

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 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 5 (REP5-033 (clean) and REP5-036 (tracked)). It includes a response to question CA 1.3 and Annex B of the Examining Authority’s First Written Questions, which requested 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 (REP3A-005, REP3A-013, REP4-019 and REP5-050).
- 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 (TR010029/EXAM/3.1(4)) 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 (TR010029/EXAM/2.2(2) and TR010029/EXAM/10.13) and the Special Category Land Plans (REP5-010), the Statement of Reasons (TR010029/EXAM/4.1(1)), Addendum to the Statement of Reasons (REP5-055) the Book of Reference (REP3A-005, REP3A-013, REP4-019 and REP5-050), and the draft DCO (TR010029/EXAM/3.1(4)).
- 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.
- 2.1.3 This schedule has been updated for Deadline 6 with one additional column to reflect a request from the Examining Authority at the Compulsory Acquisition Hearing (CAH) held on 1 March 2021 (CAH Action 1).
- 2.1.4 The Applicant has now set out under the “Agreement Progress” column a note of:
- i) where there is agreement;
 - ii) where Heads of Terms are agreed;
 - iii) where there is no agreement (i.e. where an agreement is yet to be reached);
 - iv) where there is no likelihood of agreement and additionally; and
 - v) where no agreement is required.

Table 2-1 Compulsory Acquisition Schedule for Deadline 6 submission (27 April 2021)

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	Agreement Progress
	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.	This party is already contractually obligated to transfer the land back to HE. They hold the land due to previous work on behalf of HE. No further agreement is required.
					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.	No likelihood of agreement as these Category 2 and 3 interests are not readily acquirable by Highways England.
	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.	No likelihood of agreement as these Category 2 and 3 interests are not readily acquirable by Highways England.
	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).	See entry for Leslie Jones (Grove Farm).
					Permanent acquisition (rights)	1/25, 1/27				
	5	British Pipeline Association (BPA)		Cat 1	Occupier	Temporary possession	3/18, 1/1d, 1/17, 3/19, 1/21a	N	The draft DCO (APP-015) was shared with BPA prior to submission of the application for comment.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 1, for
					Permanent acquisition (land)	1/4, 1/5, 1/18, 1/28, 1/29, 3/5, 4/3	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	Agreement Progress
						Permanent acquisition (rights)	1/1a, , 1/21, 3/17,	Y	Letter sent to BPA on 4 February 2021 on impact of the Scheme on land interests, invited BPA to contact Highways England.	the protection of electricity, gas, water and sewage undertakers.
	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	Letter sent to BT on 4 February 2021 on impact of Scheme on land interests, invited BT to contact Highways England.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
					Temporary possession	1/1, 1/1b, 1/1c, 1/1d				
					Permanent acquisition (rights)	1/1a, 1/6, 1/7, 1/8, 1/25, 1/27, 1/32a, 1/32b, 1/33a, 1/34a				
	7	Bronwen Mary McTurk (Executors of the estate)		Cat 1	Owner	Temporary possession		N	It has been confirmed by executors of the Estate that Plot 3/7 is unregistered land and was left after the construction of the M25. Therefore, the party has no interest in Plot 3/7 and was removed from the Book of Reference at Deadline 3a.	No agreement required. Party removed from Book of Reference.
	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).	See entry for Leslie Jones (Grove Farm).
					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	1/1, 1/1b, 1/1c, 1/11, 3/2, 3/6, 1/8a, 3/23	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. A SOCG is being progressed between the parties, first draft was shared with Cadent on 18	Agreement not yet reached. Negotiations with Cadent Gas are ongoing and draft Heads of Terms are being discussed. Highways England believes that it is likely that an agreement will be reached. On 14 April 2021, Highways England shared a draft agreement with Cadent Gas, relating to the GoP land.
					Permanent acquisition (land)	1/5, 1/10, 1/12, 1/13, 1/14, 1/35, 1/35a 1/36, 1/38, 1/4, 1/11a, 3/8, 3/22	Y			
					Permanent acquisition (rights)	1/1a 1/6, 1/7, 1/8, 1/3				

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	Agreement Progress
									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.	
	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).	See entry for Leslie Jones (Grove Farm).
					Permanent acquisition (rights)	1/25, 1/27				
	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).	See entry for Leslie Jones (Grove Farm).
					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).	See entry for Leslie Jones (Grove Farm).
					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)		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. On 25 February 2021 and again on 1 March 2021, Forestry England confirmed on behalf of the Forestry Commission and DEFRA that neither of these parties consider that they have rights over plots 4/5, 4/6 and 4/7. Highways England has received a formal confirmation letter (TR010029/EXAM/9.82) from the Forestry Commission for	No agreement required. Party removed from Book of Reference.

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	Agreement Progress
									submission to the Examining Authority as evidence at Deadline 5.	
	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).	See entry for Leslie Jones (Grove Farm).
					Permanent acquisition (rights)	1/25, 1/27				
	15	Essex County Council	RR-010, RR-011	Cat 1	Occupier	Permanent acquisition (land)		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 has been updated at Deadline 3a.	No agreement required. Party removed from Book of Reference.
	16	Essex and Suffolk Water Limited		Cat 1	Occupier	Permanent acquisition (land)	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	Letter sent to Essex and Suffolk Water on 4 February 2021 regarding the impact of Scheme land interests, invited them to contact Highways England. Discussions are ongoing with Essex and Suffolk Water about their equipment and its relocation into the westbound A12 (noting that they already have the benefit of protective provisions)	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 1, for the protection of electricity, gas, water and sewage undertakers.
Temporary possession						1/1, 1/1b, 1/1c, 1/1d, 1/2				
Permanent acquisition (rights)						1/1a, 1/6, 1/7, 1/3				
	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).	See entry for Leslie Jones (Grove Farm).
	18	Francie Patrick Dooley		Cat 2, Cat 3 (2a)	Rights of access	Temporary possession		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 have been updated and Plot 1/9 is no longer within the scope of powers within the dDCO. The Book of	No agreement required. Party and plot 1/9 removed from Book of Reference.

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	Agreement Progress
									Reference submitted at Deadline 3a removes the plot and person. 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, 1/8a	Y	<p>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.</p> <p>Discussions are ongoing with Gardens of Peace on Highways England's need and use of this land.</p> <p>A joint meeting was held on 15 March between Cadent Gas, Highways England, Gardens of Peace and their land agents to discuss outstanding issues.</p> <p>Discussions have been ongoing between Cadent Gas, Gardens of Peace and Highways England and a recent meeting was held on site to discuss outstanding concerns in relation to temporary issues during construction.</p>	<p>Agreement not yet reached. On 15 March 2021 a draft easement was shared with GoP.</p> <p>On 15 March 2021, Highways England shared draft Heads of Terms with the GoP in order to protect their interests which GoP acknowledged.</p> <p>On 14 April 2021, Highways England shared a draft agreement with the GoP which incorporated the Heads of Terms. Highways England understands that GoP's solicitors will be providing comments on the draft. All parties are committed to working together and entering into an agreement. Highways England is aiming to conclude discussions prior to the end of examination.</p>
		Gene SYS (KMPG)		Cat 1	Occupier	Permanent acquisition (land)	1/24, 1/27a, 1/28, 1/30, 1/32, 1/32c, 1/32e, 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		Letter sent to Gene SYS (care of KPMG) on 4 February 2021 regarding the impact of Scheme on land interests, invited them to contact Highways England.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.

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	Agreement Progress
4	21	Glebelands Estates Limited	RR-020	Cat 1 & Cat 2	Owner	Temporary possession	1/11, 1/14,3/2, 3/6, 3/21, 3/3, 3/16, 3/23	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. Discussions on land acquisition by agreement are ongoing with their land agent. Glebelands Estates have confirmed their acceptance to the inclusion of additional land within the DCO as part of proposed changes 1-4. Notification of a further change request has been provided to the ExA regarding a proposed change to the accommodation works for Maylands Golf Course and Glebelands Estates. This is currently subject to consultation. Also see entry below relating to Luddington Golf Limited.	On 20 April 2021, Highways England sent a draft agreement relating to the golf course to Glebelands Estates Ltd. Discussions on the agreement are now ongoing Highways England believes that an agreement will be reached by the end of the examination.
						Permanent acquisition (land)	1/10, 1/12, 1/13, 3/8, 3/20, 3/22, 3/4, 1/11a	Y		
	22	GTT Communications Holdings UK		Cat 1	Occupier at Grove Farm / right of access	Permanent acquisition (rights)	1/1a, 1/3	Y	Letter sent to GTT on 4 February 2021 regarding the impact of Scheme on land interests, invited them to contact Highways England. Discussions are ongoing with GTT (ducts now managed by Telent) about their equipment and its relocation into the westbound A12 which has been agreed in principle.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
						Temporary possession	1/2			
						Permanent acquisition (land)	1/4, 1/10, 1/29, 1/32, 1/38, 2/1			
	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	Agreement not yet reached. Highways England is currently negotiating draft Heads of Terms

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	Agreement Progress
									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. Following discussions in February 2021, it was mutually agreed that discussion on the value / terms of the easement was not possible at present. Highways England is gathering the required information to progress discussions.	with this party's land agent. Highways England is aiming to conclude discussions prior the close of examination, subject to the detail on rights being available.
	24	Instalcom Limited		Cat 1	Occupier	Permanent acquisition (rights)	1/1a, 1/3	Y	Letter sent to Instalcom on 4 February 2021 regarding the impact of Scheme on land interests, invited them to contact Highways England.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
					Temporary possession	1/1, 1/2				
					Permanent acquisition (land)	1/4, 1/10, 1/29, 1/32, 1/38, 2/1				
	25	J.C Commercials		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).	See entry for Leslie Jones (Grove Farm).
					Permanent acquisition (rights)	1/25, 1/27				
	26	K.C. Kebab Van		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).	See entry for Leslie Jones (Grove Farm).
					Permanent acquisition (rights)	1/25, 1/27				
	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 discussions with the owner of Grove Farm (Leslie Jones).	See entry for Leslie Jones (Grove Farm).
					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	Agreement Progress
7	28	Leslie and Kim Jones	RR-026	Cat 1, Cat 2 & Cat 3 (2a)	Owner	Temporary possession	1/15, 1/16, 3/16, 3/18, 1/21a	N	<p>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.</p> <p>Meetings were held on 6 August 2020, 5 November 2020, 8 December 2020, 25 February 2021, 17 March 2021 and 29 March 2021 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.</p> <p>In March, the VoA discussed the potential for an early agreement regarding land acquisition but the landowner's agent explained that an agreement would be hampered by his client's other objections to the Scheme.</p> <p>Details of activities and land holdings on Grove Farm will need to be provided to Highways England before meaningful discussions on value can take place. This information has been requested by Highways England.</p> <p>Highways England has submitted to the ExA on 13 April 2021 its intention to put forward a change request (Change 8) to re-position the egress from Grove Farm onto the A12 eastbound offslip road and this is welcomed by the owners of Grove Farm. Proposed Change 8 is currently subject to non-statutory targeted consultation and Leslie & Kim</p>	<p>Agreement yet to be reached. Highways England expects to agree draft Heads of Terms with the owner of Grove Farm following outcome of discussion around their other, scheme related concerns. The owners of Grove farm have welcomed the re-positioning of the egress from Grove Farm onto the A12 eastbound onslip road, provision of a visual screening fence and additional landscape planting. This was discussed in a meeting held on 8 April 2021 and in their response submitted to the ExA at Deadline 5 (REP5-067)</p>
						Permanent acquisition (land)	1/18, 1/24, 1/26, 1/27a, 1/28, 1/29, 3/11, 3/14, 3/3, 3/5	Y		
						Permanent acquisition (rights)	1/17, 1/20, 1/21, 1/22, 1/25, 1/27, 3/15, 3/17, 3/19	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	Agreement Progress
									Jones as well as the occupiers of Grove Farm have been notified.	
5	29	National Grid Electricity Transmission PLC	RR-022	Cat 1	Occupier	Temporary possession	3/16, 3/18, 1/1d, 1/17	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 January 2021, National Grid requested an easement. Discussions are now being progressed on the potential easement.	Agreement not yet reached. Negotiations with National Grid are ongoing and draft Heads of Terms are being discussed. Highways England believes that it is likely that an agreement will be reached.
						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)	1/1a,1/6, , 1/22, 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 outside of plot 4/2. 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 interests owned by Network Rail. Following receipt of the letter from Network Rail's solicitors in response to the ExA's first written questions, Highways England has responded at Deadline 4 (TR010029/EXAM/9.67) informing them that there is no impact on them. Highways England does not consider a SoCG with Network Rail is required.	No agreement required. Network Rail's land is expressly excluded from the Order limits and this is now reflected in the latest Book of Reference (REP3A-013). Further clarification on Work No. 7 has been provided by Highways England at Deadline 6 (TR010029/EXAM/9.32(4)).
	31	Openreach Limited		Cat 1	Occupier	Permanent acquisition (land)	1/4, 1/5, 1/26, 1/27a, 1/28, 1/29, 1/30, 1/32, 1/33, 1/34, 1/36, 1/37, 1/38, 4/4, 4/9, 1/32a,	Y	Letter sent to Openreach on 4 February 2021 regarding the impact of Scheme on land interests, invited them to contact Highways England. Response received which is being followed	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for

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							1/32b, 1/33a, 1/34a		up by Highways England's construction team.	the protection of operators of electronic communications code networks.
						Temporary possession	1/1, 1/1b, 1/1c, 1/1d			
						Permanent acquisition (rights)	1/1a, 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. Following discussions in February 2021, it was mutually agreed that discussion on the value / terms of the easement was not possible at present. Highways England is gathering the required information to progress discussions.	Agreement not yet reached. Highways England is currently negotiating draft Heads of Terms with this party's land agent. Highways England is aiming to conclude discussions prior the close of examination, subject to the detail on rights being available.
	33	Premium Credit		Cat 2 & Cat 3 (2a)	Equitable charge	Temporary possession	1/15, 1/16, 3/16, 3/18, 3/19, 1/21a	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.	No likelihood of agreement as these Category 2 and 3 interests are not readily acquirable by Highways England.
					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	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).	See entry for Leslie Jones (Grove Farm).
					Permanent acquisition (rights)	1/25, 1/27				

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	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).	See entry for Leslie Jones (Grove Farm).
						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).	See entry for Leslie Jones (Grove Farm).
						Permanent acquisition (rights)	1/25, 1/27			
	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. Following discussions in February 2021, it was mutually agreed that discussion on the value / terms of the easement was not possible at present. Highways England is gathering the required information to progress discussions.	Agreement not yet reached. Highways England is currently negotiating draft Heads of Terms with this party's land agent. Highways England is aiming to conclude discussions prior the close of examination, subject to the detail on rights being available.
	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).	See entry for Leslie Jones (Grove Farm).
						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).	See entry for Leslie Jones (Grove Farm).
						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	Agreement Progress
	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).	See entry for Leslie Jones (Grove Farm).
						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)		N	Lands acquisition letter and a plan were sent by Highways England on 15 May 2020. LB Havering have appointed a land agent. 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. LBH has been removed as owner/occupier of Plots 1/1, 1/2, 1/3, 1/4, 1/7 and 4/6 following discussions with TfL confirming that TfL was highways authority for those plots. This was agreed by LBH. Updated Book of Reference submitted at Deadline 3a.	No agreement required. Party removed from Book of Reference.
						Permanent acquisition (rights)				
	42	Luddington Golf Limited	RR-019	Cat 1	Occupier, tenant/lessees	Temporary possession	1/14, 3/2, 3/21, 3/23	N	Lands acquisition letter and a plan were sent by Highways England on 15 May 2020. There has 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. A meeting took place on 10 March 2021 to discuss the option for the golf course accommodation works and	Agreement yet to be reached. Highways England has drafted an agreement which has been shared with Luddington Golf Ltd. Highways England believes that an agreement will be reached by the end of the examination.
						Permanent acquisition (land)	1/12, 1/13, 3/8, 3/9, 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	Agreement Progress
									Luddington Golf Course have since confirmed the proposed change to the DCO to accommodate the golf course works is acceptable for them. In March, the land agent confirmed that Glebelands Estates Limited, as landlord of the golf club, are in full agreement with Highways England's latest proposals and to varying the existing lease to enable these works.	
	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).	See entry for Leslie Jones (Grove Farm).
					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.	This party is already contractually obligated to transfer the land back to HE. They hold the land due to previous work on behalf of HE. No further agreement is required.
					Permanent acquisition (land)	3/4, 4/8	Y			
	45	Telia Carrier UK Limited		Cat 1	Occupier	Permanent acquisition (rights)	1/1a, 1/3	Y	Letter sent to Telia on 4 February 2021 regarding the impact of Scheme on land interests, invited them to contact Highways England. Discussions are ongoing with Telia Carrier about their equipment and its relocation into the westbound A12 which has been agreed in principle.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
					Temporary possession	1/1, 1/2				
					Permanent acquisition (land)	1 /4, 1/10, 1/29, 1/32, 1/38, 2/1, 1/32a				
	46	Telia Company AB		Cat 1	Occupier	Permanent acquisition (rights)	1/1a, 1/3	Y	Letter sent to Telia on 4 February 2021 regarding the impact of Scheme on land interests, invited	No agreement required. This undertaker's apparatus is protected under the protective

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	Agreement Progress
						Temporary possession	1/1, 1/2		them to contact Highways England. Discussions are ongoing with Telia Carrier about their equipment and its relocation into the westbound A12 which has been agreed in principle.	provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
						Permanent acquisition (land)	1/ 4, 1/10, 1/29, 1/32, 1/38, 2/1, 1/32a			
	47	Thames Water Utilities Limited		Cat 1	Occupier	Temporary possession	1/1,1/9, 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 have progressed with Thames Water regarding their interests. Letter sent to Thames Water on 4 February 2021 regarding the impact of Scheme on land interests, invited them to contact Highways England.	This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 1, for the protection of electricity, gas, water and sewage undertakers.
						Permanent acquisition (land)	1/10, 4/3, 4/5, 4/6, 4/7	Y		
						Permanent acquisition (rights)	1/1a, 1/7, 1/8, 1/3	Y		
	48	Telent Technology Services Limited		Cat 1	Occupier	Permanent acquisition (land)	1/4, 1/10, 1/29, 1/32, 1/38, 2/1, 1/32a	Y	Letter sent to Telent on 4 February 2021 regarding the impact of Scheme on land interests, invited them to contact Highways England. Discussions are ongoing with Telent about their equipment and its relocation into the westbound A12 which has been agreed in principle.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
						Temporary possession	1/1, 1/2			
						Permanent acquisition (rights)	1/1a 1/3			
	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).	See entry for Leslie Jones (Grove Farm).
						Permanent acquisition (rights)	1/25, 1/27			
	50	T.Griffiths Motorcycle Repairs		Cat 1, Cat 2 &	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	See entry for Leslie Jones (Grove Farm).

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	Agreement Progress
				Cat 3 (2a)		Permanent acquisition (rights)	1/25, 1/27		the discussions with the owner of Grove Farm (Leslie Jones).	
8	51	Transport for London	RR-028	Cat 1, Cat 2 & Cat 3 (2a)	Owner and Occupier	Permanent acquisition (land)	1/4,1/5, 1/32a, 1/32b, 1/33c, 1/32d, 1/32e, 1/32f, 1/33a, 1/34a, 1/35a	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 is being progressed between parties, a draft was shared with TfL in December 2020 and a subsequent version exchanged in February 2021. Following a progress meeting between TfL and Highways England in March 2021, further amendments were made to plots 1/1a and 1/3 and this is being considered by TfL.	Agreement yet to be reached. Highways England and TfL are currently discussing Heads of Terms. Highways England expects an agreement to be concluded prior to the end of examination.
						Temporary	1/1, 1/2			
						Permanent acquisition (rights)	1/1a, 1/1b, 1/1c, 1/1d 1/2, 1/6/1/7, 1/3			
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	1/1,1/1b, 1/1c, 1/1d,1/10, 3/16, 3/18, 1/17, 1/21a, 3/19	N	Schedule 9 Part 1 sets out protective provisions for the protection of electricity, gas, water and sewage undertakers.	Agreement reached and currently being completed.
						Permanent acquisition (land)	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, 1/32a, 1/32b, 1/33a, 1/34a	Y	To date discussions have focused on asset protection and DCO proposals. A SOCG is being progressed between parties, a draft was shared on 18 December 2020. Highways England and UKPN/EPN are currently in ongoing discussions regarding the protective provisions set out in Schedule 9 of the DCO. Discussions are ongoing with UKPN about their equipment and its relocation into the westbound A12 which has been agreed in principle.	
						Permanent acquisition (rights)	1/1a, 1/2, 1/6, 1/7, 1/21, 1/25, 1/27, 3/17, 1/3	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	Agreement Progress
	53	United Kingdom Oil Pipelines Limited	RR-008	Cat 1, Cat 2 & Cat 3 (2a)	Rights relating to pipeline, Restrictive covenants	Permanent acquisition (rights)	3/5, 1/20, 1/21, 1/22, 1/25, 1/27, 3/15, 3/17,	Y	Lands acquisition letter and a plan were sent by Highways England on 15 May 2020. Letter sent to UK Oil Pipelines on 4 February 2021 on impact of the Scheme on land interests, invited them to contact Highways England.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 1, for the protection of electricity, gas, water and sewage undertakers.
Permanent acquisition (land)						1/18, 1/24, 1/26, 1/27a, 1/28, 3/11, 3/14				
Temporary possession						1/15, 1/17, 1/21a, , 3/16, 3/18, 3/19				
	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.	No likelihood of agreement as these Category 2 and 3 interests are not readily acquirable by Highways England.
	55	Zayo Group UK Limited		Cat 1	Occupier	Permanent acquisition (land)	1/4, 1/29, 1/32, 1/32a, 1/38, 2/1	Y	Letter sent to Zayo on 4 February 2021 regarding the impact of Scheme on land interests, invited them to contact Highways England. Discussions are ongoing with Zayo about their equipment and its relocation into the westbound A12 which has been agreed in principle.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
Temporary possession						1/1, 1/2				
Permanent acquisition (rights)						1/1a, 1/3	Y			
	56	EU Networks		Cat 1	Occupier at Grove Farm / right of access	Permanent acquisition (rights)	1/1a, 1/3	Y	Discussions are ongoing with EU Networks about their equipment and its relocation into the westbound A12 which has been agreed in principle.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
Temporary possession						1/2	N			
Permanent acquisition (land)						1/4, 1/10, 1/29, 1/32, 1/38, 2/1	Y			

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