

A38 Derby Junctions
TR010022
8.116 Technical Note on Compulsory
Acquisition Issues

Planning Act 2008

Rule 8 (1)(i)

Infrastructure Planning (Examination Procedure) Rules 2010

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Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Examination Procedure) Rules 2010**

**A38 Derby Junctions
Development Consent Order 202[]**

Technical Note on Compulsory Acquisition Issues

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1 INTRODUCTION

1.1 Purpose of this Document

- 1.1.1 This note has been prepared as a supplement to the Highways England Written Summary of Oral Contributions to CAH4 (Document Reference 8.105). It has been produced to provide responses to questions and issues raised by the ExA and includes commentary and updates on all relevant CA issues that were discussed at CAH4.

1.2 The Approach to Compulsory Acquisition

- 1.2.1 In addition to the specific points raised during CAH4 and as the examination nears its close, Highways England felt that it would be helpful to set out how, as an applicant, they have approached the issue of CA within the framework of the terms set by the Planning Act 2008 (PA 2008) and the related published DCLG guidance.

- 1.2.2 Highways England has planned its approach to CA around the key tests set out in the PA 2008 and in particular Section 122, which provides that a development consent order may only authorise compulsory acquisition if the Secretary of State is, satisfied that:

the land is required for the development to which the consent relates, or is required to facilitate, or is incidental to, the development, or is replacement land given in exchange under section 131 or 132, and

there is a compelling case in the public interest for the compulsory acquisition.

- 1.2.3 As a Government owned company, Highways England only seeks CA powers where it is necessary to deliver Schemes (in this case the A38 Derby Junctions Scheme) that align with its objectives set by DFT which include the on-going maintenance and improvement of the Strategic Road Network. There would be no reason for or value to Highways England in seeking additional land beyond this.

- 1.2.4 In responding to the questions and in participating in the Examination process, Highways England considers that it has provided robust evidence on and justification for the significant public benefits associated with the Scheme (which are numerous and have also clearly been set out in the various submissions) and how they weigh against the impacts of the Scheme, including any private loss. This issue is specifically considered in further detail within the note on the Markeaton Junction Development (**Document Reference 8.110**).

- 1.2.5 Highways England has also taken into careful consideration that CA powers should only be used where necessary and has sought to reach voluntary agreement with affected landowners wherever possible. The text below explains how the process of 'diligent inquiry' (Section 44 of the PA2008) has been undertaken and the steps taken to ensure parties are identified, they understand the process and aware of their rights where they have an interest in the Order Land that is subject to the DCO.

Identification of Parties with an interest in Land

- 1.2.6 As Highways England have confirmed throughout the examination process to the Examining Authority it diligent inquiries to identify all those with an interest in land included in the proposed Order Limits has been undertaken. The process and steps undertaken are detailed in the Statement of Reasons, section 4.8 (**Document Reference 4.1(b)**). This process commenced in 2018 with an index map search, followed by desk-based exercises such as public sources of information (Planning Portal, Companies House, Electoral Registers etc.). This was followed by engaging with the persons identified as having a potential claim by asking them to complete Land Information Questionnaire's, posting posters around the development site seeking owners to contact Highways England and finally through direct engagement to discuss acquisition by agreement.
- 1.2.7 The task and responsibility of identifying landowners is ongoing, to ensure that Highways England holds the most up to date information on those parties with a land interest and repeated Land Registry searches have been carried out (most recently a land refresh of all Order land was undertaken to inform the submission for Deadline 13, 18 May 2020). In addition, engaging with Landowners and their agents has in some cases provided Highways England with information about other parties with an interest in the land. The A38 Scheme has been well documented in the local press and notices have been posted around the Scheme extents to advise as many people as possible and to give those with an Interest in the Order land information about and the opportunity to come forward. These steps have been carried out in accordance with the statutory consultation requirements of the Planning Act 2008 and have been supplemented by additional site notices close to unregistered land parcels, to encourage those with an interest to come forward.

Unregistered Parcels

- 1.2.8 There are some instances where land has been identified as being required for the scheme and is not registered, and remains so as we come to a close of the Examination. These areas of land are detailed in the Book of Reference (**Document reference 4.3(d)**). In many instances, Highways England has been engaged with parties purporting to be the legal owner, but has not been provided with sufficient evidence (i.e. Title or tenancy information) to support their claim. On this basis, at this stage of the Examination and despite significant on-going engagement, these parcels are listed in the Book of Reference as 'unregistered', with the details of the suspected landowners below in the Book of Reference. For compensation to be paid when the land is taken by compulsion, or for acquisition by agreement to be completed, evidence of the party's interest in land must be proven. Proof could, for example, include the original title deeds, historic conveyance of land, leasehold documents or proof of long user.
- 1.2.9 Turning to a specific example of unregistered land, Parcels 3/17, 3/18 and 3/19 are occupied by Sutton Turner Houses but remain unregistered. Although Highways England is yet to be provided with confirmatory evidence of Sutton Turner Houses' interest in this land, it is believed they are the Freehold owner. As the proposed Acquiring Authority, Highways England has engaged with Sutton Turner Houses for some time, and a Statement of Common Ground was submitted to the Examining Authority as part of Deadline 8 (17 March 2020) detailing the engagement and progress which has taken place (**Document reference 8.17(a) Statement of Common Ground with Sutton Turner Houses**). In addition, specific land discussions have recently commenced with Sutton Turner Houses appointing an agent in May 2020. (See updated Negotiation Tracker Annex B of this document). It is likely that, with an agent recently appointed, proof of title will be forthcoming.

Compulsory Purchase of Unregistered Parcels and Payment of Compensation Due

- 1.2.10 Those with an interest in land not known at the time of Compulsory Acquisition or Temporary Occupation does not prevent those parties from claiming any compensation due provided they can demonstrate proof of a compensatable interest. When a General Vesting Declaration (GVD) is served over the land, Highways England is responsible for carrying out due diligence at that stage to identify if the land is registered. In the first instance, before the GVD is served, a search of the Land Registry will be done to ensure that there have been no changes since the last update i.e. that provided during the Examination. Any parties who Highways England knows have a legal interest in the land (i.e. are listed in the Book of Reference) will be provided with a copy of the GVD, and notices will be posted in local press and site notices in attempt to inform any 'unknown parties'.
- 1.2.11 A party can claim compensation as a result of CA/TP once notice (GVD) to acquire the land is served. There is no final date for the submission of a *request* for compensation, however, all claims should be settled within 6 years of the date of acquisition of the relevant land or interest. Any claim form must be supported by evidence of the parties Interest in the land; the accepted way of evidencing a claim is by providing Title or Tenancy documents.
- 1.2.12 It should be noted that the compensation (and any interest accrued) payable to an Interested Party is assessed from the vesting date (which is the date on which Highways England is granted an interest in or title to the land). Therefore, should a party be unable to gather sufficient evidence to prove their interest in the land until five years from the date of vesting, they will still have one year to make a claim and receive any compensation due.

Mundy Covenant

- 1.2.13 The Mundy Covenant is a private covenant which burdens Markeaton Park and benefits the land retained by the Markeaton Estate (i.e. the land adjoining Markeaton Park which once belonged to the Clark Maxwell family). The Covenant, dated 1930, is listed on the Title, however, initial referencing failed to identify a Successor in Title because there is no interest registered in any publicly available documents e.g. at the Land Registry.
- 1.2.14 Derby City Council provided Highways England with details of Ms Annie Clark-Maxwell, suggesting that she was the beneficiary of the Mundy covenant. Highways England has spoken to Ms Clark-Maxwell who believes she is the Successor in Title and beneficiary of the Covenant. She has, however, been unable to provide Highways England with the evidence that is needed (such as evidence of family Wills). Highways England understands the documents are all in hard copy (deeds) in her solicitor's office which has been closed as a result of Covid-19. Ms Clark-Maxwell has stated that she has no objections to the scheme and has no intention of disrupting the application. This was detailed in response to Question 9.11, Deadline 12 Submission (Document reference 8.101 Applicant's Responses to Examining Authority's Further Written Questions - Version 1).
- 1.2.15 It should be noted that Ms Clark-Maxwell's right is not registered on the title at the Land Registry and there is no public information available which supports her claim. As such, the physical deeds held by her lawyer are imperative to demonstrating to Highways England evidence of land interest. Highways England is making all reasonable efforts through a process of diligent inquiry to resolve this matter with this and all other parties with an interest in land.

- 1.2.16 If a voluntary agreement is not concluded before the end of the Examination (which seems likely, given the time constraints and the issue in obtaining the hard copy deeds) then, provided that Ms Clark-Maxwell can provide proof of her right to enforce the covenant, she will be entitled to compensation through the compulsory acquisition process, as outlined in this document.
- 1.2.17 As previously stated, once the compulsory purchase powers in the DCO have been exercised, any potential claimant will have six years to make a claim for compensation with the value of her right being determined at that the vesting date. As such, any claimant to the Mundy covenant will have a claim for compensation if a right can be proven.

Network Rail Compulsory Acquisition approach

- 1.2.18 During the CAH4 hearing, Highways England confirmed that the Protective Provisions (paragraph 32 of the Network Rail Protective Provisions) provide that Highways England will not exercise its powers of compulsory purchase over the Network Rail land and that Network Rail are happy with this approach; particularly as separate agreements are being progressed between the parties (notably the Framework Agreement, Bridge Agreement and the Deed of Easement) which will ensure Highways England has the necessary land rights to construct and maintain the extended bridge at Little Eaton. A point that was omitted from the hearing is that paragraph 32 also provides that Highways England will not exercise the compulsory acquisition powers over Network Rail's land without Network Rail's consent. There is not, as it may have been suggested, a blanket prohibition on Highways England exercising its powers of compulsory acquisition over Network Rail's land.
- 1.2.19 This point may have prompted the ExA's question (paraphrasing): why do you need compulsory acquisition powers over Network Rail's land if you are not going to exercise these powers and have secured private rights instead? Firstly, this question needs to be read in the light of the clarification given in the preceding paragraph i.e. that the powers of compulsory acquisition of Network Rail's land will not be exercised unless Network Rail consents. In addition, Network Rail has provided (see REP12-016) that this consent will be given through the Framework Agreement which is being progressed between the parties. The response to this question is one which Highways England has explained before (albeit in respect of other land).
- 1.2.20 Firstly, Highways England requires compulsory acquisition powers over all of the Order land because if voluntary agreements cannot be sought in time then the powers of acquisition will ensure the timely and effective delivery of a Nationally Significant Infrastructure Project without it being delayed by a reluctant landowner. Secondly, and despite Highways England's best efforts to ensure that all interests in the Order land have been identified there may be unregistered or undisclosed rights over the land which Highways England, even following diligent inquiry, has not discovered. In which case the compulsory acquisition powers are necessary to override these unregistered or unknown rights. Finally, if the agreements with Network Rail cannot be completed in time Highways England has the security of knowing that it can exercise the powers of compulsory acquisition over Network Rail's land. The exercise of these powers will need Network Rail's consent but given that Network Rail is content with the inclusion of the protective provisions in the DCO for its benefit and is progressing the Framework Agreement with Highways England – and it is content with the wording of paragraph 32 – there is nothing to suggest that they will not consent in the future to the exercise of the compulsory acquisition powers. It is worth noting that Network Rail has now confirmed that it is content with the protective provisions and Highways England has updated the DCO to reflect this position.

Ongoing Negotiations

- 1.2.21 Details of how the acquisition of the 'Queensway Properties' is included in **Annex A** of this document, with the latest 'Negotiation Tracker' which has been updated throughout the examination as **Annex B** of the Statement of Reasons.

Annex A – Current Position – Queensway and Ashbourne Road Properties

Blight Notices - 9 properties;

No 2 Queensway	Agreed and acquired
No 4 Queensway	Agreed and acquired
No 6 Queensway	Agreed and acquired
No 10 Queensway	Market value agreed, solicitors progressing searches, draft transfer
No 14 Queensway	Agreed and acquired
No 16 Queensway	Market value agreed, solicitors progressing searches, draft transfer
No 30 Queensway	Market value agreed, solicitors progressing searches, draft transfer
No 32 Queensway	Market value agreed, solicitors progressing searches, draft transfer
No 18 Queensway	Blight notice accepted, property to be inspected subject to Covid restrictions
No 255 Ashbourne Rd	Blight notice accepted in respect of L/H interest (Haven Care Group)

Discretionary Purchases

No 20 Queensway	Historic discretionary purchase, owned by Highways England
No 22 Queensway	Historic discretionary purchase, owned by Highways England
No 24 Queensway	Historic discretionary purchase, owned by Highways England

Acquisition by agreement

No 12 Queensway	Compensation agreed in full and final settlement, solicitors progressing
No 8 Queensway	Market value settlement figure proposed, awaiting response from agent
No 26 Queensway	Market value settlement figure proposed, awaiting response from agent
No 257 Ashbourne Rd	Market value settlement figure proposed, awaiting response from agent
No 253 Ashbourne Rd	Awaiting Blight notice
No 255 Ashbourne Rd	Ongoing discussions, acquisition of land not the residential property
No 259 Ashbourne Rd	No substantive progress despite efforts to engage by VOA and HE

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:	
Abiola Kelvin Ogunjimi 30 Queensway	Owner	Permanent	4/10	Y	<p>Land discussions letter sent 11 February 2019. Landowner eligible to serve a blight notice and has been in recent discussion with an agent. Blight notice now submitted and accepted by Highways England. District Valuer instructed 31/10/2019. Arrangements for inspection of the property being made, e-mail to agent 04/11/2019. Envisaged that the property will be acquired under blight provisions during the examination period. Inspection of property undertaken 18/11/2019, Market Value of property agreed 16/01/2020, currently awaiting disturbance claim, owner looking for a replacement property. Owner has now put an offer in on a replacement property agent confirmed e-mail 15/06/2020, acquisition to be progressed.</p>	
AI Rayan Bank PLC 32 Queensway	Owner	Permanent	4/12	Y	<p>Blight notice now submitted in respect of this property and with Highways England for review. Blight claim being progressed, inspection of property undertaken, discussions ongoing with agent. Envisaged that the property will be acquired</p>	

					<p>under blight provisions during the examination period. Market Value proposal sent to agent 05/11/19, awaiting a response. Last discussed with agent 28/01/2020 property owners still considering market value figure. Market value figure agreed 9th March 2020, currently awaiting disturbance claim, owner looking for a replacement property. Solicitors progressing draft transfer ahead of acquisition.</p>	
<p>Albert Edward Hibbs, Dennis Edwin Hibbs, Rose Alice Horner, Patricia Hibbs</p>	<p>Owner</p>	<p>Temporary</p>	<p>9/3</p>	<p>N</p>	<p>Land discussions letter sent 11 February 2019. Millennium Isle of Man entered into an option agreement in relation to this land following preferred route announcement. They are now leading discussions on behalf of the landowners with a view that the site will be brought forward for development. A meeting was held 2 September 2019 to discuss the temporary possession requirement, access to the site and various technical matters. Discussions to be progressed during examination period. Temporary possession only, no land to be acquired. A relevant representation has been made. Further meeting to be held to include contractor to discuss temporary</p>	

					possession/compound site requirements.	
Anthony John Lomas	Owner	<ol style="list-style-type: none"> 1. Temporary and Permanent Rights 2. Temporary and Permanent Rights 3. Temporary 	<ol style="list-style-type: none"> 1. 6/2 2. 7/5 3. 7/6 	<ol style="list-style-type: none"> 1. N 2. N 3. N 	<p>Meeting 9 November 2018 to discuss survey works and the temporary land requirements for the scheme. Land acquisition discussions letter sent 11 February 2019.</p> <p>Additional non-statutory consultation letter was sent 7 March 2019 and subsequent correspondence about changes to land requirements.</p> <p>Temporary possession plots, engagement and information provided previously regarding the proposed works to the land as part of site meetings with the landowner and agent in connection with various ground investigation surveys. Agent instructed to deal with any lands matters on behalf of landowner.</p> <p>Further discussions to be held February 2020 as part of agreeing ground investigation works. Reached agreement regarding survey works, ongoing discussion around main scheme land requirements in the context of temporary land take, impact to be assessed post works given physical alterations to land.</p>	
Bovis Homes Eastern Limited	Owner	Temporary and Permanent Rights	7/10	N	Land acquisition discussions letter sent 11 February 2019. Update letter sent on 16 April	

					notifying landowner of proposed changes to land requirements following design refinements. Temporary possession plot, affects existing highway and verge no contact from land owner.
Brian William Mawson, Sarah Margaret Mawson 4 Queensway	Owner	Permanent	3/24	Y	Land acquisition discussions letter sent 11 February 2019. Statutory blight claim submitted, negotiations ongoing, market value of property agreed. Disturbance claim now provisionally agreed. Acquisition of property forecast May 2019. Property acquired under blight 27 September 2019 and now within Highways England ownership.
Datum Engineering Services Limited	Owner	1. Temporary 2. Permanent	1. 2/7a 2. 2/7b	1. N 2. Y	Land acquisition discussions letter sent 11 February 2019. Telephone and email correspondence 19 March 2018, 26 March 2019, negotiations ongoing for acquisition by agreement. Offer made in respect of land 1 April 2019. Negotiations will be progressed prior to and during examination. Current position, landowner to respond to offer in respect of the market value of the land and HOT's to follow any agreement. Telephone and e-mail exchanges with landowner 11/11/19, has now instructed an agent to progress matters on his behalf. Discussions to be held in parallel with

					ground investigations works matters. Envisaged agreement within examination period. Meeting held 12 th March 2020, close to agreement, revised proposal to agree land value to be made following completion of survey works.	
David James Gartside, Marion Anne Gartside 12 Queensway	Owner	Permanent	4/3	Y	Meetings with landowner 15 March 2018 and 4 September 2018, eligible to serve a blight notice, agent instructed to advise landowner on options, email 1 November 2018 to agent regarding acquisition by agreement. Telephone call with agent 11 April 2019, agent confirmed that he is instructed to pause ahead of the DCO submission. Negotiations will be progressed prior to and during examination. Discussions ongoing regarding relocation property to support the business, which is currently run from the existing property. Further meetings. 27 June 2019 full inspection of property, 4 July 2019 meeting with landowner and agent to discuss the case and relocation options. Meeting with agent 2 September 2019 to discuss valuation and compensation assessment. Meeting with landowner 23 October 2019 with Highways England to review the	

					<p>current position and way forward. Relevant Representation made. Awaiting feedback from agent in relation to a potential replacement property viewed in November 2019. Discussion with agent 29/11/2019, property had not been ruled in or ruled out. Follow up e-mail 05/12/2019 to confirm current position awaiting response. Discussion with agent 28/01/2020 currently still looking at all options for relocation. Offer to settle made, relocation options still being reviewed. Offer to settle provisionally agreed 07/05/2020 now to be formalised.</p>
David Martin Jackson	Owner	Permanent	<ol style="list-style-type: none"> 1. 3/13a 2. 3/13b 3. 3/13c 	<ol style="list-style-type: none"> 1. Y 2. Y 3. Y 	<p>Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Telephone conversation 8 April 2019 inviting meeting or further discussion with landowner to discuss the scheme, timetable, DCO process and the blight and compensation provisions. Contact details left with landowner to arrange a convenient time. Messages left with landowner 4 & 17 October to arrange a discussion or meeting regarding the scheme. Letter sent 28 October inviting discussion. No response to date. Highways</p>

					England have since followed up with additional letter to invite discussion. No response to attempts to engage.	
Dennis Hibbs	Owner	Temporary	8/1	N	Land discussions letter sent 11 February 2019. Millennium Isle of Man entered into an option agreement in relation to this land following preferred route announcement. They are now leading discussions on behalf of the landowners with a view that the site will be brought forward for development. A meeting was held 2 September 2019 to discuss the temporary possession requirement, access to the site and various technical matters. Discussions to be progressed during examination period. Temporary possession only, no land to be acquired. A relevant representation has been made. Further meeting to be held to include contractor to discuss temporary possession/compound site.	
Dennis Hibbs, Rose Alice Horner, Janet Brocklehurst, Patricia Hibbs	Owner	Temporary	9/1	N	Land discussions letter sent 11 February 2019. Millennium Isle of Man entered into an option agreement in relation to this land following preferred route announcement. They are now leading discussions on behalf of the	

					<p><u>landowners with a view that the site will be brought forward for development. A meeting was held 2 September 2019 to discuss the temporary possession requirement, access to the site and various technical matters. Discussions to be progressed during examination period. Temporary possession only, no land to be acquired. A relevant representation has been made.</u></p> <p>Further meeting to be held to include contractor to discuss temporary possession/compound site requirements.</p>	
Derby City Council	Owner	1. Temporary 2. Temporary and Permanent Rights 3. Temporary 4. Temporary and Permanent Rights 5. Temporary and Permanent Rights 6. Temporary 7. Permanent 8. Temporary and Permanent Rights 9. Permanent 10. Permanent 11. Permanent	1. 1/4a 2. 1/4b 3. 2/1a 4. 2/1b 5. 2/1c 6. 2/1d 7. 2/1e 8. 2/1f 9. 2/1g 10. 2/1h 11. 2/1i 12. 2/1j 13. 2/1k	1. N 2. N 3. N 4. N 5. N 6. N 7. Y 8. N 9. Y 10. Y 11. Y 12. Y 13. Y	<p>Land acquisition discussions letter sent 11 February 2019, responded by signed form agreeing to discussions 18 February 2019.</p> <p>Meeting held 1 April 2019 with John Green (Estates Manager) and Tony Morton (Senior Estates Surveyor) to discuss acquisition by agreement. Negotiations will be progressed prior to and during examination.</p> <p><u>Discussions to be progressed during examination period. Schedule of plots being prepared to identify permanent land take area not including existing highway or verge to</u></p>	

		12. Permanent	14. 2/1l	14. Y	identify value significant plots for acquisition by agreement purposes. Acquisition by agreement to be discussed alongside proposals for further ground investigation works surveys on DCC land. Ground investigation works all agreed, ongoing discussions and liaison with DCC to be maintained regarding land requirements.	
		13. Permanent	15. 2/1m	15. Y		
		14. Permanent	16. 2/1n	16. N		
		15. Permanent	17. 2/1o	17. N		
		16. Temporary	18. 2/1p	18. N		
		17. Temporary and Permanent Rights	19. 2/1q	19. Y		
			20. 2/1r	20. N		
		18. Temporary and Permanent Rights	21. 2/1s	21. N		
		19. Permanent	22. 2/1t	22. N		
		20. Temporary	23. 2/1v	23. N		
		21. Temporary	24. 2/1w	24. Y		
		22. Temporary	25. 2/5	25. Y		
		23. Temporary	26. 2/6	26. N		
		24. Permanent	27. 2/8	27. N		
		25. Permanent	28. 2/9	28. N		
		26. Temporary	29. 2/10	29. Y		
		27. Temporary and Permanent Rights	30. 2/12	30. Y		
			31. 2/14	31. Y		
		28. Temporary and Permanent Rights	32. 2/15	32. Y		
		29. Permanent	33. 2/16	33. Y		
		30. Permanent	34. 3/1a	34. Y		
		31. Permanent	35. 3/1b	35. N		
		32. Permanent	36. 3/1c	36. N		
		33. Permanent	37. 3/1d	37. N		
		34. Permanent	38. 3/1e	38. Y		

		35. Temporary	39. 3/1f	39. Y		
		36. Temporary	40. 3/1g	40. N		
		37. Temporary	41. 3/1h	41. N		
		38. Permanent	42. 3/1i	42. N		
		39. Permanent	43. 3/1j	43. N		
		40. Temporary	44. 3/1k	44. Y		
		41. Temporary	45. 3/1l	45. Y		
		42. Temporary	46. 3/1m	46. Y		
		43. Temporary	47. 3/1n	47. N		
		44. Permanent	48. 3/1o	48. Y		
		45. Permanent	49. 3/1p	49. N		
		46. Permanent	50. 3/1q	50. N		
		47. Temporary	51. 3/1r	51. Y		
		48. Permanent	52. 3/1s	52. Y		
		49. Temporary	53. 3/1t	53. N		
		50. Temporary and Permanent Rights	54. 3/1u	54. Y		
		51. Permanent	55. 3/1v	55. N		
		52. Permanent	56. 3/1w	56. N		
		53. Temporary	57. 3/1x	57. N		
		54. Permanent	58. 3/1y	58. Y		
		55. Temporary	59. 3/1z	59. Y		
		56. Temporary and Permanent Rights	60. 3/1aa	60. N		
		57. Temporary and Permanent Rights	61. 3/4	61. N		
		58. Permanent	62. 3/6	62. Y		
			63. 3/7	63. Y		

		59. Permanent	64. 3/10	64. Y		
		60. Temporary	65. 3/11	65. Y		
		61. Temporary	66. 3/20	66. Y		
		62. Permanent	67. 3/21	67. Y		
		63. Permanent	68. 4/1a	68. Y		
		64. Permanent	69. 4/1b	69. N		
		65. Permanent	70. 4/1c	70. N		
		66. Permanent	71. 4/1d	71. N		
		67. Permanent	72. 4/1e	72. Y		
		68. Permanent	73. 4/1f	73. N		
		69. Temporary and Permanent Rights	74. 4/1g	74. Y		
			75. 4/1h	75. N		
		70. Temporary	76. 4/1i	76. Y		
		71. Temporary and Permanent Rights	77. 4/11	77. Y		
		72. Permanent	78. 5/2	78. N		
		73. Temporary	79. 7/1a	79. N		
		74. Permanent	80. 7/1b	80. N		
		75. Temporary	81. 7/1c	81. N		
		76. Permanent	82. 7/1d	82. N		
		77. Permanent	83. 7/1e	83. N		
		78. Temporary	84. 7/1f	84. N		
		79. Temporary	85. 7/1g	85. N		
		80. Temporary	86. 7/1h	86. N		
		81. Temporary	87. 7/1i	87. N		
		82. Temporary	88. 7/1j	88. N		

		83. Temporary	89. 7/2	89. N		
		84. Temporary	90. 7/8	90. N		
		85. Temporary	91. 7/9	91. N		
		86. Temporary	92. 7/11	92. N		
		87. Temporary	93. 7/12	93. N		
		88. Temporary	94. 7/13	94. N		
		89. Temporary	95. 8/2	95. N		
		90. Temporary	96. 8/12	96. N		
		91. Temporary	97. 8/13	97. Y		
		92. Temporary	98. 8/18	98. N		
		93. Temporary	99. 8/19	99. N		
		94. Temporary	100. 8/20	100. Y		
		95. Temporary	101. 9/2	101. N		
		96. Temporary	102. 9/4	102. N		
		97. Permanent				
		98. Temporary				
		99. Temporary				
		100. Permanent				
		101. Temporary				
		102. Temporary				
Edward James Godber	Owner	1. Permanent	1. 8/25a	1. Y	Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Telephone and email exchanges 18, 19 and 25 March 2019.	
		2. Temporary	2. 8/25b	2. N		
		3. Temporary	3. 8/25c	3. N		

					<p>Meeting with landowner and agent to discuss acquisition by agreement held 25 March 2019. Negotiations will be progressed prior to and during examination.</p> <p>Meeting with land agent 3 July 2019 to inspect agricultural land, discussions regarding land value ongoing. HOT's to be issued once agreement reached. Accommodation works to be discussed as part of contractor involvement and detailed design moving forward. Agent to forward evidence of agricultural land values. Evidence forwarded 23/01/2020 and currently being reviewed, discussions ongoing to agree land value, envisaged within examination period.</p>	
Euro Garages Limited	Owner	<p>1. Temporary</p> <p>2. Temporary</p>	<p>1. 3/9a</p> <p>2. 3/9b</p>	<p>1. N</p> <p>2. N</p>	<p>Meeting requests issued via email from Highways England to Euro Garages 22 October 2018. Holding reply from Simon Cope (Euro Garages Limited) pending detailed discussions with McDonald's 24 October 2018. Land acquisition discussions letter sent 11 February 2019. Meeting arranged 7 May 2019 with claimant and consultants to discuss the design of the access arrangements to the property together with</p>	

					<p>associated acquisition and compensation matters.</p> <p><u>Meetings 7 May 2019 and 20 August 2019 to discuss various technical issues regarding access, traffic flows, operation of the site, mitigation measures etc. Land requirement comprises a small area of temporary land take, no acquisition of land involved.</u></p> <p><u>Email 27 September from Euro garages agent confirming that their present objective is to mitigate the adverse effects of the scheme and to that end they will continue to engage with Highways England and dependent on the outcome Euro garages may need to participate in the examination.</u></p> <p>Joint inspection of property by PFS experts 22/10/2019. Further meeting to discuss technical matters 15/01/2020. Compensation to be assessed once technical matters agreed although the full extent of any impact on the retained site unable to be assessed until after the scheme.</p>	
Gail Roberts 16 Queensway	Owner	Permanent	4/5	Y	<p>Blight notice served and accepted by Highways England 2 August 2018. Negotiations will be progressed prior to and during examination.</p>	

					<p><u>Market Value of property now agreed, awaiting solicitor details from agent, draft transfer to be progressed and disturbance claim to be agreed in parallel. Acquisition completion to be guided by property owner and dependent on them finding an alternative property. Envisaged completion within examination period.</u></p> <p>Awaiting solicitor details from property owner in order to progress the draft transfer. Requested update from agent 20/01/2020, awaiting response. Highways England now progressing draft transfer ahead of any acquisition, awaiting disturbance claim in due course.</p>	
George Joseph Godber, Ruth Marion Godber, Roger George Godber, Edward James Godber	Owner	<p>1. Permanent</p> <p>2. Temporary</p>	<p>1. 9/6a</p> <p>2. 9/6b</p>	<p>1. Y</p> <p>2. N</p>	<p>Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Telephone and email exchanges 18, 19 and 25 March 2019. Meeting with landowner and agent to discuss acquisition by agreement 25 March 2019. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. Negotiations will be progressed prior to and during examination.</p>	

					<p>Meeting with land agent on site 3 July 2019 to inspect agricultural land, discussions regarding land value ongoing. HOT's to be issued once agreement reached. Accommodation works to be discussed as part of contractor involvement and detailed design moving forward. Agent to forward evidence of agricultural land values. Evidence forwarded 23/01/2020 and currently being reviewed, discussions ongoing to agree land value. Envisaged within examination period.</p>
GG2 Limited	Owner	<ol style="list-style-type: none"> 1. Temporary 2. Permanent 3. Temporary 4. Permanent 5. Temporary 6. Temporary 7. Permanent 8. Temporary 	<ol style="list-style-type: none"> 1. 7/14 2. 7/15 3. 7/17a 4. 7/17b 5. 7/17c 6. 8/3a 7. 8/3b 8. 8/3c 	<ol style="list-style-type: none"> 1. N 2. Y 3. N 4. Y 5. N 6. N 7. Y 8. N 	<p>Land acquisition discussions letter sent 11 February 2019. Email to landowner 25 March 2019 to open acquisition by agreement discussions. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. Agent instructed, negotiations will be progressed prior to and during examination.</p> <p>Meeting to discuss acquisition by agreement 3 May 2019. Follow up site meeting 19 June 2019 to discuss practical issues on the ground in terms of access and potential issues for the turf growing business.</p>

					<p>Agent followed up with a list of issues to be progressed. Email 4 October 2019 to progress discussions over land value and associated matters. Agent to respond in respect of the value of turf growing land. Acquisition by agreement to be progressed during examination.</p> <p>Meeting held 07/02/2020 to discuss various technical matters, acquisition by agreement and ground investigation works. Ongoing discussions over land value and operation of business and mitigation during works. Further meeting held 06/05/2020 to discuss scheme impacts, compensation, access for business, mitigation.</p>	
Haris Properties (Derby) Ltd	Owner	Permanent	2/17	Y	<p>Letter issued 16 April 2019 as late identified party following acquisition of land within DCO order limits.</p> <p>Email 15 July 2019 outlining land requirements and scheme information. On site meeting held with landowner to discuss acquisition by agreement. 24 July 2019. Agent now appointed to progress acquisition by agreement. E-mail 30 October meeting to be arranged between valuers to agree</p>	

					<p>land value. Discussions to be progressed during examination period. Telephone call 11/11/19 with agent to discuss acquisition of plot, agent to put forward proposal to agree the matter. Awaiting response from agent.</p>
Ian Hunter Thompson	Owner	Permanent	2/18	Y	<p>Land acquisition discussions letter sent 11 February 2019. Telephone and email exchanges 18, 19, 19 March 2019. Meeting with agent on site to discuss acquisition by agreement 27 March 2019. Negotiations will be progressed prior to and during examination.</p> <p>Meeting held 11 June 2019 on site with the freeholder and tenant to discuss acquisition by agreement and the Kingsway Link Road and access to the property. Discussions to be progressed during examination. Further meeting to be held to discuss access design and accommodation works when the detail is available.</p>
Malcolm J Beavis	Owner	<ol style="list-style-type: none"> 1. Permanent 2. Temporary 	<ol style="list-style-type: none"> 1. 8/14 2. 8/15 	<ol style="list-style-type: none"> 1. Y 2. N 	<p>Meeting 6 February 2019 to discuss survey works, land requirements for the scheme, and compensation. Landowner preference not to discuss acquisition by agreement ahead of any DCO confirmation.</p>

					No contact from landowner, preference was not to progress acquisition by agreement previously and will await DCO decision.	
Jhangiar Razzaq	Owner	1. Temporary 2. Temporary	1. 7/7a 2. 7/7b	1. N 2. N	Land discussions letter sent 11 February 2019. Temporary possession plots no contact from land owner no permanent acquisition of land involved.	
John Reginald Dutton, Lynne Barrie Dutton 2 Queensway	Owner	Permanent	3/23	Y	Blight notice served and accepted by Highways England. Negotiations will be progressed prior to and during examination. The Market Value of the property has been agreed and a draft transfer is being progressed, disturbance claim to be agreed in parallel. Property to be acquired under blight, acquisition timing to be guided by property owner and finding an alternative property. Claim now agreed in full and final settlement, replacement property found, subject property to be acquired within examination period. Property acquisition legally completed 19 th March 2020. Property now in Highways England ownership.	
Kang Kingsway	Owner	1. Temporary and Permanent Rights 2. Temporary and Permanent Rights 3. Permanent	1. 2/19a 2. 2/19b 3. 2/19c	1. N 2. N 3. Y	Land acquisition discussions letter sent 11 February 2019. Telephone and email exchanges 18 & 19 March 2019 to discuss acquisition by agreement.	

					<p>Meeting held 8 April on site. Agent appointed to progress acquisition by agreement, negotiations will be progressed prior to and during examination. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements.</p> <p>E-mail to joint owners 6 August 2019 to progress acquisition by agreement seeking confirmation that agent appointed to agree values. HOTs to follow agreement. Agent now appointed to agree acquisition by agreement, telephone conversation 11/11/19, agent to inspect land and to propose settlement figure.</p>	
Kier Partnership Homes Limited	Owner	<ol style="list-style-type: none"> 1. Temporary and Permanent Rights 2. Temporary and Permanent Rights 3. Temporary 4. Temporary 	<ol style="list-style-type: none"> 1. 1/3a 2. 1/3b 3. 1/3c 4. 2/3 	<ol style="list-style-type: none"> 1. N 2. N 3. N 4. N 	<p>Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Telephone call with Highways England's land consultants and Keir (James Huckerby) 7 March 2019. Subsequent correspondence between parties 10 April 2019. Email from Highways England's land consultants to Keir (James Huckerby) confirming meeting on 29 April 2019. Temporary possession plots for environmental mitigation.</p>	

<p>Simon Morris Linda Morris</p>	<p>Owner</p>	<p>1. Permanent 2. Temporarily 3. Permanent</p>	<p>1. 8/24a 2. 8/24b 3. 8/24c</p>	<p>1. Y 2. N 3. N</p>	<p>Land acquisition discussions letter sent 11 February 2019. Landowner confirmed 8 March 2019 content to explore acquisition by agreement and has instructed an agent but landowner unable to meet before May 2019.</p> <p>Meeting with landowners and their agent 28 May 2019. E-mail exchanges regarding acquisition by agreement and woodland grant scheme. Meeting with agent 5 August 2019, email 17 September 2019 comparable woodland sales to agree market value HOTs to be issued once agreement reached. Awaiting response from agent.</p>	
<p>Mansoor Ahmed Bhatti, Fehimida Mansoor Bhatti 10 Queensway</p>	<p>Owner</p>	<p>Permanent</p>	<p>3/27</p>	<p>Y</p>	<p>Land acquisition discussions letter sent 11 February 2019. Meeting with landowner 15 March 2018 to discuss the scheme and blight process. Landowner has instructed agent and in the process of submitting a blight notice.</p> <p>Blight Notice now submitted and accepted. District Valuer instructed, arrangements for inspection of property currently being made. Property to be acquired under blight provisions during examination</p>	

					<p>period. Property inspection undertaken 18/11/19, market value to be agreed with agent. Close to agreement over market value figure, currently with agent to confirm whether figure to be accepted. Market value agreed 26th February 2020, currently awaiting disturbance claim, owner looking for a replacement property.</p>	
Marion Reid Morris	Owner	<ol style="list-style-type: none"> 1. Permanent 2. Temporary and Permanent Rights 	<ol style="list-style-type: none"> 1. 8/23a 2. 8/23b 	<ol style="list-style-type: none"> 1. Y 2. N 	<p>Land acquisition discussions letter sent 11 February 2019. Landowner confirmed 8 March 2019 content to explore acquisition by agreement and has instructed an agent but landowner unable to meet before May 2019. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements.</p> <p>Meeting with landowners and their agent 28 May 2019. E-mail exchanges regarding acquisition by agreement and woodland grant scheme. Meeting with agent 5 August 2019, email 17 September 2019 comparable woodland sales to agree market value HOTS to be issued once agreement reached.</p> <p>Awaiting response from agent.</p>	
Mark James Smyth, Victoria May Jane Smyth	Owner	Temporary	8/11	N	Land discussions letter sent 11 February 2019.	

					Response received from Mark Smyth on 5 March 2019 requesting information on project in relation to property. No contact from landowners, small area of temporary possession, no land to be acquired.
Matlock Garden Waterlife and Pet Centre Limited	Owner	1. Temporary and Permanent Rights	8/21	N	Formal consultation letter issued 7 March 2019. Spoke to Max Loeptian 7 March 2019 and exchanged email correspondence on 8 March 2019 providing further detail of the Scheme proposals and clarity on issues raised. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. No contact from land owner, small temporary possession plot, no land to be acquired.
McDonald's Real Estate Limited	Owner	1. Temporary 2. Temporary	1. 3/8a 2. 3/8b	1. N 2. N	Meeting 25 July 2018 to discuss access proposals. Traffic signals analysis issued 24 August 2018 to McDonald's and consultants by Highways England. Meeting requests issued via email from Highways England to McDonald's on 28 September, 22 October, 12 November and 1 December 2018 and 10 January 2019. Follow up meeting proposed with the adjoining owner Euro

					<p>Garages in email 27 March 2019.</p> <p>Meetings 7 May 2019 and 20 August 2019 to discuss various technical issues regarding access, traffic flows, operation of site, mitigation measures etc. Land requirement comprises a small area of temporary land take, no acquisition of land involved. Ongoing discussion with Highways England. Relevant Representation submitted.</p> <p>Meeting held 15/01/2020 to discuss technical matters, discussions ongoing. Compensation to be assessed once technical matters agreed although the full extent of any impact upon the retained site unable to be assessed until after the scheme.</p>	
Metropolitan Housing Trust Limited	Owner	<ol style="list-style-type: none"> 1. Permanent 2. Permanent 	<ol style="list-style-type: none"> 1. 3/16a 2. 3/16b 	<ol style="list-style-type: none"> 1. Y 2. Y 	<p>Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Project Team consultants spoke to Rachel Rachel Asprey (of Metropolitan Housing Trust) and discussed the rationale for the change, and the DCO process more generally. Meeting held on 10 April 2019 on site to discuss project and DCO process.</p>	

					<p>Email correspondence on 12 April from Metropolitan Housing Trust regarding land acquisition. Correspondence between Highways England consultants and Metropolitan Housing Trust on 12 April and 16 April 2019.</p> <p>Landowner has requested that Highways England acquire the residential property 253 Ashbourne Road. Meeting held with property owner 24 October 2019 to understand in more detail the specific impact of the scheme so that a decision can be taken regarding acquisition. Property owner to outline the impacts in writing following on from the meeting and Highways England to confirm position regarding acquisition. Highways England reviewing options for purchase. Telephone discussion 29/11/19, Metropolitan to instruct agent to progress blight notice or discretionary purchase. Awaiting submission of blight notice, discussed with agent 20/03/20 who is currently liaising with landowner.</p>	
Network Rail (in respect of railway and bridge)	Owner Occupier Occupier	<ol style="list-style-type: none"> 1. Temporary 2. Permanent Rights 3. Permanent 	<ol style="list-style-type: none"> 1. 8/5 2. 8/6 3. 8/7 	<ol style="list-style-type: none"> 1. N 2. N 3. Y 	<p>Extensive dialogue during preliminary bridge design and agreeing outline AIP with meetings held 7 January 2016, 5</p>	

		4. Temporary 5. Permanent	4. 8/8 5. 8/9	4. N 5. Y	December 2016, 23 January 2017 and 8 June 2017. Matters progressed in respect of protective provisions by solicitors.
Norman Hoff, Joy Taylor	Owner	1. Permanent 2. Temporary	1. 8/16a 2. 8/16b	1. Y 2. N	<p>Land discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Highways England's land consultants spoke to solicitor's secretary acting on behalf of affected party – informed solicitor on leave until 18 March 2019. Email received 12 March 2019 to extend 7 March 2019 letter response date.</p> <p>Telephone call and E-mail 10 September 2019 to agent setting out land requirements and inviting meeting to discuss acquisition by agreement. Email 13 September 2019 agent taking instructions as owners live abroad. Follow up e-mail 16 September awaiting landowner instruction and would revert. Next step, meeting with the agent to discuss acquisition by agreement, market value and associated matters. HOT's to follow during examination period.</p> <p>Telephone call to agent 21/11/19 to arrange meeting, agent will seek instruction but his view possibly still a bit early to progress, agent to revert following discussion with</p>

					owners .E-mail 04/12/2019 to agent inviting meeting dates December/January to progress acquisition by agreement. Meeting held 28/01/2020 with agent, landowner to consider how to take forward acquisition by agreement and temporary requirements.	
Peter Spencer Dawes, Keith Sutton, Patrick Burnett-Harris, Martin Doughty, David Wilcox, Roland Hosker c/o The University of Derby	Owner	Permanent	4/16	Y	Land acquisition discussions letter sent 11 February 2019. Email exchange 20 March 2019 regarding acquisition by agreement with Peter Dawes. Meeting held on 25 March 2019 with Head of Estate Development. Agent instructed to progress. E-mail 5 September to Derby university to progress acquisition by agreement. Details of agent acting provided by return. 6 September e-mail to agent with land requirements and plans. 1 October 2019 joint site inspection. Discussions regarding acquisition by agreement to be progressed during examination period and HOT's produced following provisional agreement. Proposal made in respect of the market value of the land, discussions ongoing.	
Peter Toolan, Kerry Anne Toolan 14 Queensway	Owner	Permanent	4/4	Y	Blight notice served and accepted by Highways England. Compensation agreed, acquisition of the	

					property due to complete by end of April 2019. Property acquired under blight 12 April 2019 and now owned by Highways England.
Roger Alfred Bullivant, Elizabeth Ann Bullivant	Owner	<ol style="list-style-type: none"> 1. Permanent 2. Temporary 3. Temporary 	<ol style="list-style-type: none"> 1. 8/10a 2. 8/10b 3. 8/10c 	<ol style="list-style-type: none"> 1. Y 2. N 3. N 	<p>Land acquisition discussions letter sent 11 February 2019 and subsequent telephone and email exchanges regarding acquisition by agreement.</p> <p>Meeting 20 March 2019 to discuss in more detail, value of land provisionally agreed subject to confirmation of by HE regarding enlarging acquisition.</p> <p>Negotiations will be progressed prior to and during examination.</p> <p>Market value of land agreed in principle, various practical matters for the landowner to formalise in terms of the current occupation of the land and vacant possession. Draft HOTs to be issued once resolved.</p> <p>Discussion to be progressed alongside requirement for ground investigation surveys. Meeting held 16th March to agree acquisition of land by agreement to reflect recent valuation of the land. Awaiting landowner valuation of land from local agent before agreeing terms.</p>

RSDD 2016 Property Trust	Owner	<ol style="list-style-type: none"> 1. Permanent 2. Temporary and Permanent Rights 3. Permanent 4. Permanent 5. Temporary and Permanent Rights 6. Permanent 7. Temporary 8. Temporary 	<ol style="list-style-type: none"> 1. 3/22a 2. 3/22b 3. 3/22c 4. 4/7a 5. 4/7b 6. 4/7c 7. 4/7d 8. 8/10c 	<ol style="list-style-type: none"> 1. Y 2. N 3. Y 4. Y 5. N 6. Y 7. Y 8. Y 	<p>Meetings 14 April 2018 and 13 November 2018. Land acquisition discussions letter sent 11 February 2019. Email exchanges 20, 21 March 2019.</p> <p>Meeting held 9 April 2019 to discuss acquisition of land by agreement. Negotiations will be progressed prior to and during examination. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements.</p> <p>Meeting 25 June 2019 with Project Team and 18 July 2019 between valuers to progress acquisition by agreement. Agent to review land plots and any development potential. Discussions linked to and to be progressed alongside statement of common ground during examination.</p> <p>Meeting with agent 21/02/2020, currently progressing planning matters but will revert regarding values of the various plots required by the scheme so that agreement in principle can be reached.</p>	
Sainsbury's Propco A Limited	Owner	<ol style="list-style-type: none"> 1. Temporary and Permanent Rights 2. Permanent 	<ol style="list-style-type: none"> 1. 2/13a 2. 2/13b 3. 2/13c 	<ol style="list-style-type: none"> 1. N 2. Y 3. N 	<p>Land acquisition discussions letter sent 11 February 2019. Update letter sent on 16 April notifying landowner</p>	

		3. Temporary			of proposed changes to land requirements following design refinements. No response to by agreement letter, follow up letter required, landowner to be contacted.
Shamim Eijaz Khan 18 Queensway 255 Ashbourne Road	Owner	1. Permanent 2. Permanent 3. Permanent	1. 3/15a 2. 3/15b 3. 4/6	1. Y 2. Y 3. Y	Landowner attended public consultation event 8 September 2018, discussed scheme impacts and compensation provisions. Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019 and subsequent telephone calls and email correspondence between Highways England's land consultants and affected party (8 March, 22 March, 25 March and 11 April 2019). Meeting held on 29 March 2019 of 255 Ashbourne Road. Eligible for blight claim in respect of No 18 Queensway. Telephone call 18 October 2019 to arrange meeting week commencing 21 October 2019 with landowner to discuss 255 Ashbourne Road following recent meeting with tenant Haven Care Group and also to clarify the position in respect of No 18 Queensway acquisition. Meeting held 24 October

					<p><u>2019 with property owner. Likely blight notice to be submitted towards the end of 2019 in respect of 18 Queensway.</u> <u>Discussed compensation in the event of Haven Care (tenant) relocating from 255 Ashbourne Road. Also discussed agreement in respect of frontage land to be acquired for scheme. To be progressed during examination period. HOTs to be issued following agreement over land value.</u></p> <p>Email to landowner 21/11/9 providing information on the blight process and seeking confirmation as to how landowner would like to progress acquisition by agreement in respect of other property.</p> <p>Recommended that landowner appoints an agent as two separate properties affected by the scheme and Highways England will reimburse reasonable costs of professional adviser. Currently under discussion. Blight forms requested by landowner and sent. Meeting to be held to discuss Ashbourne Road access.</p> <p>Meeting held 5th March 2020, discussion of No 255 access, landowner rejected left left out option, ongoing discussion about</p>	
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					mitigating car parking impacts, blight notice to be submitted imminently in respect of No 18 Queensway. Blight claim now submitted and being considered by Highways England. Blight claim in respect of No 18 Queensway now accepted.	
Steven Kenneth Inglis, Susan Inglis 257 Ashbourne Road	Owner	Permanent	3/14	Y	<p>Meeting 2 February 2018 to discuss scheme impacts and compensation provisions. Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Email from Highways England's land consultants sent 7 March 2019 detailing rationale for design changes.</p> <p>Telephone conversation with property owner 4 November 2019 regarding acquisition by agreement and basis for this this, agent to be appointed to progress during the examination period.</p> <p>Telephone and email correspondence 07/11/19 regarding acquisition by agreement of investment property. Landowner to appoint an agent to progress agreement of market value.</p> <p>Agent now appointed, discussed 28/01/2020 arrangements being</p>	

					made for inspection of property, and envisaged agreement regarding value during examination period. Property inspected 04/02/2020, awaiting market valuation from claimant's agent. Proposal to settle made 30/04/2020, awaiting response. Acquisition to align with student vacation end of June 2020. Proposal to settle made 26/05/20, market value figure now provisionally agreed.	
Sutton Turner Houses	Owner	<ol style="list-style-type: none"> 1. Permanent 2. Permanent 3. Permanent 	<ol style="list-style-type: none"> 1. 3/17 2. 3/18 3. 3/19 	<ol style="list-style-type: none"> 1. Y 2. Y 3. Y 	<p>Additional non-statutory consultation letter was sent 7 March 2019. Subsequent correspondence and meeting arranged for 16 May 2019.</p> <p>Meeting held 5th March 2020, discussions over access and statement of common ground. Discussions over compensation, Sutton Turner to appoint agent to review likely compensation claim to reflect access proposal.</p> <p>Agent confirmed instruction 18th May 2020 requesting information. Plans, BOR forwarded sent 20th May 2020. Site meeting suggested and compensation discussions to be progressed.</p>	
The East Midlands Reserve Forces and Cadets Association	Owner	1. Temporary and Permanent Rights	1. 3/5a	1. N	Meeting 2 November 2018 to discuss acquisition of land by	

		2. Temporary 3. Permanent 4. Temporary	2. 3/5b 3. 3/5c 4. 3/5d	2. N 3. Y 4. N	<p>agreement. Negotiations will be progressed prior to and during examination. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements.</p> <p><u>Meeting 1 May 2019 to discuss acquisition and consent to acquire by agreement. Email 11 June 2019 having discussed with all relevant parties EMRFCA are content in principle to release land required by the scheme and to sign any agreement to that affect subject to agreeing appropriate compensation and accommodation works.</u></p> <p><u>A formal agreement is being drafted by Highways England solicitors to deal with this. EMRFCA require an independent valuation of the land before values can be agreed and this is currently being progressed. Accommodation works details and specification to be discussed with scheme consultants/contractor in due course. Formal agreement confirming consent to be produced before the end of the examination period.</u></p> <p>06/11/19 EMRFCA confirmed now found</p>	
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					suitable surveyor to carry out valuation of the land required for the scheme. Discussion ongoing, independent valuation of land needed by EMRFCA before values can be agreed. Form of agreement for permanent and temporary land take being agreed between solicitors.	
The Estate of Terence Storey 6 Queensway	Owner	Permanent	3/25	Y	Blight notice served and accepted by Highways England. Negotiations will be progressed prior to and during examination. Blight claim now agreed in full and final settlement, acquisition completion forecast November 2019. Legal completion 12/12/2019.	
The Official Custodian for the Charities the Trustees of the Royal School for the Deaf Derby Trust	Owner	Permanent	4/11	Y	Meetings 14 April 2018 and 13 November 2018. Email exchanges 20, 21 March 2019. Meeting held 9 April 2019 to discuss acquisition of land by agreement. Negotiations will be progressed prior to and during examination. Meeting 25 June 2019 with Project Team and 18 July 2019 between valuers to progress acquisition by agreement. Agent to review land plots and any development potential. Discussions linked to and to be progressed alongside statement of common ground during examination.	

					Meeting with agent 21/02/2020, currently progressing planning matters but will revert regarding values of the various plots required by the scheme so that agreement in principle can be reached.	
University of Derby	Owner	<ol style="list-style-type: none"> 1. Permanent 2. Temporary 	<ol style="list-style-type: none"> 1. 4/13a 2. 4/13b 	<ol style="list-style-type: none"> 1. Y 2. N 	<p>Land acquisition discussions letter sent 11 February 2019. Email exchange 20 March 2019 acquisition by agreement. Meeting 25 March 2019 with Andrew Bevan (Head of Estate Development). Agent instructed to progress. Negotiations will be progressed prior to and during examination.</p> <p>E-mail 5 September to Derby university to progress acquisition by agreement. Details of agent acting provided by return. 6 September e-mail to agent with land requirements and plans. 1 October 2019 joint site inspection. Discussions regarding acquisition by agreement to be progressed during examination period.</p> <p>Market value to be agreed and HOT's to be issued subject to resolving a query in respect of temporary possession plot 14/13b and what work will be carried out and its impact. Currently with the project team for response.</p>	

					Proposal to settle made in respect of land value, discussions ongoing.
Mr J & Mrs A Lewis 8 Queensway 26 Queensway	Owner	1. Permanent 2. Permanent	1. 3/26 2. 4/18	1. Y 2. Y	<p>Meeting held 9 August 2018 to discuss scheme impacts and compensation provisions. Acquisition by agreement, investment property to be discussed further with landowner in terms of timing of acquisition and form of agreement. E-mail 18 October 2019 awaiting proposed dates for a meeting with owners to discuss acquisition by agreement, to be progressed during the examination period. E-mail outlining proposed way forward regarding acquisition by agreement and meeting confirmed for 06/01/2019 to progress.</p> <p>Meeting held 27/01/2020 with landowners and subsequent discussion with agent 28/01/2020. Inspections of No 8 and No 26 Queensway to be undertaken and values agreed in the next couple of months with a view that the properties will be acquired when vacated at the end of June.</p> <p>Property inspected 17th March 2020, agreement of value to follow, awaiting agent valuation, acquisition to align with student vacation end of June 2020. Proposal to agree market values</p>

					made 5 th June 2020 and awaiting response.	
Haven Care Group	Tenant	<ul style="list-style-type: none"> 1. Permanent 2. Permanent 	<ul style="list-style-type: none"> 1. 3/15a 2. 3/15b 	<ul style="list-style-type: none"> 1. Y 2. Y 	<p>Meeting held with Haven Care Group 3 October 2019 to discuss the scheme impacts and the particular issues relevant to this property and its residents. Relocation is being proposed based on the perceived risk and impacts to residents during the scheme works. Agent to forward a submission outlining preferred way forward to include Highways England facilitating relocation. Highways England then to confirm agreed way forward. Telephone call 21/11/19 agent to submit blight notice once supporting information received from client. Currently awaiting blight notice. Blight notice submitted 4th March 2020 and now accepted by Highways England. Discussions to commence imminently regarding compensation. Agent to outline heads of claim.</p>	