y	Work No 13	Demolition of Myton Centre, construction of temporary car park and construction of 'green space'. Exchange land for provision of designated 'Public Open Space'
3/1v	Work No 13	Demolition of Myton Centre, construction of temporary car park and construction of 'green space'. Exchange land for provision of designated 'Public Open Space'
3/1aa	Work No 13	Demolition of Myton Centre, construction of temporary car park and construction of 'green space'. Exchange land for provision of designated 'Public Open Space'
3/1za	Work No 13	Demolition of Myton Centre, construction of temporary car park and construction of 'green space'. Exchange land for provision of designated 'Public Open Space'
3/1ac	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street
3/1ai	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street
3/1an	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street

3/1ao	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street
3/1ap	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street
3/6a	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street
3/6b	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street
3/2f	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street
3/1t	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street
3/1zb	Work No 17	Construction of a new turning head at William Street and provision of new On Street Play at William Street and Cogan Street
3/5b	Work No 18A	Alterations to Kingston Retail Park car park
3/5za	Work No 18A	Alterations to Kingston Retail Park car park
3/5c	Work No 18B	Alterations to Kingston Retail Park car park
3/5d	Work No 18A	Alterations to Kingston Retail Park car park
3/5e	Work No 18B	Alterations to Kingston Retail Park car park
3/5g	Work No 18B	Alterations to Kingston Retail Park car park
3/1as	Work No 19	Improvement of the existing dual carriageway of the A1079 Ferensway to the north of Mytongate Junction and the improvements to Commercial Road to the south of Mytongate Junction
3/1au	Work No 19	Improvement of the existing dual carriageway of the A1079 Ferensway to the north of Mytongate Junction and the improvements to Commercial Road to the south of Mytongate Junction
3/1at	Work No 19	Improvement of the existing dual carriageway of the A1079 Ferensway to the north of Mytongate Junction and the improvements to Commercial Road to the south of Mytongate Junction
3/1bc	Work No 19	Improvement of the existing dual carriageway of the A1079 Ferensway to the north of Mytongate Junction and the improvements to Commercial Road to the south of Mytongate Junction
3/1bc	Work No 23	Diversion of YW Sewer across the A63 Castle Street and to the south of Trinity Burial Ground
3/1bj	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
3/1bl	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
3/1bq	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
3/1bt	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street

3/1bp	Work No 26	Alterations to Holiday Inn car park, access, internal roads and amendments to existing drainage arrangements
3/9c	Work No 28	Works to Trinity Burial Ground. Archaeology, exhumation and re-interring of exhumed remains, re-alignment of internal path and construction of a new retaining wall
3/10b	Work No 29	Construction of main office compound at Wellington Street West
3/11a	Work No 30	Work to listed buildings. Castle Buildings and Earl De Grey. Dismantle the Earl De Grey and partially rebuild approximately 3m to the north of existing position.
3/11b	Work No 30	Work to listed buildings. Castle Buildings and Earl De Grey. Dismantle the Earl De Grey and partially rebuild approximately 3m to the north of existing position.
4/1q	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1r	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1s	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
(4/1n)	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
(4/1o)	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
(4/1p)	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1m	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1l	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1y	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1z	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1aa	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1ac	Work No 25	Diversion of KCOM apparatus along Myton Street, Carr Lane and Princes Dock Street
4/1b	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
4/1a	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
4/1c	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
4/1j	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
4/1i	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
4/1k	Work No 6	Diversion of BT apparatus along Osborne Street, Porter Street and across the A63
5/2a	Work No 26	Alterations to Holiday Inn car park, access, internal roads and amendments to existing drainage arrangements

5/2d	Work No 26	Alterations to Holiday Inn car park, access, internal roads and amendments to existing drainage arrangements
5/3a	Work No 29	Construction of main office compound at Wellington Street West
5/2af	Work No 32	Offsite Archaeological investigation works at Princes Dock Street
5/2as	Work No 33	Minor improvement works to the existing Old Town area including Princes Dock Street, Fish Street, Dagger Lane, Vicar Lane, South Church Side, North Church Side, Robinson Row and Posterngate.
5/2ay	Work No 33	Minor improvement works to the existing Old Town area including Princes Dock Street, Fish Street, Dagger Lane, Vicar Lane, South Church Side, North Church Side, Robinson Row and Posterngate.
5/2al	Work No 33	Minor improvement works to the existing Old Town area including Princes Dock Street, Fish Street, Dagger Lane, Vicar Lane, South Church Side, North Church Side, Robinson Row and Posterngate.
5/2aq	Work No 34	Construction of turning head and improvements to Humber Dock Street
5/2ax	Work No 34	Construction of turning head and improvements to Humber Dock Street
5/2za	Work No 34	Construction of turning head and improvements to Humber Dock Street
5/2zc	Work No 34	Construction of turning head and improvements to Humber Dock Street
5/2zd	Work No 34	Construction of turning head and improvements to Humber Dock Street
6/1a	Work No 1	Construction of Livingstone Road materials compound
6/2a	Work No 2	Construction of eastbound vehicle recovery compound located west of St Andrews Quay
6/2b	Work No 42	Construction of westbound vehicle recovery location west of Garrison Road roundabout

Schedule of all objections made by representation to the granting of compulsory acquisition powers and progress of negotiations with those affected persons

Statement of Reasons – Annex B Version 4 – 27/08/2019

The table below shows the progress of negotiations with affected persons. Please note that the table is correct at the date of submission. It is the intention of the Applicant to submit further updates post-application, either when appropriate or as directed by the Examining Authority. Highways England are only intending to enter into agreements where they are seeking permanent acquisition of land.

Obj No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plots	Compulsory Acquisition (Y/N):	Status of objection and negotiations with land interest:
1(a)	99P Stores Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
1(b)	99P Stores Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
1(c)	99P Stores Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
2(a)	Aareal Bank AG	Legal Charge	Permanent	3/7h, 3/8d, 3/1ci, 5/2b, 5/2v, 5/2x, 5/2y	Y	Agreement not sought
2(b)	Aareal Bank AG	Legal Charge	Permanent Rights	5/2aj, 5/2ag, 5/2k, 5/2ad, 5/2ac, 5/2ai	N	Agreement not sought
2(c)	Aareal Bank AG	Legal Charge	Temporary	3/8a, 3/8b, 3/7g, 3/7f, 3/7i, 3/8c, 3/1cj, 5/2c, 5/2af	N	Agreement not sought
3(a)	Abdul Salam Ismael	as beneficiary	Temporary	3/1ao	N	Agreement not sought
3(b)	Abdul Salam Ismael	as beneficiary	Permanent	3/1ap	Y	Agreement not sought
4	Adib Ramzan Saleh	as beneficiary	Temporary	3/1q	N	Agreement not sought
5	Age UK Hull	as beneficiary	Temporary	3/1ah, 4/1b	N	Agreement not sought
6(a)	Akbar Mohammed Abdullah	as beneficiary	Permanent	3/1a	Y	Agreement not sought
6(b)	Akbar Mohammed Abdullah	in respect of rights for services, drainage and access for maintenance	Permanent	2/1p	Y	Agreement not sought
7	Albert Ingram Brown	in respect of rights for services, drainage and access for maintenance	Permanent	2/1o	Y	Agreement not sought
8	Allison Marie Collingwood	in respect of rights for services, drainage and access for maintenance	Permanent	2/1o	Y	Agreement not sought
9	Altnay Guney	as beneficiary	Temporary	3/1q	N	Agreement not sought
11	Ami Cold Stores Limited	Part 1 (Category 1 - Owner)	Temporary	2/5a, 2/5b	N	Site in use as PQB Site Compound and an agreement is in place for A63 Castle Street.
12(a)	Andrew M Jackson & Co Limited	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
12(b)	Andrew M Jackson & Co Limited	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
13(a)	Arco Limited	Part 1 (Category 1 - Owner)	Permanent	3/3a,3/3ab, 3/3b 3/3l, 3/3q, 3/3r, 3/3s, 3/7b,	Y	An agreement is now in place for HCC to acquire the Arco site and an agreement has been made for the Applicant to lease the site. Compensation has been agreed.
13(b)	Arco Limited	Part 1 (Category 1 - Owner)	Permanent Rights	3/3h, 3/3j, 3/3m, 3/3o, 3/3u, 3/3za, 3/3zb, 3/3zc, 3/3zd, 3/1ze	N	

13(c)	Arco Limited	Part 1 (Category 1 - Owner)	Temporary	3/3d, 3/3f, 3/3g, 3/3i, 3/3k, 3/3n, 3/3p, 3/3t, 3/3x, 3/7a, 3/3zf, 3/3zg	N	
185	Armstrong Hydraulics	as beneficiary	Permanent Rights	3/4d	N	Agreement Not Sought
14(a)	Associated British Ports	as beneficiary	Permanent	3/1bd, 3/1be, 3/1cb, 3/1ci, 3/2g, 5/1h, 5/1k, 5/4b	Y	Agreement not sought
14(b)	Associated British Ports	as beneficiary	Permanent Rights	3/1bf, 3/1bg, 3/1ca, 3/1cc, 3/1cf, 4/1ab, 4/1ad, 5/1f, 5/1g, 5/1i, 5/1j	N	Agreement not sought
14(c)	Associated British Ports;	as beneficiary	Temporary	3/1bi, 3/1bp, 3/1cd, 3/1ce, 3/1cg, 3/1ch, 3/1cj, 3/10a, 3/10b, 4/1ac, 5/1m, 5/1n, 5/3a, 5/3e, 5/3h, 5/4a, 6/2b	N	Agreement not sought
15(a)	ATS Euromaster Limited	as beneficiary	Permanent	3/3r, 3/3s, 3/3ab	Y	Meeting held 21 st March 2019 to progress acquisition for Lister Street Access. Action required is for two accesses to be provided Lister Street Access and HGV access direct from Lister Street.
15(b)	ATS Euromaster Limited	as beneficiary	Temporary	3/3d, 3/3x	N	Not Applicable
15(c)	ATS Euromaster Limited	Part 1 (Category 1 - Owner)	Permanent	3/4a, 3/4c, 3/4d	Y	Not Applicable
15(d)	ATS Euromaster Limited	Part 1 (Category 1 - Owner)	Temporary	3/4b	N	Not Applicable
16(a)	Aviva Commercial Finance Limited	Legal Charge	Permanent	3/5a, 3/5d, 3/5h	Y	Agreement not sought
16(b)	Aviva Commercial Finance Limited	Legal Charge	Temporary	3/5c, 3/5e, 3/5b, 3/5f, 3/5g	N	Agreement not sought
17	Azad Hamiamen Hassan	as beneficiary	Temporary	3/1ab	N	Agreement not sought
18(a)	B & M Retail Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
18(b)	B & M Retail Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
18(c)	B & M Retail Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
19(a)	Banks Cooper Associates Limited	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
19(b)	Banks Cooper Associates Limited	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
20	Barclays Bank Plc	Legal Charge	Temporary	5/2zd	N	Agreement not sought
21	Barry Goulding	in respect of rights for services, drainage and access for maintenance	Permanent	2/1o	Y	Agreement not sought
22(a)	Begbies Traynor (Central) Llp	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
22(b)	Begbies Traynor (Central) Llp	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
23(a)	Bestun Wosu Khder	as beneficiary	Temporary	3/1ao	N	Agreement not sought
23(b)	Bestun Wosu Khder	as beneficiary	Permanent	3/1ap	N	Agreement not sought
24	Blerim Shkreta	as beneficiary	Temporary	3/1q	N	Agreement not sought

25	Bmpi LLP	Part 1 (Category 1 - Owner)	Temporary	5/2zd	N	Agreement not sought
26(a)	Boots UK Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
26(b)	Boots UK Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
26(b)	Boots UK Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
27	Brian Steven Cox	in respect of rights for services, drainage and access for maintenance	Permanent	2/1o	Y	Agreement not sought
28(a)	British Waterways Marinas Limited	Part 1 (Category 1 - Owner)	Permanent Rights	5/2q, 5/2r, 5/2t	N	Agreement not sought
28(b)	British Waterways Marinas Limited	Part 1 (Category 1 - Owner)	Temporary	5/2ae, 5/2am, 5/2ap, 5/2s, 5/2u	N	Agreement not sought
29(a)	BT Group plc	Stat undertakers	Permanent	2/1l, 2/1m, 2/4m, 2/4n, 2/4o, 3/1a, 3/1ax, 3/1ay, 3/1bb, 3/1bd, 3/1by, 3/1cb, 3/1d, 3/1f, 3/1g, 3/1zg, 3/2a, 3/2c, 3/2e, 3/2g, 3/2i 3/3b, 3/9a, 5/1a, 5/1aa, 5/1ah, 5/1b, 5/1c, 5/1d, 5/1h, 5/1k, 5/1l, 5/1o, 5/1r, 5/1s, 5/1u, 5/1w, 5/1x, 5/2an, 5/2cd, 5/2o, 5/4b	Y	Ongoing. Balfour Beatty to continue and conclude negotiations. Collaborative Utilities workshop held on 22 nd August 2019.
29(b)	BT Group plc	Stat undertakers	Permanent Rights	3/1ca, 3/1cc, 3/1cf, 3/9b, 4/1ad, 5/1j, 5/1z, 5/2ak, 5/2av, 5/2p	N	
29(c)	BT Group plc	Stat undertakers	Temporary	1/1a, 2/1a, 2/1b, 2/1d, 2/1f, 2/1k, 2/3a, 2/4a, 2/4d, 2/4e, 2/4f, 2/4g, 2/4i, 2/4j, 2/4k, 2/4l, 2/5b, 3/1as, 3/1at, 3/1au, 3/1bc, 3/1bl, 3/1bz, 3/1c, 3/1cd, 3/1ce, 3/1ch, 3/1e, 3/1i, 3/1p, 3/2d, 3/2f, 3/6d, 3/8a, 3/8b, 3/9c, 3/9d, 4/1a, 4/1aa, 4/1ac, 4/1c, 4/1d, 4/1e, 4/1h, 4/1i, 4/1k, 4/1l, 4/1o, 4/1p, 4/1w, 4/2a, 5/1af, 5/1m, 5/1n, 5/1p, 5/1t, 5/1v, 5/2ar, 5/2ax, 5/2bf, 5/2bg, 5/2bv, 5/2cc, 5/4a, 5/2zd	N	
30(a)	C Spencer Limited	as beneficiary	Permanent Rights	4/1ab, 4/1ad	N	Meeting held 18 December 2018. Payment agreed for use of the site as temporary compound for the main works. Since then the Short Rising Main agreed with Yorkshire Water so Long Rising Main routes removed from Spencers Land. The Heads of Terms have been exchanged and the agreement is pending.
30(b)	C Spencer Limited	as beneficiary	Temporary	3/10b, 4/1ac, 4/1v, 5/3a, 5/3e	N	
30(d)	C Spencer Limited	Part 1 (Category 1 - Owner)	Temporary	5/3e, 5/3g, 5/3h	N	
31	Carole Brown	in respect of rights for services, drainage and access for maintenance	Permanent	2/1o	Y	
32(a)	Castle Buildings LLP	as beneficiary	Permanent Rights	4/1ab, 4/1ad, 4/1ab, 4/1ad	N	Agreement not sought
32(b)	Castle Buildings LLP	as beneficiary	Temporary	4/1ac, 4/1v, 4/1ac, 4/1v	N	Agreement not sought
32(c)	Castle Buildings LLP	Part 1 (Category 1 - Owner)	Temporary	3/11a, 3/11b	N	An agreement in principle has been reached for Castle Buildings LLP to relocate the Earl de Grey as part of their development plans for the site.

						Heads of terms are currently being reviewed.
33(a)	Charity Commission	Legal Charge	Temporary	3/6a, 3/6b, 3/6c, 3/6d, 3/6f	N	Agreement not sought
33(b)	Charity Commission	Legal Charge	Permanent	3/6e	N	Agreement not sought
34(b)	Charles Spencer	in respect of rights for services, drainage and access for maintenance	Temporary	5/3e, 5/3g, 5/3h	N	Negotiations have taken place with regards to use of the site. Heads of terms have been agreed Agreement has not yet been reached, and discussions are ongoing.
34(d)	Charles Spencer	Part 1 (Category 1 - Owner)	Temporary	3/10a, 3/10b, 5/3a	N	
35(a)	CityFibre	Stat undertakers	Permanent	3/2a, 3/2g, 3/2i, 3/9a, 5/1a, 5/1aa, 5/1ah, 5/1ai, 5/1c, 5/2ci, 5/2h, 5/2i	Y	
35(b)	CityFibre	Stat undertakers	Permanent Rights	5/1z, 5/2av, 5/2ba	N	Ongoing. Balfour Beatty to continue and conclude negotiations. Collaborative Utilities workshop held on 22 nd August 2019 – CityFibre were unavailable.
35(c)	CityFibre	Stat undertakers	Temporary	1/1a, 2/1a, 2/1b, 2/1c, 2/2a, 2/3a, 2/4e, 3/1bc, 3/1c, 3/1p, 4/1a, 4/1aa, 4/1c, 4/1d, 4/1e, 4/1f, 4/1g, 4/1h, 4/1i, 4/1k, 4/1l, 4/1m, 4/1o, 4/1w, 4/2a, 5/1af, 5/1ag, 5/1t, 5/1v, 5/2aq, 5/2ax, 5/2bf, 5/2bv, 5/2cg, 5/2ch, 5/2cj	N	
36	Coors Brewers Limited	as beneficiary	Temporary	3/3d, 3/3x	N	Agreement not sought
37(a)	Costa Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
37(b)	Costa Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
37(c)	Costa Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
38	Cringle Corporation Limited	as beneficiary	Temporary	4/1f	N	Agreement not sought
39(a)	Dara Hasan	as beneficiary	Temporary	3/1ao	N	Agreement not sought
39(b)	Dara Hasan	as beneficiary	Permanent	3/1ap	Y	Agreement not sought
40	Darius Khalaj	as beneficiary	Temporary	3/1ab	N	Agreement not sought
41(a)	David Bell	as beneficiary	Temporary	3/1ao	N	Agreement not sought
41(b)	David Bell	as beneficiary	Permanent	3/1ap	Y	Agreement not sought
42(a)	David Charles Levesley	in respect of rights for services, drainage and access for maintenance	Permanent	5/2aw	Y	Agreement not sought
42(b)	David Charles Levesley	in respect of rights for services, drainage and access for maintenance	Temporary	5/2as	N	Agreement not sought
43(a)	David John Preece	as beneficiary	Permanent	3/1d	Y	Agreement not sought

43(b)	David John Preece	as beneficiary	Temporary	3/1e, 3/1h	N	Agreement not sought
44(a)	Deborah Alice Barsby	in respect of rights for services, drainage and access for maintenance	Permanent	5/2aw	Y	Agreement not sought
44(b)	Deborah Alice Barsby	in respect of rights for services, drainage and access for maintenance	Temporary	5/2as	N	Agreement not sought
45	Deborah Jane Kaymaz	as beneficiary	Temporary	3/1ad	N	Agreement not sought
46	Donna Anne Watson	in respect of rights for services, drainage and access for maintenance	Permanent	2/1m	Y	Agreement not sought
47	Dulveen Shaban Salih	as beneficiary	Temporary	3/1q	N	Agreement not sought
48(b)	Environment Agency	as beneficiary	Temporary	5/3a	N	Agreement not sought
48	Environment Agency	in respect of right to retain, install, inspect, maintain and remove flood defences	Temporary	3/10b	N	The SoCG was agreed and signed by the Environment Agency and Highways England on 16 th July 2019.
49(a)	Epic (No. 2) Limited	Part 1 (Category 1 - Owner)	Permanent	3/5a, 3/5h	Y	Further information supplied by Highways England on 4 th June 2019 with more to follow. Draft HoTs have been supplied by EPIC and draft SocG has been shared.
49(b)	Epic (No. 2) Limited	Part 1 (Category 1 - Owner)	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Not Applicable
49(c)	Epic (No. 2) Limited	Part 1 (Category 1 - Owner)	Permanent Rights	3/5zb	N	
50(a)	Ernst & Young LLP	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
50(b)	Ernst & Young LLP	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
51(b)	Essential Trustees Limited	in respect of rights for services, drainage and access for maintenance	Temporary	5/3e, 5/3g, 5/3h	N	As C Spencer Limited
51(d)	Essential Trustees Limited	Part 1 (Category 1 - Owner)	Temporary	3/10a, 3/10b, 5/3a	N	Not Applicable
52(a)	George William Brown	as beneficiary	Temporary	3/1ao	N	Agreement not sought
52(b)	George William Brown	as beneficiary	Permanent	3/1ap	Y	Agreement not sought
53	Giles Robert Sugdon	in respect of rights for services, drainage and access for maintenance	Permanent	2/1l	Y	Agreement not sought
54(a)	Grammar School Yard Management Limited	as beneficiary	Permanent	5/2bh	Y	Well advanced in negotiations, very close to agreeing the payment and HoTs.
54(b)	Grammar School Yard Management Limited	Part 1 (Category 1 - Owner)	Permanent	5/2bh	Y	Not Applicable
54(c)	Grammar School Yard Management Limited	Part 1 (Category 1 - Owner)	Permanent Rights	5/2bk, 5/2bl	N	Not Applicable
55	Habib Bostani	in respect of rights for services, drainage and access for maintenance	Permanent	2/1m	Y	Agreement not sought
56	Habinteg Housing Association Limited	as beneficiary	Temporary	3/1ar, 3/1am	N	Agreement not sought
57	Haji Meran	as beneficiary	Temporary	3/1q	N	Agreement not sought
58	Hanover Housing Association	as beneficiary	Temporary	3/1as, 3/1au, 3/1al, 4/1c, 4/1j	N	Agreement not sought
59	Harun Kaymaz	as beneficiary	Temporary	3/1ad	N	Agreement not sought

60	Hessle Investments Limited	in respect of rights for services, drainage and access for maintenance	Temporary	2/5a	N	Agreement not sought
61(a)	HICP Limited	Part 1 (Category 1 - Owner)	Permanent	3/1bd, 3/1zl, 3/1zj, 3/1be, 3/1cb, 5/2f, 5/2i	Y	The preferred route of the sewer has now been confirmed and an Option and Mitigation Deed has been agreed with the land owner. Agreement has been made with the land owner over the transfer of the permanent rights. Discussions will continue with the land owner and Yorkshire Water as to how the works will be phased and managed.
61(b)	HICP Limited	Part 1 (Category 1 - Owner)	Permanent Rights	3/1bf, 3/1zk, 3/1bg, 3/1ca, 3/1cc, 3/1cf, 5/2g, 5/2j	N	
61(c)	HICP Limited	Part 1 (Category 1 - Owner)	Temporary	3/1bp, 3/1cd, 3/1ce, 3/1cg, 3/1ch, 5/2a	N	
62	Highways England Historical Railways Estate	as beneficiary	Temporary	2/4d, 6/2a	N	
63(a)	Highways England Company Limited	Part 1 (Category 1 - Owner)	Permanent	2/4m, 2/4n, 2/4o, 2/4p, 3/2a, 3/2b, 3/2c, 3/2e, 3/2g, 3/2h, 3/2i, 3/2za, 5/1a, 5/1aa, 5/1ab, 5/1ac, 5/1ad, 5/1ah, 5/1ai, 5/1aj, 5/1b, 5/1c, 5/1d, 5/1h, 5/1k, 5/1l, 5/1o, 5/1r, 5/1s, 5/1u, 5/1w, 5/1x	Y	Agreement not sought
63(b)	Highways England Company Limited	Part 1 (Category 1 - Owner)	Permanent Rights	5/1e, 5/1f, 5/1g, 5/1i, 5/1j, 5/1z	N	Agreement not sought
63(c)	Highways England Company Limited	Part 1 (Category 1 - Owner)	Temporary	2/4a, 2/4b, 2/4c, 2/4d, 2/4e, 2/4f, 2/4g, 2/4h, 2/4i, 2/4j, 2/4k, 2/4l, 3/2d, 3/2f, 5/1ae, 5/1af, 5/1ag, 5/1m, 5/1n, 5/1p, 5/1q, 5/1t, 5/1v, 5/1y, 6/2a, 6/2b	N	Agreement not sought
64(a)	Hin Hull Limited	as beneficiary	Temporary	3/1bh, 3/1bi	N	As HICP Limited
64(b)	Hin Hull Limited	Part 1 (Category 1 - Owner)	Permanent	3/1bd, 3/1zl, 3/1zj, 3/1be, 3/1cb, 5/2f, 5/2i	Y	
64(c)	Hin Hull Limited	Part 1 (Category 1 - Owner)	Permanent Rights	3/1bf, 3/1zk, 3/1bg, 3/1ca, 3/1cc, 3/1cf, 5/2g, 5/2j	N	
64(d)	Hin Hull Limited	Part 1 (Category 1 - Owner)	Temporary	3/1bp, 3/1cd, 3/1ce, 3/1cg, 3/1ch, 5/2a	N	
65(a)	Hobbycraft Trading Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
65(b)	Hobbycraft Trading Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e, 3/5f, 3/5g, 3/5za	N	Agreement not sought
65(c)	Hobbycraft Trading Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
66(b)	Homes England	as beneficiary	Temporary	5/3a, 5/3e, 5/3h, 3/10b	N	Agreement not sought
67	HSBC Asset Finance (UK) Limited	Legal Charge	Temporary	6/1a	N	Agreement not sought
68(b)	HSBC Bank Plc	Legal Charge	Temporary	6/1a, 5/3e, 5/3h, 5/3g	N	Agreement not sought
69	HSBC Equipment Finance (UK) Limited	Legal Charge	Temporary	6/1a	N	Agreement not sought

70	Hull Churches Housing Association Limited	as beneficiary	Temporary	1/1f	N	Agreement not sought
71(a)	Hull Realty Limited	as beneficiary	Permanent Rights	4/1ab, 4/1ad	N	PQB land acquired. Staples site removed from DCO, agreement going well for remainder of land.
71(b)	Hull Realty Limited	as beneficiary	Temporary	4/1ac, 4/1v	N	Not Applicable
71(c)	Hull Realty Limited	Legal Charge	Permanent	3/8d, 3/7h, 3/1ci, 5/2b, 5/2x, 5/2v, 5/2y	Y	Not Applicable
71(d)	Hull Realty Limited	Legal Charge	Permanent Rights	5/2k, 5/2ad, 5/2ac	N	Not Applicable
71(e)	Hull Realty Limited	Legal Charge	Temporary	3/7e, 3/8b, 3/8c, 3/7f, 3/7g, 3/7i, 3/1cj, 5/2c, 5/2af	N	Not Applicable
71(f)	Hull Realty Limited	Part 1 (Category 1 - Owner)	Permanent	3/1ci, 3/7h, 5/2b, 5/2v, 5/2x, 5/2y	Y	Not Applicable
71(g)	Hull Realty Limited	Part 1 (Category 1 - Owner)	Permanent Rights	5/2ac, 5/2ad, 5/2ag, 5/2ai, 5/2aj, 5/2k	N	Not Applicable
71(h)	Hull Realty Limited	Part 1 (Category 1 - Owner)	Temporary	3/1cj, 3/7f, 3/7g, 3/7i, 5/2af, 5/2c	N	Not Applicable
72(a)	Hull Retail Limited	Legal Charge	Permanent	3/8d, 3/7h, 3/1ci, 5/2b, 5/2x, 5/2y, 5/2v	Y	As Hull Realty Limited
72(b)	Hull Retail Limited	Legal Charge	Permanent Rights	5/2k, 5/2ad, 5/2ac	N	
72(c)	Hull Retail Limited	Legal Charge	Temporary	3/7e, 3/8b, 3/8c, 3/7f, 3/7g, 3/7i, 3/1cj, 5/2c, 5/2af	N	
72(d)	Hull Retail Limited	Part 1 (Category 1 - Owner)	Permanent	3/8d	Y	
72(e)	Hull Retail Limited	Part 1 (Category 1 - Owner)	Temporary	3/7e, 3/8a, 3/8b, 3/8c	N	
73	Humber Properties Limited	Part 1 (Category 1 - Owner)	Temporary	6/1a	N	Meeting held 8 May 2019 agreement progressing well. Owner to conclude his flood defence plans so agreement can be finalised. Highways England awaiting confirmation of Environment Agency flood permits.
74	I.P.M. Personal Pension Trustees Limited	Part 1 (Category 1 - Owner)	Temporary	5/8a, 5/8b	N	Meeting held 28 May 2019 and agreement is progressing well. Selectgroup to consider the proposed car parking layout and rear access and report back with issues.
75(a)	Ian Clive Sprakes Trading As Bridge Mcfarland Solicitors	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
75(b)	Ian Clive Sprakes Trading As Bridge Mcfarland Solicitors	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
76	Ian Waterson	as beneficiary	Temporary	3/1ab	N	Agreement not sought
77	Impact Fork Trucks Limited	in respect of right of access over road and rights for services, drainage and access for maintenance	Temporary	2/5a	N	Agreement not sought
78	Izabela Grabowska-Lizon	as beneficiary	Temporary	3/1z	N	Agreement not sought
79	Jamie Hudson	as beneficiary	Temporary	3/1q	N	Agreement not sought
80(a)	Jenkins Shipping Co Limited	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
80(b)	Jenkins Shipping Co Limited	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
81	John Edward Anderson	Part 1 (Category 1 - Owner)	Temporary	5/5c	N	Agreement not sought

82	John Howard Darling	Part 1 (Category 1 - Owner)	Temporary	5/5c	N	Agreement not sought
83(a)	Katarzyna Stefania Rutkowska	as beneficiary	Temporary	3/1ao	N	Agreement not sought
83(b)	Katarzyna Stefania Ruthkowska	as beneficiary	Permanent	3/1ap	Y	Agreement not sought
84(a)	KCOM Group plc	Stat undertakers	Permanent	2/1l, 2/1m, 2/1o, 2/1p, 2/1q, 2/4m, 2/4n, 2/4o, 3/1a, 3/1ak, 3/1ax, 3/1ay, 3/1bb, 3/1bd, 3/1by, 3/1cb, 3/1d, 3/1f, 3/1g, 3/2a, 3/2c, 3/2e, 3/2g, 3/2h, 3/2i, 3/2za, 3/3a, 3/3ab, 3/3b, 3/3r, 3/3s, 3/4a, 3/4c, 3/4d, 3/5h, 3/7b, 3/7h, , 5/1a, 5/1aa, 5/1ah, 5/1ai, 5/1aj, 5/1b, 5/1d, 5/1h, 5/1k, 5/1l, 5/1o, 5/1r, 5/1s, 5/1u, 5/1w, 5/1x, 5/2an, 5/2aw, 5/2b, 5/2bh, 5/2ca, 5/2cb, 5/2cd, 5/2o, 5/4b, 5/5e	Y	Ongoing. Balfour Beatty to continue and conclude negotiations. Collaborative Utilities workshop held on 22 nd August 2019.
84(b)	KCOM Group plc	Stat undertakers	Permanent Rights	3/1bg, 3/1ca, 3/1cc, 3/1cf, 3/1l, 3/3zb, 3/3zc, 3/3zd, 4/1ab, 4/1ad, 5/1e, 5/1f, 5/1g, 5/1i, 5/1z, 5/2ah, 5/2ak, 5/2av, 5/2ba, 5/2k, 5/2l, 5/2n, 5/2p, 5/2q, 5/2r	N	
84(c)	KCOM Group plc	Stat undertakers	Temporary	2/1b, 2/1g, 2/4e, 2/4l, 3/10a, 3/10b, 3/11a, 3/11b, 3/1ac, 3/1aj, 3/1am, 3/1ar, 3/1as, 3/1at, 3/1au, 3/1bc, 3/1bj, 3/1bk, 3/1bl, 3/1bn, 3/1bo, 3/1bs, 3/1bt, 3/1bu, 3/1bw, 3/1bx, 3/1bz, 3/1c, 3/1cd, 3/1ce, 3/1ch, 3/1e, 3/1h, 3/1i, 3/1n, 3/1p, 3/1t, 3/1w, 3/1zb, 3/2d, 3/2f, 3/3d, 3/3f, 3/3x, 3/3zg, 3/4b, 3/5e, 3/5g, 3/6d, 3/7a, 3/7g, 3/8a, 3/8b, 3/8c, 4/1aa, 4/1ac, 4/1i, 4/1j, 4/1l, 4/1w, 4/1z, 5/1af, 5/1m, 5/1n, 5/1p, 5/1t, 5/1v, 5/1y, 5/2a, 5/2af, 5/2al, 5/2am, 5/2ap, 5/2aq, 5/2ar, 5/2as, 5/2ax, 5/2ay, 5/2bf, 5/2bg, 5/2bi, 5/2bj, 5/2br, 5/2bt, 5/2bu, 5/2cc, 5/2d, 5/2e, 5/2m, 5/2w, 5/3a, 5/3e, 5/4a, 5/5a, 5/5b, 5/5c, 5/5f, 5/2zd	N	
85(a)	Khalida Kalegi	as beneficiary	Temporary	3/1ao	N	Agreement not sought
85(b)	Khalida Kalegi	as beneficiary	Permanent	3/1ap	Y	Agreement not sought
86	Khira Bakir	in respect of rights for services, drainage and access for maintenance	Permanent	2/1m	Y	Agreement not sought
87(a)	Hull City Council	as beneficiary	Permanent	3/4a, 3/4c, 3/4d	Y	Land negotiations are going well. Regular meetings are taking place with HCC.
87(c)	Hull City Council	as beneficiary	Temporary	3/4b, 3/11a, 3/11b, 5/3e, 5/10a	N	
87(d)	Hull City Council	in respect of an option agreement	Temporary	3/11a, 3/11b	N	
87(e)	Hull City Council	Part 1 (Category 1 - Owner)	Permanent	2/1l, 2/1m, 2/1n, 2/1o, 2/1p, 2/1q, 3/1a, 3/1ag, 3/1ak, 3/1aq, 3/1av, 3/1aw, 3/1ax, 3/1ay, 3/1az, 3/1b, 3/1bb, 3/1bd, 3/1be, 3/1bm, 3/1br, 3/1bv, 3/1by, 3/1cb, 3/1ci, 3/1d, 3/1f, 3/1g, 3/1j, 3/1k, 3/1o, 3/1r, 3/1x, 3/1zd, 3/1zg, 3/zi, 3/1zj, 3/1zl, 3/7h, 5/2aa, 5/2ab, 5/2an, 5/2aw, 5/2b, 5/2bh, 5/2bw, 5/2ca, 5/2cb, 5/2cd, 5/2ci, 5/2ck, 5/2f, 5/2h, 5/2i, 5/2o, 5/2v, 5/2x, 5/2y, 5/2z	Y	
87(f)	Hull City Council	Part 1 (Category 1 - Owner)	Permanent Rights	3/1ae, 3/1af, 3/1bf, 3/1bg, 3/1ca, 3/1cc, 3/1cf, 3/1l, 3/1m, 3/1zc, 3/1ze, 3/1zf, 3/1zh, 3/1zk, 4/1ab, 4/1ad, 5/2ac, 5/2ad, 5/2ag, 5/2ah, 5/2ai, 5/2aj, 5/2ak, 5/2av, 5/2ba, , 5/2bd, 5/2bk, 5/2bl, 5/2g, 5/2j, 5/2k, 5/2l, 5/2n, 5/2p, 5/2q, 5/2r, 5/2t	N	

87(g)	Hull City Council	Part 1 (Category 1 - Owner)	Temporary	1/1a, 1/1b, 1/1c, 1/1d, 1/1e, 1/1f, 2/1a, 2/1b, 2/1c, 2/1d, 2/1e, 2/1f, 2/1g, 2/1h, 2/1i, 2/1j, 2/1k, 3/1aa, 3/1ab, 3/1ac, 3/1ad, 3/1ah, 3/1ai, 3/1aj, 3/1al, 3/1am, 3/1an, 3/1ao, 3/1ap, 3/1ar, 3/1as, 3/1at, 3/1au, 3/1ba, 3/1bc, 3/1bh, 3/1bi, 3/1bj, 3/1bk, 3/1bl, 3/1bn, 3/1bo, 3/1bp, 3/1bq, 3/1bs, 3/1bt, 3/1bu, 3/1bw, 3/1bx, 3/1bz, 3/1c, 3/1cd, 3/1ce, 3/1cg, 3/1ch, 3/1cj, 3/1e, 3/1h, 3/1i, 3/1n, 3/1p, 3/1q, 3/1s, 3/1t, 3/1u, 3/1v, 3/1w, 3/1y, 3/1z, 3/1za, 3/1zb, 3/7f, 3/7g, 3/7i, 4/1a, 4/1aa, 4/1ac, 4/1b, 4/1c, 4/1d, 4/1e, 4/1f, 4/1g, 4/1h, 4/1i, 4/1j, 4/1k, 4/1l, 4/1m, 4/1n, 4/1o, 4/1p, 4/1q, 4/1r, 4/1s, 4/1t, 4/1u, 4/1v, 4/1w, 4/1y, 4/1z, 5/2a, 5/2ae, 5/2af, 5/2al, 5/2am, 5/2ao, 5/2ap, 5/2aq, 5/2ar, 5/2as, 5/2at, 5/2au, 5/2ax, 5/2ay, 5/2az, 5/2bc, 5/2be, 5/2bf, 5/2bg, 5/2bi, 5/2bj, 5/2bm, 5/2bn, 5/2bo, 5/2bp, 5/2bq, 5/2br, 5/2bs, 5/2bt, 5/2bu, 5/2bv, 5/2bx, 5/2by, 5/2bz, 5/2c, 5/2cc, 5/2ce, 5/2cf, 5/2cg, 5/2ch, 5/2cj, 5/2d, 5/2e, 5/2m, 5/2s, 5/2u, 5/2w	N	
88(a)	Lisa Samantha Moore Trading As Bridge Mcfarland Solicitors	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
88(b)	Lisa Samantha Moore Trading As Bridge Mcfarland Solicitors	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
89	London & Liverpool Limited	Part 1 (Category 1 - Owner)	Temporary	3/1bi	N	No communications to date. Pursue agreement with London and Liverpool Limited.
90	Lorin Lewis	as beneficiary	Temporary	3/1ad	N	Agreement not sought
91	Louise Blurton	in respect of rights for services, drainage and access for maintenance	Permanent	2/1l	Y	Agreement not sought
92(b)	Lynemouth Power Limited	Legal Charge	Temporary	5/3e, 5/3h, 5/3g	N	Agreement not sought
93(a)	Mamas & Papas (Retail) Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
93(b)	Mamas & Papas (Retail) Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
93(c)	Mamas & Papas (Retail) Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
94	Mansfield Brewery Trading Limited	as beneficiary	Temporary	4/1v	N	Agreement not sought
95(a)	Marek Janusz Golec	as beneficiary	Temporary	3/1ao	N	Agreement not sought
95(b)	Marek Janusz Golec	as beneficiary	Permanent	3/1ap	Y	Agreement not sought
96	Marianne Bell	as beneficiary	Temporary	3/1ab	N	Agreement not sought
97	Marija Berin	as beneficiary	Temporary	3/1z	N	Agreement not sought
98(a)	Michael Norman Fidgett	in respect of rights for services, drainage and access for maintenance	Permanent	5/2aw	Y	Agreement not sought
98(b)	Michael Norman Fidgett	in respect of rights for services, drainage and access for maintenance	Temporary	5/2as	N	Agreement not sought
99(a)	Michael Robert O'Neill	in respect of rights for services, drainage and access for maintenance	Permanent	5/2aw	Y	Agreement not sought

99(b)	Michael Robert O'Neill	in respect of rights for services, drainage and access for maintenance	Temporary	5/2as	N	Agreement not sought
100(a)	Modern Courts (Humberside) Limited	as beneficiary	Permanent	5/1aa, 5/1ac, 5/1ad, 5/1ah, 5/1aj	Y	Meeting scheduled for 29 th August to discuss landscaping and boundary fencing.
100(b)	Modern Courts (Humberside) Limited	as beneficiary	Permanent Rights	5/1z	N	Not Applicable
100(c)	Modern Courts (Humberside) Limited	as beneficiary	Temporary	5/1ae, 5/1af, 5/1ag	N	Not Applicable
100(d)	Modern Courts (Humberside) Limited	Part 1 (Category 1 - Owner)	Temporary	5/10a	N	Not Applicable
101	Mohammed Bakir	in respect of rights for services, drainage and access for maintenance	Permanent	2/1m	Y	Agreement not sought
102	Mohammed Karim Kadir	as beneficiary	Temporary	3/1z	N	Agreement not sought
103	Mohammed Mizanur Rahman	Part 1 (Category 1 - Owner)	Temporary	4/2a	N	Agreement not sought
104(a)	Mothercare UK Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
104(b)	Mothercare UK Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
104(c)	Mothercare UK Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
105	Mr P. Stork	as beneficiary	Temporary	3/1ad	N	Agreement not sought
106	MS3 Networks Limited	Stat undertakers	Permanent	3/2g, 5/1a, 3/2i, 5/1c, 5/2i, 3/9a, 5/2h, 3/2a, 3/2g	Y	Ongoing. Balfour Beatty to continue and conclude negotiations.
107(a)	Mytongate Development Company Limited	Part 1 (Category 1 - Owner)	Permanent	5/5e	Y	Meeting held 25 June 2019, agreement and negotiations are progressing well. Agreement with MDC finalised 21/08/2019.
107(b)	Mytongate Development Company Limited	Part 1 (Category 1 - Owner)	Temporary	5/5a, 5/5b, 5/5c, 5/5d, 5/5f	N	Not Applicable
108(a)	National Westminster Bank plc	Legal Charge	Permanent	5/2bh	Y	Agreement not sought
108(b)	National Westminster Bank plc	Legal Charge	Permanent Rights	5/2bl, 5/2bk	N	Agreement not sought
109(a)	Newriver Trustee 7 Limited	as beneficiary	Temporary	4/1v	N	Agreement not sought
109(b)	Newriver Trustee 8 Limited	as beneficiary	Temporary	4/1v	N	Agreement not sought
						Negotiations have taken place with regards to use of the site. Heads of terms have been agreed. Agreement has not yet been reached, and discussions are ongoing.
110(b)	Noreen Spencer	in respect of rights for services, drainage and access for maintenance	Temporary	5/3e, 5/3g, 5/3h	N	

110(d)	Noreen Spencer	Part 1 (Category 1 - Owner)	Temporary	3/10a, 3/10b, 5/3a	N	
111(a)	Northern Gas Networks Limited	Stat undertakers	Permanent	2/1l, 2/1m, 2/4n, 2/4o, 3/1a, 3/1ak, 3/1aq, 3/1av, 3/1aw, 3/1ax, 3/1bb, 3/1cb, 3/1d, 3/1f, 3/1g, 3/2a, 3/2c, 3/2e, 3/2g, 3/2i, 3/3ab, 3/3b, 3/3r, 3/3s, 3/3zg, 3/5a, 3/5i, 3/7b, 5/1a, 5/1k, 5/1l, 5/1o, 5/1s, 5/1u, 5/2b, 5/2ca, 5/2cb, 5/5e	Y	Ongoing. Balfour Beatty to continue and conclude negotiations. Collaborative utilities workshop held 22 nd August, NGN were unavailable for attendance.
111(b)	Northern Gas Networks Limited	Stat undertakers	Permanent Rights	3/1cc, 3/1cf, 3/3j, 3/3o, 3/3zc, 3/3ze, 4/1ab, 4/1ad, 5/2ad, 5/2av	N	
111(c)	Northern Gas Networks Limited	Stat undertakers	Temporary	1/1a, 1/1b, 1/1c, 1/1d, 1/1e, 1/1f, 2/1a, 2/1b, 2/4j, 2/4l, 2/5a, 3/1aj, 3/1an, 3/1ao, 3/1ap, 3/1at, 3/1bc, 3/1bj, 3/1bl, 3/1bn, 3/1bo, 3/1bs, 3/1bt, 3/1bu, 3/1bx, 3/1bz, 3/1c, , 3/1i, 3/1p, 3/1t, 3/1w, 3/2d, 3/2f, 3/3d, 3/3f, 3/3i, 3/3k, 3/3n, 3/3x, 3/5b, 3/5e, 3/5g, 3/5j, 3/7a, 4/1a, 4/1aa, 4/1ac, 4/1d, 4/1e, 4/1g, 4/1h, 4/1i, 4/1k, 4/1l, 4/1m, 4/1n, 4/1o, 4/1w, 4/1z, 4/2a, 5/1m, 5/1n, 5/1p, 5/1t, 5/1v, 5/2al, 5/2ar, 5/2ax, 5/2bf, 5/2bg, 5/2bi, 5/2bj, 5/2bm, 5/2br, 5/2bu, 5/2bv, 5/2cc, 5/2e, 5/2m, 5/2w, 5/3e, 5/5d, 5/5f, 5/2zd	N	
112(a)	Northern Gas Networks Limited	as beneficiary	Temporary	1/1c	N	Ongoing
112(b)	Northern Gas Networks Limited	in respect of right of way, water drainage and other easements.	Temporary	6/1a	N	
112(c)	Northern Gas Networks Limited	in respect of right to retain, install, inspect, maintain and remove gas apparatus	Temporary	1/1c	N	
112(d)	Northern Gas Networks Limited	Part 1 (Category 1 - Owner)	Temporary	2/3a	N	
113	Northern Powergrid (Yorkshire) Plc	in respect of right to retain, install, inspect, maintain and remove electricity apparatus	Temporary	3/10a, 3/10b	N	Ongoing. Balfour Beatty to continue and conclude negotiations. Collaborative utilities workshop held 22 nd August.
114(a)	Northern Powergrid Ltd	in respect of right to retain, install, inspect, maintain and remove electricity apparatus	Permanent	3/5a, 3/5d, 3/5h, 3/5i	Y	Ongoing. Balfour Beatty to continue and conclude negotiations. Collaborative utilities workshop held 22 nd August.
114(b)	Northern Powergrid Ltd	in respect of right to retain, install, inspect, maintain and remove electricity apparatus	Temporary	3/5b, 3/5c, 3/5f, 3/5g, 3/5j, 3/5k, 4/1v, 3/5e	N	
114(c)	Northern Powergrid Ltd	Stat undertakers	Permanent	2/1l, 2/1m, 2/1n, 2/1o, 2/1p, 2/1q, 2/4m, 2/4n, 2/4o, 2/4p, 3/1a, 3/1ak, 3/1ap, 3/1aq, 3/1av, 3/1aw, 3/1ax, 3/1ay, 3/1az, 3/1b, 3/1bb, 3/1bd, 3/1be, 3/1bm, 3/1br, 3/1bv, 3/1by, 3/1cb, 3/1ci, 3/1d, 3/1f, 3/1g, 3/1x, 3/2a, 3/2c, 3/2e, 3/2g, 3/3a, 3/3ab, 3/3b, 3/3l, 3/3r, 3/3s, 3/5a, 3/5h, 3/5i, 3/6e, 3/7b, 3/7c, 3/9a, 5/1a, 5/1aa, 5/1ab, 5/1ac, 5/1ad, 5/1ah, 5/1ai, 5/1aj, 5/1b, 5/1c, 5/1d, 5/1h, 5/1k, 5/1l, 5/1o, 5/1r, 5/1s, 5/1u, 5/1w, 5/1x, 5/2an, 5/2b, 5/2cb, 5/2cd, 5/2ci, 5/2ck, 5/2f, 5/2i, 5/2o, 5/5e, 5/5f, 5/7b, 5/9b	Y	

114(d)	Northern Powergrid Ltd	Stat undertakers	Permanent Rights	3/1ae, 3/1bf, 3/1ca, 3/1cc, 3/1cf, 3/3h, 3/3j, 3/3o,, 3/3zc, 3/3zd, 4/1ab, 4/1ad, 5/1e, 5/1f, 5/1g, 5/1i, 5/1j, 5/1z, 5/2ad, 5/2ak, 5/2av, 5/2g, 5/2j, 5/2k, 5/2l, 5/2n, 5/2p, 5/2q	N	
114(e)	Northern Powergrid Ltd	Stat undertakers	Temporary	1/1a, 1/1b, 1/1c, 1/1d, 1/1e, 1/1f, 2/1a, 2/1b, 2/1c, 2/1d, 2/1e, 2/1f, 2/1g, 2/1h, 2/1i, 2/1j, 2/1k, 2/2a, 2/2b, 2/3a, 2/4a, 2/4b, 2/4c, 2/4d, 2/4e, 2/4f, 2/4g, 2/4h, 2/4i, 2/4j, 2/4k, 2/4l, 2/5a, 2/5b, 3/10a, 3/10b, 3/11a, 3/1aj, 3/1an, 3/1ao, 3/1as, 3/1at, 3/1au, 3/1ba, 3/1bc, 3/1bh, 3/1bj, 3/1bl, 3/1bn, 3/1bo, 3/1bp, 3/1bs, 3/1bt, 3/1bu, 3/1bw, 3/1bx, 3/1bz, 3/1c, 3/1cd, 3/1cg, 3/1e, 3/1h, 3/1i, 3/1p, 3/1t, 3/1w, 3/1zb, 3/2d, 3/2f, 3/3d, 3/3f, 3/3g, 3/3i, 3/3k, 3/3n, 3/3x, 3/3zg, 3/5b, 3/5e, 3/5g, 3/5j, 3/7a, 3/7d, 3/7e, 3/8a, 3/8b, 3/8c, 4/1a, 4/1aa, 4/1ac, 4/1b, 4/1c, 4/1d, 4/1e, 4/1f, 4/1g, 4/1h, 4/1i, 4/1j, 4/1k, 4/1l, 4/1m, 4/1n, 4/1o, 4/1p, 4/1q, 4/1r, 4/1s, 4/1t, 4/1u, 4/1v, 4/1w, 4/1y, 4/1z, 4/2a, 5/10a, 5/1ae, 5/1af, 5/1ag, 5/1m, 5/1n, 5/1p, 5/1q, 5/1t, 5/1v, 5/1y, 5/2a, 5/2af, 5/2ao, 5/2aq, 5/2ar, 5/2ax, 5/2ay, 5/2bf, 5/2bg, 5/2bi, 5/2bm, 5/2c, 5/2cc, 5/2ce, 5/2cf, 5/2cg, 5/2ch, 5/2cj, 5/2d, 5/2e, 5/2m, 5/3a, 5/3e, 5/4a, 5/5d, 5/2zd, 5/7a, 5/7c, 6/1a, 6/2a	N	
115	Omer Hassan Saeed	as beneficiary	Temporary	3/1q	N	Agreement not sought
116	Osman Mahmood Abdulkarim	as beneficiary	Temporary	3/1z	N	Agreement not sought
117(a)	Outfit Retail Properties Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
117(b)	Outfit Retail Properties Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
117(c)	Outfit Retail Properties Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
118	Palawan Hussein Ahmad	as beneficiary	Temporary	3/1ab	N	Agreement not sought
119	Patricia Elaine Lewis	as beneficiary	Temporary	3/1ad	N	Agreement not sought
120	Paul Kenneth Harrison	Part 1 (Category 1 - Owner)	Temporary	5/5c	N	Agreement not sought
121	Pauline Goulding	in respect of rights for services, drainage and access for maintenance	Permanent	2/1o	Y	Agreement not sought
122	Philip James Collingwood	in respect of rights for services, drainage and access for maintenance	Permanent	2/1o	Y	Agreement not sought
123(a)	Places for People (Lainey Parkin)	Part 1 (Category 1 - Owner)	Permanent	5/2aw	Y	The accommodation works have been agreed and compensation negotiations will begin soon. .
123(b)	Places for People (Lainey Parkin)	Part 1 (Category 1 - Owner)	Temporary	5/2as	N	
124(a)	Places for People Homes Limited	Part 1 (Category 1 - Owner)	Permanent	5/2aw	Y	
124(b)	Places for People Homes Limited	Part 1 (Category 1 - Owner)	Temporary	5/2as	N	
125	Princes Quay Development Limited	Part 1 (Category 1 - Owner)	Temporary	3/11a	N	As Casle Buildings LLP

126(a)	Princes Quay Estates Limited	Part 1 (Category 1 - Owner)	Permanent	3/1ci, 3/7h, 5/2b, 5/2v, 5/2x, 5/2y	Y	As Hull Realty Limited
126(b)	Princes Quay Estates Limited	Part 1 (Category 1 - Owner)	Permanent Rights	5/2ac, 5/2ad, 5/2k	N	
126(c)	Princes Quay Estates Limited	Part 1 (Category 1 - Owner)	Temporary	3/1cj, 3/7f, 3/7g, 3/7i, 5/2af, 5/2c	N	
127(a)	Princes Quay Retail Limited	Part 1 (Category 1 - Owner)	Permanent	3/8d	Y	As Hull Realty Limited
127(b)	Princes Quay Retail Limited	Part 1 (Category 1 - Owner)	Temporary	3/7e, 3/8b, 3/8c	N	Not Applicable
128	Caroline Michelle Burr	in respect of rights for services, drainage and access for maintenance as beneficiary	Permanent	2/1l	Y	Agreement not sought
129	Rebwar Ali Ahmer	as beneficiary	Temporary	3/1ab	N	Agreement not sought
130(a)	Redcastle Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
130(b)	Redcastle Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
130(c)	Redcastle Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
131	Richard Anthony Pollard	in respect of rights for services, drainage and access for maintenance	Permanent	2/1l	Y	Agreement not sought
132(a)	Richard John Parnell Trading as Bridge Mcfarland Solicitors	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
132(b)	Richard John Parnell Trading as Bridge Mcfarland Solicitors	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
134	Richard Wilson	as beneficiary	Temporary	3/1u	N	Agreement not sought
135(a)	Robert Fussey	as beneficiary	Permanent Rights	4/1ab, 4/1ad	N	Agreement not sought
135(b)	Robert Fussey	as beneficiary	Temporary	4/1ac, 4/1v	N	Agreement not sought
136	Ronald Kevin Petty	in respect of rights for services, drainage and access for maintenance	Permanent	2/1l	Y	Agreement not sought
137	Saifullah Mohammadi	in respect of rights for services, drainage and access for maintenance	Permanent	2/1l	Y	Agreement not sought
138(a)	Salvation Army Housing Association Limited	Part 1 (Category 1 - Owner)	Permanent	3/6e	Y	Meeting to be held on 28 th August 2019. Agreement to be pursued.
138(b)	Salvation Army Housing Association Limited	Part 1 (Category 1 - Owner)	Temporary	3/6b, 3/6c, 3/6d, 3/6f	N	Not Applicable
139(a)	Salvation Army Trustee Company (The)	Part 1 (Category 1 - Owner)	Permanent	3/6e, 3/7c	Y	Meeting to be held on 28 th August 2019.. Agreement to be pursued.
139(b)	Salvation Army Trustee Company (The)	Part 1 (Category 1 - Owner)	Temporary	3/6a, 3/6b, 3/6c, 3/6d, 3/6f, 3/7d	N	Not Applicable
140	Sayed Jawed Sadaat	in respect of rights for services, drainage and access for maintenance	Permanent	2/1m	Y	Agreement not sought
141(a)	Secretary of State for Transport	as beneficiary	Temporary	6/1a	N	Agreement not sought

141(b)	Secretary of State for Transport	in respect of right of support and access for maintenance	Temporary	6/1a	N	Agreement not sought
142	Select Business Products Limited	Part 1 (Category 1 - Owner)	Temporary	5/8a, 5/8b	N	Meeting held 28 th May 2019 and agreement is going well. Selectgroup to consider the proposed car parking layout and rear access and report back with issues.
143(a)	SKN Developments Limited	as beneficiary	Permanent	5/2bw	Y	Initial meeting held with Shaun Larvin of SKN developments.
143(b)	SKN Developments Limited	Part 1 (Category 1 - Owner)	Permanent	5/2bw	Y	Not Applicable
143(c)	SKN Developments Limited	Part 1 (Category 1 – Owner)	Temporary	5/2by	N	Not Applicable
144(a)	Societe Generale, London Branch	Legal Charge	Permanent	3/1bd, 3/1be, 3/1cb, 5/2f, 5/2i	Y	As HICP Limited.
144(b)	Societe Generale, London Branch	Legal Charge	Permanent Rights	3/1bg, 3/1bf, 3/1ca, 3/1cf, 5/2g, 5/2j, 3/1cc	N	Not Applicable
144(c)	Societe Generale, London Branch	Legal Charge	Temporary	3/1bp, 3/1ce, 3/1ch, 3/1cd, 5/2a, 3/1cg	N	Not Applicable
145(a)	Stephen John Lambert Trading as Bridge Mcfarland Solicitors	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
145(b)	Stephen John Lambert Trading as Bridge Mcfarland Solicitors	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
146	Steven Conrad Hilton	as beneficiary	Temporary	3/1ab	N	Agreement not sought
147	Steven Edwin Rimmer	in respect of rights for services, drainage and access for maintenance	Permanent	2/1l	Y	Agreement not sought
148	Svenska Handelsbanken Ab	in respect of rights for services, drainage and access for maintenance	Temporary	5/4a	N	Agreement not sought
149	Svenska Handelsbanken Ab (Publ)	in respect of rights for services, drainage and access for maintenance	Permanent	5/4b	Y	Agreement not sought
151(a)	T J Morris Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
151(b)	T J Morris Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
151(c)	T J Morris Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
152	T J Smith and Nephew Limited	as beneficiary	Temporary	2/1k	N	Agreement not sought
153(a)	The Carphone Warehouse Limited	in respect of right to use the land at Kingston Retail Park	Permanent	3/5a, 3/5h	Y	Agreement not sought
153(b)	The Carphone Warehouse Limited	in respect of right to use the land at Kingston Retail Park	Temporary	3/5b, 3/5c, 3/5d, 3/5e 3/5f, 3/5g, 3/5za	N	Agreement not sought
153(c)	The Carphone Warehouse Limited	in respect of right to use the land at Kingston Retail Park	Permanent Rights	3/5zb	N	Agreement not sought
154	The Fruit Market Limited Liability Partnership	in respect of right of way	Permanent	5/1s	Y	Agreement not sought

155(a)	The Housing Finance Corporation Limited	Legal Charge	Permanent	5/2aw	Y	Agreement not sought
155(b)	The Housing Finance Corporation Limited	Legal Charge	Temporary	5/2as	N	Agreement not sought
156	The Secretary of State for Communities and Local Government	Part 1 (Category 1 - Owner)	Temporary	5/10a	N	Agreement not sought
157(a)	The York Diocesan Board of Finance Limited	Part 1 (Category 1 - Owner)	Permanent	3/9a	Y	Work in the burial ground is being conducted under a Faculty as advised by Diocese of York. It was proposed to acquire the land required permanently under a Compulsory Purchase Order but it has now been agreed to gain the land by agreement. Compensation has now been agreed and heads of terms are being drafted.
157(b)	The York Diocesan Board of Finance Limited	Part 1 (Category 1 - Owner)	Permanent Rights	3/9b	N	
157(c)	The York Diocesan Board of Finance Limited	Part 1 (Category 1 - Owner)	Temporary	3/9c, 3/9d	N	
158	Tipin Hussain Omar	as beneficiary	Temporary	3/1ab	N	Agreement not sought
159	Trillium (Prime) Property Gp Limited	in respect of rights of drainage and access for maintenance	Temporary	5/2by	N	No contact with lessees so far. Negotiations going well with HCC, HCC to contact lessees.
160	Unknown	as beneficiary	Permanent	2/4m, 3/1aw, 3/1be, 3/1bm, 3/1x, 3/3r, 3/3s, 3/3ab, 3/4a, 3/4c, 3/4d, 5/1b, 5/1c, 5/1d, 5/1s, 5/1w, 5/1x, 5/1ab, 5/5e	Y	Agreement not sought
161	Unknown	as beneficiary	Permanent Rights	5/1e	N	Agreement not sought
162	Unknown	as beneficiary	Temporary	1/1c, 1/1e, 2/1g, 2/1h, 2/1i, 2/1j, 2/1k, 2/4c, 2/4h, 2/4e, 2/5b, 3/1ar, 3/1bh, 3/1bk, 3/1bq, 3/1aa, 3/1ab, 3/3d, 3/3g, 3/3x, 3/4b, 3/10b, 4/1aa, 4/1e, 4/1W, 4/1y, 4/1z, 4/2a, 5/1v, 5/1y, 5/3e, 5/5a, 5/5b, 5/5c, 5/5d, 5/3h, 5/5f	N	Agreement not sought
163	Unknown	in respect of mines and minerals	Temporary	2/5a, 2/5b, 3/11b	N	Agreement not sought
164	Unknown	in respect of right of support	Temporary	2/3a	N	Agreement not sought
165	Unknown	in respect of right of way	Temporary	2/4c	N	Agreement not sought
166	Unknown	in respect of right of way, water drainage and other easements.	Temporary	6/1a	N	Agreement not sought
167	Unknown	in respect of rights for services, drainage and access for maintenance	Temporary	2/5b, 4/1c	N	Agreement not sought
168	Unknown	in respect of rights of drainage	Temporary	2/5a	N	Agreement not sought
169	Unknown	in respect of unspecified rights	Temporary	1/1c, 1/1e, 5/10a	N	Agreement not sought
170	Unknown	in respect to rights of drainage and rights in respect of electricity, gas and water services	Temporary	2/4c	N	Agreement not sought
171	Unknown	Part 1 (Category 1 - Owner)	Temporary	2/5a, 2/5b, 3/11b	N	Agreement not sought
172	Unknown Owner	Part 1 (Category 1 - Owner)	Permanent	3/7b, 3/7c, 3/7h, 5/7b	Y	Agreement not sought

173	Unknown Owner	Part 1 (Category 1 - Owner)	Temporary	2/2a, 2/2b, 3/7a, 3/7d, 3/7e, 3/7f, 3/7g, 3/7i, 5/7a, 5/7c	N	Agreement not sought
174	Walter Keith Billany	as beneficiary	Temporary	3/1ao, 3/1ap	N	Agreement not sought
175	West Bromwich Mortgage Company Limited	Legal Charge	Temporary	5/5c	N	Agreement not sought
176	Wieslaw Lizon	as beneficiary	Temporary	3/1z	N	Agreement not sought
177(a)	Wykeland Beal Limited	as beneficiary	Permanent	5/9b	Y	Agreement not sought
177(c)	Wykeland Beal Limited	Part 1 (Category 1 - Owner)	Permanent	5/9b	Y	Agreement not sought
178(a)	Wykeland Properties Limited	Part 1 (Category 1 - Owner)	Permanent	5/4b	Y	Negotiations are ongoing.
178(b)	Wykeland Properties Limited	Part 1 (Category 1 - Owner)	Permanent Rights	5/2zb	N	Not Applicable
178(c)	Wykeland Properties Limited	Part 1 (Category 1 - Owner)	Temporary	5/4a, 5/2za, 5/2zc	N	Not Applicable
179(a)	Yorkshire Electricity Board	as beneficiary	Permanent	3/1d	Y	Ongoing. Balfour Beatty to continue and conclude negotiations. Collaborative utilities meeting held on 22 nd August.
179(b)	Yorkshire Electricity Board	as beneficiary	Temporary	3/1e, 3/1h	N	
180(a)	Yorkshire Electricity Group Plc	as beneficiary	Temporary	5/10a, 6/1a	N	As Yorkshire Electricity Board
180(b)	Yorkshire Electricity Group Plc	in respect of right to retain, install, inspect, maintain and remove electricity apparatus	Permanent	3/5a, 3/5d, 3/5h, 3/5i	Y	
180(c)	Yorkshire Electricity Group Plc	in respect of right to retain, install, inspect, maintain and remove electricity apparatus	Temporary	3/5b, 3/5c, 3/5f, 3/5g, 3/5j, 3/5k, 3/5e	N	
181(a)	Yorkshire Water	Stat undertakers	Permanent	2/1l, 2/1m, 2/1n, 2/1o, 2/1p, 2/1q, 2/4m, 2/4n, 2/4o, 2/4p, 3/1a, 3/1ak, 3/1aq, 3/1av, 3/1aw, 3/1ax, 3/1ay, 3/1az, 3/1b, 3/1bb, 3/1bd, 3/1bm, 3/1cb, 3/1d, 3/1f, 3/1g, 3/1zg, 3/1zi, 3/2a, 3/2c, 3/2e, 3/2g, 3/2h, 3/2i, 3/2za, 3/3ab, 3/3b, 3/3q, 3/3r, 3/3s, 3/5a, 3/5i, 3/7b, 3/7c, 3/7h, 3/8d, 5/1a, 5/1aa, 5/1ad, 5/1ah, 5/1b, 5/1c, 5/1d, 5/1k, 5/1l, 5/1o, 5/1r, 5/1s, 5/1u, 5/1x, 5/2an, 5/2bh, 5/2cb, 5/2cd, 5/2i, 5/2o	Y	Ongoing. Balfour Beatty to continue and conclude negotiations. Collaborative utilities meeting held on 22 nd August.
181(b)	Yorkshire Water	Stat undertakers	Permanent Rights	3/1bf, 3/1ca, 3/1cc, 3/1cf, 3/3j, 3/3o, 3/3u, 3/3zb, 3/3zc, 3/3zd, 3/3ze, 4/1ad, 5/1i, 5/1j, 5/1z, 5/2ah, 5/2ak, 5/2av, 5/2ba, 5/2bd, 5/2g, 5/2zb	N	
181(c)	Yorkshire Water	Stat undertakers	Temporary	1/1a, 1/1b, 1/1c, 1/1d, 1/1e, 1/1f, 2/1a, 2/1b, 2/1d, 2/1f, 2/1g, 2/1h, 2/1i, 2/1j, 2/1k, 2/2a, 2/2b, 2/3a, 2/4a, 2/4b, 2/4c, 2/4d, 2/4e, 2/4f, 2/4g, 2/4h, 2/4i, 2/4j, 2/4k, 2/4l, 2/5b, 3/10a, 3/10b, 3/11b, 3/1aa, 3/1ab, 3/1aj, 3/1am, 3/1an, 3/1ao, 3/1ap, 3/1ar, 3/1as, 3/1at, 3/1au, 3/1ba, 3/1bc, 3/1bj, 3/1bk, 3/1bl, 3/1bn, 3/1bo, 3/1bp, 3/1bs, 3/1bt, 3/1bu, 3/1bx, 3/1bz, 3/1c, 3/1ce, 3/1cg, 3/1ch, 3/1e, 3/1h, 3/1i, 3/1p, 3/1q, 3/1s, 3/1t, 3/1w, 3/2d, 3/2f, 3/3d, 3/3f, 3/3g, 3/3i, 3/3n, 3/3t, 3/3x, 3/3zg, 3/5b, 3/5e, 3/5f, 3/5g, 3/5j, 3/7a, 3/7d, 3/7e, 4/1a, 4/1aa, 4/1ac, 4/1c, 4/1d, 4/1e, 4/1f, 4/1g, 4/1h, 5/3e	N	

182(a)	Yorkshire Water Services Limited	as beneficiary	Permanent	5/9b	Y	Ongoing
182(c)	Yorkshire Water Services Limited	right to use, retain, maintain, inspect and remove water apparatus	Permanent	5/9b	Y	
183	Yupelet 2 Limited	Part 1 (Category 1 - Owner)	Permanent	5/2ca	Y	Agreement not sought
184	Zamarak Sheer	as beneficiary	Temporary	3/1ad	N	Agreement not sought