

M25 junction 28 improvement scheme

TR010029

9.31 The Compulsory Acquisition (CA) Schedule from the Applicant (Tracked Version)

Rule 8(1)(b)

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

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5	9 June 2021	Deadline 8
4	20 May 2021	Deadline 7
3	27 April 2021	Deadline 6
2	13 April 2021	Deadline 5
1	17 March 2021	Deadline 4 and response to CAH Action Point 1
0	4 February 2021	Deadline 2

Table of contents

Chapter	Pages
1. Introduction	4
2. Compulsory Acquisition Schedule notes	6
Tables	
Table 2-1 Compulsory Acquisition Schedule for Deadline 9 (final) submission (30 June 2021)	7

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 re- issued on 10 May 2021. The Schedule is an update from that submitted at the previous 7 deadlines.
- 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, REP5-050 and REP6-024~~TR010029/APP/4.3 (4)).
- 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/APP/3.1(87)) 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 (~~REP5-002TR010029/APP/2.2 (3))~~) and the Special Category Land Plans (~~REP5-040TR010029/APP/2.11(2))~~), the Statement of Reasons (~~APP-049TR010029/APP/4.1(2))~~), (~~Addendum to the Statement of Reasons (REP5-055)~~) the Book of Reference (~~REP3A-005, REP3A-013, REP4-019, REP5-050, REP6-024 and TR010029/APP/4.3 (3))~~), and the draft DCO (TR010029/APP/3.1(87)).
- 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 ~~S~~schedule has been submitted as a final version at Deadline ~~8~~9.
- 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 **9 (final)8** submission (**30 9**-June 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.	No agreement required. Party removed from Book of Reference (This land has now been transferred back to Highways England). party is already contractually obligated to transfer the land back to Highways England. They hold the land due to previous work on behalf of Highways England. 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 (TR010029/APP/3.1(8)APP-015) was shared with BPA prior to submission of the application for comment. Letter sent to BPA on 4 February 2021 on impact of the Scheme on land interests, invited BPA to contact Highways England.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (TR010029/APP/3.1(8)REP3A-004) Schedule 9, Part 1, for the protection of electricity, gas, water and sewage undertakers.
					Permanent acquisition (land)	1/4, 1/5, 1/18, 1/28, 1/29, 3/5, 4/3	Y			
					Permanent acquisition (rights)	1/1a, 1/21, 3/17,	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
	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 (TR010029/APP/3.1(8)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 (TR010029/APP/3.1(8)APP-015) Schedule 9, Part 1: sets out protective provisions for the protection of electricity, gas, water and sewage undertakers. The dDCO submitted at Deadline 8 (TR010029/EXAM/3.2 (7)) includes a form of protective provisions for Cadent Gas but notes the outstanding points between the parties about which both parties have made representations to the examination. Negotiations are continuing in this regard and on the connected side agreement. As	Agreement not yet reached.
						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			
						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
									regards the Gardens of Peace land, Cadent has now indicated it is willing in principle to enter into the draft agreement proposed.	
	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	<p>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.</p> <p>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.</p> <p>Highways England has received a formal confirmation letter (REP5-054) from the Forestry Commission for submission to the Examining Authority as evidence at Deadline 5.</p>	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
	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 (TR010029/APP/3.1(8)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).
					Permanent acquisition (rights)	1/25, 1/27				
	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 Reference submitted at Deadline 3a (REP3A-005) removed the plot and person.	No agreement required. Party and plot 1/9 removed from Book of Reference (REP3A-005).

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
									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	Highways England has received comments back from the Gardens of Peace's solicitors and has sent a second iteration of the draft agreement for their review. Highways England has circulated a draft agreement to the solicitors for the Gardens of Peace and currently await their comments in return.	Agreement not yet reached. All parties are committed to working together and entering into an agreement. Highways England is aiming to conclude discussions <u>as soon as possible, and Highways England will continue to update the Secretary of State following the end of the examination period should an agreement not be reached by then, prior to the end of examination.</u>
		Gene SYS (KMPG)		Cat 1	Occupier	Permanent acquisition (land)	1/24, 1/27a, 1/28, 1/30, 1/32, 1/32e, 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. Telent Technology Services Limited and Telia Carrier UK Limited are in the process of acquiring the GeneSYS liquidated interests. See entries below.	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.
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	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 <u>and</u> Highways England believes that an agreement will be reached <u>by the end of the examination.</u> On 4 June 2021, comments were received from Matthew Bodley, agent for Glebelands Estates Limited.	Agreement not yet reached. Highways England has drafted an agreement which has been shared with Luddington Golf Ltd. Highways England is working towards reaching an agreement <u>by the end of the examination, as soon as possible. Highways England will continue to update the Secretary of State following the end of the examination period should an agreement not be reached by then.</u>
					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.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (TR010029/APP/3.1(8)REP3A-004)
					Temporary possession	1/2				

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 (land)	1/4, 1/10, 1/29, 1/32, 1/38, 2/1		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.	Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
	23	Helen J G Edwards		Cat 1	Owner	Permanent acquisition (rights)	1/6	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. Confirmation of appointment land agent.</p> <p>Ongoing discussions with their agent regarding acquiring permanent acquisition of rights by agreement.</p> <p>Highways England provided further detail on the nature of the works and impact to Plot 1/6 from the M25 J28 Scheme in May 2021 with a view to seek early agreement and has offered a draft template example easement Heads of Terms document be provided for them to peruse.</p> <p><u>Highways England has recently sought to contact their agent on the Heads of Terms.</u></p>	<p>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. <u>Highways England will continue to pursue an agreement and will update the Secretary of State following the end of the examination period should an agreement not be reached by then.</u></p>
	24	Instalcom Limited		Cat 1	Occupier	Permanent acquisition (rights)	1/1a, 1/3	Y	<p>Letter sent to Instalcom on 4 February 2021 regarding the impact of Scheme on land interests, invited them to contact Highways England.</p>	<p>No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO (TR010029/APP/3.1(8)REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.</p>
					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	<p>Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).</p>	<p>See entry for Leslie Jones (Grove Farm).</p>
					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
	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			
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</p>	<p>Agreement yet to be reached. Highways England has attempted to discuss draft Heads of Terms and early acquisition by agreement and will update the ExA at Deadline 9. <u>Highways England has contacted the property owners' agent, most recently on 24 June 2021. Highways England will continue to pursue an agreement, and will update the Secretary of State following the end of the examination period should an agreement not be reached by then.</u></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
									<p>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 <u>has now been accepted by the ExA.</u></p> <p>Highways England has attempted to speak with the land agent, most recently on 24 June 2021 but no response has been received. It is currently subject to non-statutory targeted consultation and Leslie & Kim Jones as well as the occupiers of Grove Farm have been notified.</p>	
5	29	National Grid Electricity Transmission PLC, <u>National Grid Gas</u>	RR-022	Cat 1	Occupier	Temporary possession Permanent acquisition (land) Permanent acquisition (rights)	3/16, 3/18, 1/1d, 1/17 1/4, 1/5, 1/18, 1/28, 1/29, 1/38 3/5, 3/11, 3/12, 3/13, 3/14 1/1a, 1/6, 1/22, 1/25, 3/17	N Y Y	Schedule 9 Part 1 of the draft DCO (TR010029/APP/3.1(8)APP-015) sets out protective provisions for the protection of electricity, gas, water and sewage undertakers.	Protective provisions with National Grid Electricity Transmission (NGET) and National Grid Gas (NGG) have now been agreed and included in the draft Order. Side agreements addressing NGET and NGG's further concerns <u>are have been agreed and have been circulated for signature. in the final stages of negotiation, with Highways England. Highways England is anticipating agreement will be reached shortly. Highways England will update the Secretary of State following the end of the examination period should an agreement not be signed by then.</u>
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. <u>Highways England has explained to Network Rail that, as set out in responses to Network Rail's submissions to the DCO</u>	No agreement required and Network Rail have been removed from the Book of Reference. Network Rail's land is expressly excluded from the Order limits and this is now reflected in the latest Book

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
									<p><u>examination, the Scheme has no impact on the railway as it crosses over the M25 using Poplars Railway bridge and no works are proposed to the railway bridge, nor any works which would affect Network Rail's assets.</u></p> <p><u>Work No. 7, which involves certain works to the M25 (and never included any works to the railway bridge) commences a considerable distance away from the railway bridge, at a location north of the M25 viaduct as it crosses the A12. No</u></p> <p><u>As 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.</u></p> <p><u>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 (REP4-027)) informing them that there is no impact on them.</u></p> <p><u>Highways England does not consider a SoCG with Network Rail is required.</u></p>	<p><u>of Reference (REP3A-013). Further clarification on Work No. 7 has been provided by Highways England at Deadline 6 (REP6-005).</u></p>
	31	Openreach Limited		Cat 1	Occupier	Permanent acquisition (land) Temporary possession	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, 1/32b, 1/33a, 1/34a 1/1, 1/1b, 1/1c, 1/1d	Y	<p>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 up by Highways England's construction team.</p>	<p>No agreement required.</p> <p>This undertaker's apparatus is protected under the protective provisions set out in the dCO (REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.</p>

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, 1/6, 1/7, 1/8, 1/25, 1/27			
	32	Patricia Georgina Kingston		Cat 1	Owner	Permanent acquisition (rights)	1/6	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. Confirmation of appointment of land agent received.</p> <p>Ongoing discussions with their agent on acquiring land rights by agreement.</p> <p>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.</p>	<p>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. Highways England will continue to pursue an agreement, and will update the Secretary of State following the end of the examination period should an agreement not be reached by then.</p>
	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	<p>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.</p>	<p>No likelihood of agreement as these Category 2 and 3 interests are not readily acquirable by Highways England.</p>
					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	<p>Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).</p>	<p>See entry for Leslie Jones (Grove Farm).</p>
					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	<p>Negotiations with the tenants/occupiers/rights holders at Grove Farm will form part of the discussions with the owner of Grove Farm (Leslie Jones).</p>	<p>See entry for Leslie Jones (Grove Farm).</p>
					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
	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. <u>Highways England will continue to pursue an agreement, and will update the Secretary of State following the end of the examination period should an agreement not be reached by then.</u>
	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				
	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				

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
	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	Highways England has drafted an agreement which has been shared with Luddington Golf Ltd. Highways England is working towards reaching an agreement by the end of the examination. <u>The interest holder has recently instructed solicitors in respect of the agreement. Highways England will continue to pursue an agreement, and will update the Secretary of State following the end of the examination period should an agreement not be reached by then.</u>	Agreement yet to be reached. Highways England has drafted an agreement which has been shared with Luddington Golf Ltd. Highways England is working towards reaching an agreement by the end of the examination. <u>The interest holder has recently instructed solicitors in respect of the agreement. Highways England will continue to pursue an agreement, and will update the Secretary of State following the end of the examination period should an agreement not be reached by then.</u>
						Permanent acquisition (land)	1/12, 1/13, 3/8, 3/9, 3/22	Y		
	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	This party land has been transferred back to Highways England. is already contractually obligated to transfer the land back to Highways England. They hold the land due to previous work on behalf of Highways England. No further agreement is required. No agreement required. Party removed
						Permanent acquisition (land)	3/4, 4/8	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	Agreement Progress
									provided on these discussions as they progress.	from Book of Reference (this land has now been transferred back to Highways England).
	45	Telia Carrier UK Limited		Cat 1	Occupier	Permanent acquisition (rights) Temporary possession Permanent acquisition (land)	1/1a,1/3 1/1, 1/2 1 /4, 1/10, 1/29, 1/32, 1/38, 2/1, 1/32a, <u>1/24, 1/27a, 1/28, 1/30, 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</u>	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 (TR010029/APP/3.1(8)REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
	46	Telia Company AB		Cat 1	Occupier	Permanent acquisition (rights) Temporary possession Permanent acquisition (land)	1/1a, 1/3 1/1, 1/2 1 /4, 1/10, 1/29, 1/32, 1/38, 2/1, 1/32a	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 (TR010029/APP/3.1(8)REP3A-004) Schedule 9, Part 2, for the protection of operators of electronic communications code networks.
	47	Thames Water Utilities Limited		Cat 1	Occupier	Temporary possession Permanent acquisition (land) Permanent acquisition (rights)	1/1,1/9, 1/11 1/10, 4/3, 4/5, 4/6, 4/7 1/1a, 1/7, 1/8, 1/3	N Y Y	The draft DCO (TR010029/APP/3.1(8)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	This undertaker's apparatus is protected under the protective provisions set out in the dDCO (TR010029/APP/3.1(8)REP3A-004) Schedule 9, Part 1, for the protection of electricity, gas, water and sewage undertakers.

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
									interests, invited them to contact Highways England.	
	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 1/24, 1/27a, 1/28, 1/30, 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	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 (TR010029/APP/3.1(8)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 & 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			
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 <u>hasis been</u> progressed between parties <u>and a final version submitted on 30 June 2021 at</u>	Agreement yet to be reached. Discussions about a side agreement continue with TfL regarding the possibility of settling upon a set of protective provisions, although some matters remain in dispute, namely in respect of commuted sums and the payment of costs. <u>Highways England will continue to pursue an agreement, and will update the Secretary of State following the end of the examination period should an agreement not be reached by then.</u>
						Temporary	1/1, 1/2			
						Permanent acquisition (rights)	1/1a, 1/1b, 1/1c, 1/1d 1/2, 1/6/ 1/7, 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
									<p>Deadline 9 (TR010029/EXAM/9.11(4)) [1], a draft was shared with TfL in December 2020 and a subsequent version exchanged in February 2021.</p> <p>Highways England is subdividing Plot 1/3 to take account of comments received by TfL. A new Plot 1/3a will be created seeking permanent acquisition of the private means of access (Work No. 19A). The rest of Plot 1/3 remains blue on the land plans for the permanent acquisition of rights. This is shown on the revised plan submitted to TfL in Deadline 7 response.</p>	
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	<p>Schedule 9 Part 1 sets out protective provisions for the protection of electricity, gas, water and sewage undertakers.</p>	<p>Agreement reached with UKPN/EPN. UKPN/EPN side agreement with protective provisions appended has been completed and, pursuant to that, the representations made by UKPN/EPN have been withdrawn. Those protective provisions are to apply between the parties and are not to be included in the Order.</p>
					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			
					Permanent acquisition (rights)	1/1a, 1/2, 1/6, 1/7, 1/21, 1/25, 1/27, 3/17, 1/3	Y			
	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.	No agreement required. This undertaker's apparatus is protected under the protective provisions set out in the dDCO

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 (land)	1/18, 1/24, 1/26, 1/27a, 1/28, 3/11, 3/14		Letter sent to UK Oil Pipelines on 4 February 2021 on impact of the Scheme on land interests, invited them to contact Highways England.	(TR010029/APP/3.1(8)REP3A-004) Schedule 9, Part 1, for the protection of electricity, gas, water and sewage undertakers.
						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 (TR010029/APP/3.1(8)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 (TR010029/APP/3.1(8)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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