

M25 junction 28 improvement scheme

TR010029

9.19 The Compulsory Acquisition (CA) Schedule from the Applicant (Clean Version)

Rule 8(1)(b)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

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9.19 Compulsory Acquisition Schedule from the Applicant (Clean Version)

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1. Introduction

- 1.1.1 This Compulsory Acquisition Schedule relates to an application made by Highways England (the “Applicant”) to the Planning Inspectorate under the Planning Act 2008 (the “2008 Act”) for a Development Consent Order (“DCO”). If made, the DCO would grant consent for the Applicant to undertake the M25 junction 28 improvement scheme (the “Scheme”).
- 1.1.2 This document has been prepared to provide the status of negotiations and agreements for permanent or temporary rights required for the Scheme as at each of the Deadlines identified by the Examining Authority (ExA) pursuant to the Rule 8 letter issued on 13 January 2021. The Schedule is an update from that submitted at Deadline 1 (REP1-015). It includes reference to Annex B of the ExA First WQ1, CA 1.3 which requests an update on the status of objections to the grant of compulsory acquisition or temporary possession powers and the status of agreement to resolve the objections.
- 1.1.3 A description of each plot and the principal land use power(s) sought in the draft DCO in respect of that plot can be found in the Book of Reference (AS-021).
- 1.1.4 This Compulsory Acquisition Schedule contains the names of each person within Categories 1, 2 and 3 as set out in section 57 (categories for purposes of section 56(2)(d)) of the 2008 Act in respect of any land which it is proposed shall be subject to -
- (1) powers of compulsory acquisition;
 - (2) rights to use land, including the right to attach brackets or other equipment to buildings; or
 - (3) rights to carry out protective works to buildings.
- 1.1.5 A person is within Category 1 if the Applicant after making diligent inquiry, knows that the person is an owner, lessee, tenant, (whatever the tenancy period) or occupier of the land.
- 1.1.6 A person is within Category 2 if the Applicant, after making diligent inquiry, knows that the person
- (a) is interested in the land; or
 - (b) has the power-
 - (i) to sell and convey the land; or
 - (ii) to release the land.
- 1.1.7 A person is within Category 3 if the Applicant thinks that, if the proposed application were to be made and fully implemented, the person would or might be entitled
- (a) as a result of implementing of the order,
 - (b) as a result of the order having been implemented; or
 - (c) as a result of the use of the land once the order has been implemented to make a relevant claim as defined in section 57(6) of the 2008 Act.

- 1.1.8 Category 3 also includes:
- Certain Category 1 ‘Owners’;
 - All Category 1 ‘Lessees and Tenants’; and
 - Any Category 2 interests for land within the DCO boundary.
- 1.1.9 This Compulsory Acquisition Schedule identifies the current status of the negotiations with interest holders and the plots over which the Applicant is seeking powers of compulsory acquisition (articles 25 and 28) and powers of temporary possession (articles 35 and 36) in the draft DCO (APP-015) for the purposes of the Scheme.
- 1.1.10 As this Compulsory Acquisition Schedule is part of the application documentation it should be read in conjunction with the Land Plans (APP-005) and the Special Category Land Plans (APP-014), the Statement of Reasons (APP-019), the Book of Reference (AS-021), the draft DCO (APP-015) and the revised Book of Reference(s) submitted and accepted by the Planning Inspectorate in July 2020 and in October 2020.
- 1.1.11 Category 2 and Category 3 interests are noted in this Schedule for completeness. However, in most cases the Applicant is not able to acquire a Category 2 or 3 interest as the benefit of a right or covenant is usually attached to that party’s nearby land interest (rather than being a personal interest). Therefore, it can usually only be varied or released between the owners of the benefitting and burdened land. Similarly, a Category 2 interest derived from a mortgage cannot be acquired from that lender.
- 1.1.12 Therefore, the Applicant has not sought to negotiate with these Category 2 and 3 interest holders but will continue to review whether it does become possible to vary or release such interests.
- 1.1.13 For the reasons set out above, namely, that in most cases the Applicant is not able to acquire such interests, this Compulsory Acquisition Schedule does not include:
- Those in Part 1: Categories 1 and 2: Qualifying persons under regulation 7(1)(a) of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 in relation to subsoil rights, namely Plot 1/1.
 - Those in Part 2b Category 3: Part 1 Land Compensation Act 1973 (or Section 152 Planning Act 2008, where there exists a statutory defence in respect of a Part 1 Land Compensation Act 1973 claim).
 - Those in Part 2a Category 3: Section 10 Compulsory Purchase Act 1965 relating to mortgagees.

2. Compulsory Acquisition Schedule notes

- 2.1.1 Each plot of land shown in this Compulsory Acquisition Schedule has been given a unique reference. The first number relates to the Land Plans sheet on which the plot is located. The second number differentiates between different land parcels on that sheet which are split down based on requirements (i.e. what is being sought from the land) and ownership/interest boundaries.
- 2.1.2 The Schedule (Table 2-1) provides a response to the request from the ExA in the first written questions issued on 14 January 2021 to update table in Annex B (WQ CA 1.3). The objection references in column 1 reflect the references in Annex B table.

Table 2-1 Compulsory Acquisition Schedule for Deadline 2 submission (4 February 2021) and in response to ExA WQ CA1.3

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
	1	Balfour Beatty Civil Engineering Limited		Cat 1	Owner	Temporary possession	3/3	N	Land is currently in the ownership of Balfour Beatty/Skanska as part of previous works on the M25 motorway. Discussions are ongoing with Balfour Beatty/Skanska over transferring the land back to Highways England. Updates will be provided on these discussions as they progress.
						Permanent acquisition (land)	3/4, 4/8	Y	
	2	Barbara Yvonne Lane		Cat 2, Cat 3 (2a)	Other person with interest / Right to free passage	Permanent acquisition (land)	4/5, 4/6, 4/7	Y	These Category 2 and 3 interests are not readily acquirable by Highways England, but this party has been consulted and is aware of the Scheme. Highways England will continue to review whether it becomes possible to acquire, vary or release such interests.
	3	Brian Michael Lane		Cat 2, Cat 3 (2a)	Other person with interest / Right to free passage	Permanent acquisition (land)	4/5, 4/6, 4/7	Y	These Category 2 and 3 interests are not readily acquirable by Highways England, but this party has been consulted and is aware of the Scheme. Highways England will continue to review whether it becomes possible to acquire, vary or release such interests.
	4	Brentwood Scaffolding		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		
	5	British Pipeline Association (BPA)		Cat 1	Occupier	Temporary possession	3/18	N	The draft DCO (APP-015) Schedule 9, Part 1: sets out protective provisions for the protection of electricity, gas, water and sewage undertakers. The draft DCO was shared with BPA prior to submission of the application for comment. Discussions with British Pipeline Association to date have focused on asset protection. Discussion regarding their interests to be advanced following the outcome of those discussions.
						Permanent acquisition (land)	1/4, 1/5, 1/18, 1/28, 1/29, 3/5, 4/3,	Y	
						Permanent acquisition (rights)	1/1, 1/17, 1/21, 3/17, 3/19	Y	
	6	British Telecommunications plc		Cat 1	Occupier	Permanent acquisition (land)	1/4, 1/5, 1/26, 1/27a, 1/28, 1/29, 1/30, 1/31, 1/32, 1/33, 1/34, 1/36, 1/37, 1/38, 4/4, 4/9	Y	The draft DCO (APP-015) Schedule 9, Part 2: sets out protective provisions for the protection of operators of electronic communications code networks. Discussions to commence with BT regarding their interests.
						Permanent acquisition (rights)	1/1, 1/6, 1/7, 1/8, 1/25, 1/27		

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
	7	Bronwen Mary McTurk (Executors of the estate)		Cat 1	Owner	Temporary possession	3/7	N	Lands acquisition letter and a plan were sent by Highways England seeking to start to enter into negotiations for land acquisition by agreement sent on 14 May 2020. It has been confirmed by executors of the Estate, that Plot 3/7 it is unregistered land and was left after the construction of the M25. Therefore, the party has no interest in Plot 3/7 and Plot 3/7 will be listed in the Book of Reference as unknown. The Book of Reference will be updated during the examination.
	8	BTR Buildings Services Limited		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
					Permanent acquisition (rights)	1/25, 1/27			
2	9	Cadent Gas	RR-006	Cat 1, Cat 2 & Cat 3 (2a)	Occupier / Right of way appurtenant to gas governor	Temporary possession	1/11	N	The draft DCO (APP-015) Schedule 9, Part 1: sets out protective provisions for the protection of electricity, gas, water and sewage undertakers. To date discussions (through regular meetings) have focused on asset protection and DCO proposal relating to the high pressure gas pipeline diversion. Discussion on provision of rights to be advanced following the outcome of those discussions as necessary. A SOCG is being progressed between the parties, first draft was shared with Cadent on 18 December 2020, who provided comments on 7 January 2021. Cadent Gas and Highways England are in discussions over the extent of the land rights to be acquired pursuant to the DCO. Annex B to the ExA's Written Questions - Protective provisions are under discussion and not yet agreed.
					Permanent acquisition (land)	1/3, 1/5, 1/10, 1/35, 1/36, 1/38, 1/4	Y		
					Permanent acquisition (rights)	1/1, 1/6, 1/7, 1/8			
	10	Central Lofts Ltd		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
					Permanent acquisition (rights)	1/25, 1/27			

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
	11	Cullen & Sons Scaffolding		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm/ right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		
	12	D.C Bodyworks		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		
	13	DEFRA / Forestry England		Cat 2 & Cat 3 (2a)	Rights relating to entry and services	Permanent acquisition (land)	4/5, 4/6, 4/7	Y	Highways England has written to DEFRA on 23 December 2020 to clarify whether its rights in this land are still in effect. Highways England will continue to discuss with DEFRA during the DCO examination to seek consent for Crown Land. A SOCG is being progressed between parties, and a draft shared with DEFRA, together with a letter seeking consent for Crown Land on 23 December 2020.
	14	DGS Scaffolding		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		
	15	Essex County Council	RR-010, RR-011	Cat 1	Occupier	Permanent acquisition (land)	4/4	N	Email received on 24 June 2020 confirming that Essex County Council do not control any of the land within the red line boundary and have no land usage for Plot 4/4. No further negotiations required. The Book of Reference will be updated during the examination.
	16	Essex and Suffolk Water Limited		Cat 1	Occupier	Permanent acquisition (land)	1/3, 1/4, 1/5, 1/28, 1/29, 1/33, 1/34, 1/35, 1/36, 1/37, 1/38, 4/3, 4/4, 4/9	Y	The draft DCO (APP-015) Schedule 9, Part 1: sets out protective provisions for the protection of electricity, gas, water and sewage undertakers. Discussions will be progressed with Essex and Suffolk Water regarding their interests.
						Permanent acquisition (rights)	1/1, 1/2, 1/6, 1/7		

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
	17	F.J.Kelleher Plant Hire Ltd		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		
	18	Francie Patrick Dooley		Cat 2, Cat 3 (2a)	Rights of access	Temporary possession	1/9	N	Cadent Gas has confirmed that Plot 1/9 is not required, and this has been communicated to Mr Dooley via letter dated 5 August 2020. The Land plans will be updated to show removal of Plot 1/9 as will the Book of Reference, updated documents will be submitted during the examination. No further negotiations needed as this party's interests are no longer impacted by the Scheme.
6	19	Gardens of Peace Muslim Cemetery	RR-024	Cat 1	Owner	Permanent acquisition (rights)	1/8	Y	Lands acquisition letter and a plan were sent by Highways England on 14 May 2020 seeking to start to enter into negotiations for land acquisition by agreement. Discussions have focused to date on proposed diversion of Cadent pipeline through plot 1/8 and the potential impact this may have on the Gardens of Peace Muslim Cemetery. Land agent appointed and contacted by VoA to initiate discussions with regards to permanent acquisition of rights by agreement. Annex B to the ExA's Written Questions - The objection relates to the need and use of Plot 1/8. Discussions are ongoing with Gardens of Peace on Highways England's need and use of this land.
	20	Gene SYS (KMPG)		Cat 1	Occupier	Permanent acquisition (land)	1/24, 1/27a, 1/28, 1/30, 1/32, 1/32, 1/33, 1/34, 1/35, 3/1, 3/4, 3/5, 3/8, 3/10, 3/12, 4/3, 4/5, 4/7, 4/7a, 4/10		The draft DCO (APP-015) Schedule 9, Part 2: sets out protective provisions for the protection of operators of electronic communications code networks. Discussions to commence regarding their interests.
4	21	Glebelands Estates Limited	RR-020	Cat 1 & Cat 2	Owner	Temporary possession	1/11, 1/14, 3/2, 3/6, 3/21	N	Lands acquisition letter and a plan were sent by Highways England on 14 May 2020 seeking to start to enter into negotiations for land acquisition by agreement. Since then, a land agent has been appointed and the parties have held meetings to discuss design issues and the land required for the Scheme.
						Permanent acquisition (land)	1/10, 1/12, 1/13, 3/8, 3/20, 3/22	Y	

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
									Discussions on land acquisition by agreement are ongoing with their land agent. Annex B to the ExA's Written Questions – Discussions are ongoing between the parties on the powers sought and extent of land required.
	22	GTT Communications Holdings UK		Cat 1	Occupier at Grove Farm / right of access	Permanent acquisition (rights) Permanent acquisition (land)	1/1, 1/2 1/3, 1/4, 1/10, 1/29, 1/32, 1/38, 2/1	Y	The draft DCO (APP-015) Schedule 9, Part 2: sets out protective provisions for the protection of operators of electronic communications code networks. Discussions to commence regarding their interests.
	23	Helen J G Edwards		Cat 1	Owner	Permanent acquisition (rights)	1/6	Y	Lands acquisition letter and a plan were sent by Highways England on 14 May 2020 seeking to start to enter into negotiations for land acquisition by agreement. Confirmation of appointment land agent. Ongoing discussions with their agent regarding acquiring permanent acquisition of rights by agreement.
	24	Instalcom Limited		Cat 1	Occupier	Permanent acquisition (rights) Permanent acquisition (land)	1/1, 1/2, 1/3, 1/4, 1/10, 1/29, 1/32, 1/38, 2/1	Y	The draft DCO (APP-015) Schedule 9, Part 2: sets out protective provisions for the protection of operators of electronic communications code networks. Discussions to commence regarding their interests.
	25	J.C Commercials		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land) Permanent acquisition (rights)	1/24, 1/26, 1/27a, 1/28 1/25, 1/27	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
	26	K.C. Kebab Van		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land) Permanent acquisition (rights)	1/24, 1/26, 1/27a, 1/28 1/25, 1/27	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
	27	Kellands Plant Hire		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
						Permanent acquisition (rights)	1/25, 1/27		discussions with the owner of Grove Farm (Leslie Jones).
7	28	Leslie Jones	RR-026	Cat 1, Cat 2 & Cat 3 (2a)	Owner	Temporary possession	1/15, 1/16, 1/23, 3/16, 3/18	N	Lands acquisition letter and a plan were sent by Highways England on 14 May 2020 seeking to start to enter into negotiations for land acquisition by agreement. Land agent appointed. Agreement to pay fees in place. Meetings were held on 6 August 2020, 5 November 2020 and 8 December 2020 to discuss relevant representations and current design considerations. Discussions on acquiring land and rights by agreement ongoing between Highways England and the landowner's agent. Annex B to the ExA's Written Questions – Discussions are ongoing with the owners of Grove Farm on the location of the Works and its effects.
						Permanent acquisition (land)	1/18, 1/24, 1/26, 1/27a, 1/28, 1/29, 3/11, 3/14	Y	
						Permanent acquisition (rights)	1/17, 1/20, 1/21, 1/22, 1/25, 1/27, 3/15, 3/17, 3/19	Y	
5	29	National Grid Electricity Transmission PLC	RR-022	Cat 1	Occupier	Temporary possession	3/16, 3/18	N	Schedule 9 Part 1 of the draft DCO (APP-015) sets out protective provisions for the protection of electricity, gas, water and sewage undertakers. The Applicant is in contact with National Grid regarding the interface between the Scheme and National Grid's apparatus. Draft side agreement being progressed to protect National Grid's assets. On 6 Jan 21, National Grid requested an easement. Discussions are now being progressed on the potential easement. Annex B to the ExA's Written Questions - Protective provisions are still under discussion and not yet agreed.
						Permanent acquisition (land)	1/4, 1/5, 1/18, 1/28, 1/29, 3/5, 3/11, 3/12, 3/13, 3/14	Y	
						Permanent acquisition (rights)	1/1, 1/6, 1/17, 2/22, 1/25, 3/17	Y	
1	30	Network Rail	RR-002	Cat 1	Occupier	Permanent acquisition (land)	4/2	Y	Network Rail has an interest in a section of railway carried over the M25 falling within plot 4/2. Highways England has informed Network Rail that this land has been included within the Order Limits due to being in the DCO but that no physical works are proposed to the operational railway or to the underside of the bridge and Highways England will not be seeking to acquire any rights owned by Network Rail. A SOCG is being progressed between parties, a draft was shared on 22 December 2020. Annex B to the ExA's Written Questions - Discussions on the need for protective provisions are ongoing.

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
	31	Openreach Limited		Cat 1	Occupier	Permanent acquisition (land)	1/4, 1/5, 1/26, 1/27a, 1/28, 1/29, 1/30, 1/31, 1/32, 1/33, 1/34, 1/36, 1/37, 1/38, 4/4, 4/9	Y	The draft DCO (APP-015) Schedule 9, Part 2: sets out protective provisions for the protection of operators of electronic communications code networks. Discussions to commence regarding their interests.
						Permanent acquisition (rights)	1/1, 1/6, 1/7, 1/8, 1/25, 1/27		
	32	Patricia Georgina Kingston		Cat 1	Owner	Permanent acquisition (rights)	1/6	Y	Lands acquisition letter and a plan were sent by Highways England on 14 May 2020 seeking to start to enter into negotiations for land acquisition by agreement. Confirmation of appointment of land agent received. Ongoing discussions with their agent on acquiring land rights by agreement.
	33	Premium Credit		Cat 2 & Cat 3 (2a)	Equitable charge	Temporary possession	1/15, 1/16, 1/23, 3/16, 3/18	N	These Category 2 and 3 interests are not readily acquirable by Highways England, but this party has been consulted and is aware of the Scheme. Highways England will continue to review whether it becomes possible to acquire, vary or release such interests.
						Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28, 3/11, 3/14	Y	
						Permanent acquisition (rights)	1/17, 1/20, 1/21, 1/22, 1/25, 1/27, 3/15, 3/17, 3/19	Y	
	34	Promac Commercial Limited		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		
	35	Pure Scaffolding		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		
	36	Unit One Storage Facility		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
	37	Rachel Clare Patricia Kingston		Cat 1	Owner	Permanent acquisition (rights)	1/6	Y	Lands acquisition letter and a plan were sent by Highways England on 14 May 2020 seeking to start to enter into negotiations for land acquisition by agreement. Confirmation of appointment of land agent received. Ongoing discussions with between Highways England and the land agent on acquiring land rights by agreement.
	38	RF Plant Hire Ltd		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
Permanent acquisition (rights)						1/25, 1/27			
	39	RJ Skip Hire		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
Permanent acquisition (rights)						1/25, 1/27			
	40	R S Scaffolding		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
Permanent acquisition (rights)						1/25, 1/27			
	41	London Borough of Havering	RR-017	Cat 1, Cat 2 & Cat 3 (2a)	Owner, Occupier	Permanent acquisition (land)	1/3, 1/4, 4/9	Y	Lands acquisition letter and a plan were sent by Highways England on 15 May 2020. LB Havering have appointed a land agent. Further discussion on land will commence (if necessary) once discussions with TfL on ownership are resolved. Amendments will be made to the Book of Reference and land plans during examination to reflect these discussions. A SOCG is being progressed between parties, a draft was shared with LB of Havering on 22 December 2020 with comments received in January 2021.
Permanent acquisition (rights)						1/1, 1/2, 1/7			
	42	Luddington Golf Limited	RR-019	Cat 1	Occupier, tenant/lessees	Temporary possession	1/14, 3/2, 3/21	N	Lands acquisition letter and a plan were sent by Highways England on 15 May 2020. There has

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
						Permanent acquisition (land)	1/12, 1/13, 3/8, 3/9, 3/22	Y	been a number of meetings held with Luddington Golf since then and discussions are ongoing with Highways England on acquiring land by agreement. Discussions are also ongoing between Highways England and the freeholder. Land agent appointed by Luddington Golf Ltd in January 2021 and VoA have made initial contact to commence seeking acquisition of land by agreement.
	43	Securesite Ltd		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
					Permanent acquisition (rights)	1/25, 1/27			
	44	Skanska J.V. Projects Limited		Cat 1		Temporary possession	3/3	N	Land is currently in the ownership of Balfour Beatty/Skanska as part of previous works on M25. Discussions are ongoing with Balfour Beatty/Skanska over transferring the land back to Highways England. Updates will be provided on these discussions as they progress.
						Permanent acquisition (land)	3/4, 4/8	Y	
	45	Telia Carrier UK Limited		Cat 1	Occupier	Permanent acquisition (rights)	1/1, 1/2	Y	The draft DCO (APP-015) Schedule 9, Part 2: sets out protective provisions for the protection of operators of electronic communications code networks. Discussions to commence regarding their interests.
						Permanent acquisition (land)	1/3, 1/4, 1/10, 1/29, 1/32, 1/38, 2/1		
	46	Telia Company AB		Cat 1	Occupier	Permanent acquisition (rights)	1/1, 1/2	Y	The draft DCO (APP-015) Schedule 9, Part 2: sets out protective provisions for the protection of operators of electronic communications code networks. Discussions to commence regarding their interests.
						Permanent acquisition (land)	1/3, 1/4, 1/10, 1/29, 1/32, 1/38, 2/1		
	47	Thames Water Utilities Limited		Cat 1	Occupier	Temporary possession	1/9, 1/11	N	The draft DCO (APP-015) Schedule 9, Part 1: sets out protective provisions for the protection of electricity, gas, water and sewage undertakers. Discussions to commence with Thames Water regarding their interests.
						Permanent acquisition (land)	1/3, 1/10, 4/3, 4/5, 4/6, 4/7	Y	
						Permanent acquisition (rights)	1/1, 1/7, 1/8	Y	

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
	48	Telent Technology Services Limited		Cat 1	Occupier	Permanent acquisition (land)	1/3, 1/4, 1/10, 1/29, 1/32, 1/38, 2/1	Y	The draft DCO (APP-015) Schedule 9, Part 2: sets out protective provisions for the protection of operators of electronic communications code networks. Discussions to commence with Telent Technology Services Limited regarding their interests.
						Permanent acquisition (rights)	1/1 1/2		
	49	T.E. Design Ltd		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		
	50	T.Griffiths Motorcycle Repairs		Cat 1, Cat 2 & Cat 3 (2a)	Occupier at Grove Farm / right of access	Permanent acquisition (land)	1/24, 1/26, 1/27a, 1/28	Y	Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).
						Permanent acquisition (rights)	1/25, 1/27		
8	51	Transport for London	RR-028	Cat 1, Cat 2 & Cat 3 (2a)	Owner and Occupier	Permanent acquisition (land)	1/3, 1/4	Y	Lands acquisition letter and a plan were sent by Highways England on 15 May 2020. Monthly progress meetings held. Discussions ongoing with regard to land ownership and maintenance requirements and amendments will be made to the Book of Reference and land plans during examination. A SOCG being progressed between parties, a draft was shared December 2020, comments have been received and a revised SOCG to be submitted during the examination. Annex B to the ExA's Written Questions - Discussions are ongoing on the grant of land and powers in the dDCO, with a view to resolving their objection.
Permanent acquisition (rights)						1/1, 1/2, 1/6/ 1/7			
3	52	UK Power Networks Holdings Limited / Eastern Power Network		Cat 1, Cat 2 & Cat 3 (2a)	Occupier and rights to lay and maintain electric line	Temporary possession	1/10, 3/16, 3/18	N	Schedule 9 Part 1 sets out protective provisions for the protection of electricity, gas, water and sewage undertakers. To date discussions have focused on asset protection and DCO proposals. Discussion on land acquisition to be advanced following the outcome of those discussions as necessary. A SOCG is being progressed between parties, a draft was shared on 18 December 2020. Highways
						Permanent acquisition (land)	1/3, 1/4, 1/5, 1/10, 1/18, 1/28, 1/29, 1/30, 1/31, 1/32, 1/33, 1/34, 1/35, 1/36, 1/37, 1/38, 2.1, 3/5, 3/11, 3/14, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/7, 4/9	Y	

Objection Ref	ID Ref	Landowner name / statutory undertaker	RR Ref	Type of interest	Reason for interest	Permanent / temporary possession	Plot reference	Compulsory acquisition Y/N	Status of agreement
						Permanent acquisition (rights)	1/1, 1/2, 1/6, 1/7, 1/17, 1/21, 1/25, 1/27, 3/17,3/19	Y	England and UKPN/EPN are currently in ongoing discussions regarding the protective provisions set out in Schedule 9 of the DCO. Annex B to the ExA's Written Questions - Protective provisions are under discussion and not yet agreed.
	53	United Kingdom Oil Pipelines Limited	RR-008	Cat 1, Cat 2 & Cat 3 (2a)	Rights relating to pipeline, Restrictive covenants	Permanent acquisition (land)	3/5	Y	The draft DCO (APP-015) Schedule 9, Part 1: sets out protective provisions for the protection of electricity, gas, water and sewage undertakers. Lands acquisition letter and a plan were sent by Highways England on 15 May 2020. Discussions are progressing with UK Oil Pipelines regarding their interest.
	54	Willis Neil Chapman		Cat 2 & Cat 3 (2a)	Rights relating to services for the benefit of Stoneyhills Farm	Permanent acquisition (land)	4/8	Y	These Category 2 and 3 interests are not readily acquirable by Highways England, but this party has been consulted and is aware of the Scheme. Highways England will continue to review whether it becomes possible to acquire, vary or release such interests.
	55	Zayo Group UK Limited		Cat 1	Occupier	Permanent acquisition (land)	1/3, 1/4, 1/29, 1/32. 1/38, 2/1	Y	The draft DCO (APP-015) Schedule 9, Part 2: sets out protective provisions for the protection of operators of electronic communications code networks.
						Permanent acquisition (rights)	1/1, 1/2	Y	Discussions to commence with Zayo Limited regarding their interests.

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