

Great Yarmouth Third River Crossing Order 202[*]

Document NCC/GY3RC/EX/065: Negotiations Tracker (Rev. 2) - Updated for Deadline 6

Planning Act 2008

Infrastructure Planning

The Infrastructure Planning (Examination Procedure) Rules 2010

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Foreword

This document is part of the Examination submissions relating to an application ('the Application') submitted by Norfolk County Council ('the Council' / 'the Applicant') to the Secretary of State for a Development Consent Order ('DCO') under the Planning Act 2008.

If made by the Secretary of State, the DCO would grant development consent for construction, operation and maintenance of a new bascule bridge highway crossing of the River Yare in Great Yarmouth, and which is referred to in the Application as the Great Yarmouth Third River Crossing (or 'the Scheme').

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Glossary of Abbreviations and Defined Terms

The Applicant	Norfolk County Council (in its capacity as Highway Authority and promoter of the Scheme)
IDB	Waveney, Lower Yare & Lothingland Internal Drainage Board
SoCG	Statement of Common Ground
VMS	Variable Message Sign

1 Introduction

1.1 Introduction to the Document

- 1.1.1 This updated Negotiations Tracker (Revision 2) is prepared as requested by the Examining Authority in their Rule 8 letter for submission at Deadline 6.
- 1.1.2 It is prepared on behalf of Norfolk County Council (referred to as NCC in the table below in the interest of brevity, but referred to elsewhere within the Application documentation and Examination submissions as “the Applicant”).
- 1.1.3 This document should be read in conjunction with the other Application documents including Doc 2.5 Update to Land Plans (Document reference NCC/GY3RC/EX/004, Planning Inspectorate reference AS-007), Statement of Reasons (Document reference 4.1, Planning Inspectorate reference APP-022), Funding Statement (Document reference 4.2, Planning Inspectorate reference APP- 023) and Doc 4.3 - Book of Reference – Clean (Rev. 3 – Updated for Deadline 6) (Document reference NCC/GY3RC/EX/061).

1.2 Purpose of the Negotiation Tracker

- 1.2.1 In order to deliver the Scheme, the Applicant will need to be able to acquire land permanently or use land temporarily. It is the Applicant's preference to secure the required land by voluntary agreement with the relevant parties. The DCO includes powers to compulsorily acquire the required land if voluntary acquisition proves impossible
- 1.2.2 The purpose of this Negotiation Tracker is to provide a summary of the negotiations undertaken with the relevant parties. It provides an outline of the current status of the negotiations at Deadline 6. Changes since the Deadline 2 version (Revision 1) (Document reference NCC/GY3RC/EX/020, Planning Inspectorate reference REP2-006) are shown in red text.

1.3 Structure of the Negotiations Tracker

- 1.3.1 The Negotiations Tracker table layout remains the same as the Deadline 2 version (NCC/GY3RC/EX/020, Planning Inspectorate reference REP2-006).
- Column 1 sets out the name of the affected party with whom the Applicant has been seeking to negotiate. It also identifies their ownership status and whether or not they are professionally represented.
 - Column 2 sets out the plot numbers of the land in which the affected party has an interest. The plot numbers in the Negotiations Tracker correspond to the plot numbers on Doc 2.5 Update to Land Plans (Document reference

NCC/GY3RC/EX/004, Planning Inspectorate reference AS-007) and in Doc 4.3 - Book of Reference – Clean (Rev. 3 – Updated for Deadline 6) (Document reference NCC/GY3RC/EX/061). Plot numbers covering areas that are currently public highway have been excluded from this Negotiations Tracker, with the exception of plots owned by Highways England.

- Column 3 indicates the nature of the primary acquisition power that the Applicant seeks in the DCO, in relation to the plot of land. The codes used refer to the different types of power that are explained below (see paragraph 1.4 below).
- Column 4 indicates the current position of the Applicant's negotiations with the affected party.
- Column 5 sets out the status and general history of the negotiations.
- Column 6 details the matters outstanding in the negotiations.
- Column 7 outlines the measures being undertaken to resolve the outstanding issues
- Column 8 sets out the anticipated timescale for resolution of the outstanding issues.

1.3.2 The Negotiations Tracker does not include entries for those parties listed in Doc 4.3 - Book of Reference – Clean (Rev. 3 – Updated for Deadline 6) (Document reference NCC/GY3RC/EX/061) where the plot number on Doc 2.5 Update to Land Plans (Document reference NCC/GY3RC/EX/004, Planning Inspectorate reference AS-007) relates to land which is existing public highway.

1.3.3 The Negotiations Tracker does not include entries for those plots that were owned by the Applicant at the time the DCO Application was made, with the exception of those previously occupied by Saffron Housing Trust Limited.

1.3.4 Where land interests have been acquired by the Applicant since the Application version of the Negotiations Tracker (Document Reference 4.4, Planning Inspectorate reference APP-024) these entries have been retained and updated with relevant acquisition details.

1.3.5 The Negotiations Tracker does not include entries for those plots where the ownership is unknown

1.4 Codes used in the Negotiations Tracker

Code	Main power in draft DCO	Colour of plot on Land Plans
Acq	Compulsory acquisition of land	Acq plots are shown coloured pink on Doc 2.5 Update to Land Plans (Document reference NCC/GY3RC/EX/004, Planning Inspectorate reference AS-007).
Rights	Compulsory acquisition of new rights over land	Rights plots are shown coloured blue on Doc 2.5 Update to Land Plans (Document reference NCC/GY3RC/EX/004, Planning Inspectorate reference AS-007).
Airspace	Compulsory acquisition of airspace and rights in airspace	Airspace plots are shown hatched pink and blue on Doc 2.5 Update to Land Plans (Document reference NCC/GY3RC/EX/004, Planning Inspectorate reference AS-007).
Temp	Temporary possession and use of land (NB: this is not acquisition)	Temp plots are shown coloured green on Doc 2.5 Update to Land Plans (Document reference NCC/GY3RC/EX/004, Planning Inspectorate reference AS-007).

2 Current position

2.1 Summary of the Applicant's Current Position in Relation to Negotiations

- 2.1.1 Some parcels of land required for the Scheme's delivery are already owned and managed by the Applicant. This includes land that has been acquired through negotiated settlement, as well as land that comprises existing transport infrastructure that is owned, managed and maintained by the Applicant.
- 2.1.2 The Applicant continues to engage in negotiations with the relevant parties. The Negotiations Tracker identifies in the table below where Heads of Terms have been agreed or Agreements to acquire completed.
- 2.1.3 In some instances the contact and discussions have been with the landowner only. In these cases entries in the Negotiations Tracker are limited to the landowner. However where the Applicant has also discussed matters with their tenants and/or occupiers directly entries for these parties are included in the Negotiations Tracker.
- 2.1.4 The Applicant remains open to acquiring land interests in, and rights over, the remaining land required for the Scheme by agreement. However, it will not generally seek to acquire the freehold transfer of land before the end of the examination period unless specifically requested to do so by the landowner. This approach reflects the views of some landowners who do not wish to sell their land (or contract to do so) until the consenting process for the Scheme is further advanced.
- 2.1.5 On-going negotiations and discussions have largely focused on detailed design and accommodation works issues, with financial compensation also being considered where possible at this stage.
- 2.1.6 Negotiations have not been held with Category 2 parties (such as mortgagors and beneficiaries of agreements), as the interests of such parties will be dealt with during the legal process for acquiring the freehold interest in the relevant land. However, such parties have been notified of the Scheme and the fact that their interests will be affected by it.

Table 2.1 – Negotiations Tracker Schedule

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Highways England Owner Professionally represented	1-01, 1-02, 1-03, 1-12, 1-19, 1-25, 2-01, 2-02, 2-09, 5-02, 9-01	Acq, Rights, Temp	Ongoing	Applicant is in discussion with Highways England over scheme generally. Refer to SoCG between Applicant and Landowner in Appendix G to the Statement of Commonality for Statements of Common Ground submitted at Deadline 6 (Document reference NCC/GY3RC/EX/067). Transfer of highway land interests for areas which, with the Scheme in place, will no longer be trunk road, has been agreed in principle. Specific rights and temporary use requirements will be agreed when detailed design is further advanced.			Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Peter Kenneth Mansi Owner Not professionally represented	1-04, 1-06	Rights	Ongoing	Letters sent seeking to open discussions. No response.	To agree details of drainage improvement works if these are to be undertaken by the Applicant and not IDB and any financial compensation.	Continuing to chase to open discussions.	Before works commence
Christopher Robert Jones Owner Not professionally represented	1-05, 1-06	Rights	Ongoing	Letter sent seeking to open discussions. Response received. In discussions.	To agree details of drainage improvement works if these are to be undertaken by the Applicant and not IDB and any financial compensation.	Ongoing discussions.	Before works commence
Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution

<p>Kiran Paul Singh Gabri Robert Michael Livie</p> <p>Owner</p> <p>Not professionally represented</p>	<p>1-06, 1-07</p>	<p>Rights</p>	<p>Ongoing</p>	<p>Letter sent seeking to open discussions. No response.</p>	<p>To agree details of drainage improvement works if these are to be undertaken by Applicant and not IDB and any financial compensation.</p>	<p>Continuing to chase to open discussions.</p>	<p>Before works commence</p>
<p>Simpsons Garage (Great Yarmouth) Limited</p> <p>Owner</p> <p>Professionally represented</p>	<p>1-06, 1-08, 1-09, 1-15, 1-20, 1-45</p>	<p>Acq, Rights, Temp</p>	<p>Ongoing</p>	<p>Discussions with landowner's representative regarding scheme proposals and impact on property.</p>	<p>To agree financial terms for acquisition of land interests, details of drainage improvement works if these are to be undertaken by the Applicant and not IDB.</p>	<p>Ongoing discussions. NCC have requested that agent submit Heads of Claim</p>	<p>Before works commence</p>

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Hope (Borough of Great Yarmouth) <i>(Kingsgate Community Centre)</i> Owner Professionally represented	1-10, 1-11, 1-12,	Acq, Temp	Ongoing	Meetings held and negotiations are ongoing. Refer to SoCG between Applicant and Landowner in Appendix R to the Statement of Commonality for Statements of Common Ground at Deadline 6 (Document reference NCC/GY3RC/EX/067).	To agree financial terms for acquisition of land interests and accommodation works.	Ongoing discussions	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Great Yarmouth Borough Council Owner Professionally represented	1-12, 1-13, 2-05, 2-06, 2-07, 3-01, 3-02, 3-04, 3-05, 3-09, 3-11, 3-14, 3-16, 3-18, 4-01, 4-02, 4-05, 4-06, 4-07, 4-08, 4-09, 4-10, 4-11, 4-23, 4-25, 4-28, 4-29, 4-30, 4-31, 4-33, 4-34, 4-36, 4-38	Acq, Rights, Temp	Ongoing	Meetings held. Compensation on majority of land interests have been agreed in principle. Refer to SoCG between Applicant and Landowner in Appendix E to the Statement of Commonality for Statements of Common Ground at Deadline 6 (Document reference NCC/GY3RC/EX/067).	To finalise agreement of financial terms for acquisition of land interests.	Ongoing discussions to finalise outstanding compensation issues.	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Regaland Ltd Owner Professionally represented	1-20, 1-45, 1-46, 1-47, 1-48, 1-49	Acq, Temp	Ongoing	Agent appointed and meeting held. Compensation claim received . Two of four Units to be demolished are vacant.	To agree financial terms for acquisition of land and buildings. Agree any required accommodation works and access to retained land during construction.	Ongoing discussions on Heads of Claim submitted by agent to NCC. Meeting to discuss arranged for 20 February 2020.	Before works commence
Steven Craig Webster (in respect of Units 3 & 4 Suffolk Road Industrial Estate) Lessee Not professionally represented	1-20, 1-45	Acq, Temp	Ongoing	Letter sent seeking to open discussions. No response.	Any financial compensation arising from Scheme	Continue to chase to open discussions	Post Scheme as most likely any compensation would be disturbance during construction

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
MET (Mist Elimination Technologies) Limited (in respect of Unit 5 Suffolk Road Industrial Estate) Lessee Not professionally represented	1-20, 1-45	Acq, Temp	Ongoing	Letter sent seeking to open discussions. No response. Unit is now vacant and currently being marketed for lease following dissolution of MET on 03/12/2019.	Any financial compensation arising from Scheme if new lessee takes occupation.	Continue to monitor for new lessee and then seek to open discussions	Post Scheme as most likely any compensation would be disturbance during construction

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Mercenary Building Contractors Ltd (in respect of Unit 6 Suffolk Road Industrial Estate) Lessee Not professionally represented	1-20, 1-45	Acq, Temp	Ongoing	Letter sent seeking to open discussions. No response.	Any financial compensation arising from Scheme	Continue to chase to open discussions	Post Scheme as most likely any compensation would be disturbance during construction
Jays Bike N Trike Limited (in respect of Unit 7 Suffolk Road Industrial Estate) Lessee Not professionally represented	1-20, 1-45	Acq, Temp	Ongoing	Letter sent seeking to open discussions. No response.	Any financial compensation arising from Scheme	Continue to chase to open discussions	Post Scheme as most likely any compensation would be disturbance during construction

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Amy Louise O'Brien (in respect of Units 8 & 9 Suffolk Road Industrial Estate) Lessee Not professionally represented	1-20, 1-45	Acq, Temp	Ongoing	Letter sent seeking to open discussions. Response received.	Any financial compensation arising from Scheme	To progress discussions at appropriate time	Post Scheme as most likely any compensation would be disturbance during construction

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Kelly Milton and MMC Performance Ltd (in respect of Unit 10 Suffolk Road Industrial Estate) Lessee / Occupier Not professionally represented	1-20, 1-45, 1-46	Acq, Temp	Ongoing	Building to be demolished as part of Scheme. Meetings held on site advising on scheme impact, recommending that seek professional representation and assisting in seeking alternative accommodation.	Relocation to new premises. NCC has provided particulars for potential alternative accommodation in the locality.	Continue to try and progress discussions and help to seek relocation as soon as possible	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Ses Fabrication Ltd (in respect of Unit 11 Suffolk Road Industrial Estate) Lessee Professionally represented	1-20, 1-45, 1-47	Acq, Temp	Ongoing	Building to be demolished as part of Scheme. Meetings held and assistance given in seeking alternative accommodation.	Relocation to new premises – aware from discussions that they are actively looking for new premises. NCC has provided particulars for potential alternative accommodation in the locality.	Continue to try and progress discussions and help to seek relocation as soon as possible	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Great Yarmouth & Gorleston Allotments Association Limited Owner Not professionally represented	1-23, 1-27, 2-03	Acq	Ongoing	Meetings held to discuss general scheme proposals and impact on property. Draft Heads of Terms issued. Refer to SoCG between Applicant and Landowner in Appendix P to the Statement of Commonality for Statements of Common Ground at Deadline 6 (Document reference NCC/GY3RC/EX/067).	To agree terms for acquisition of land, provision of replacement site and financial compensation.	Ongoing discussions.	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
<p>Norfolk & Waveney MIND (formerly known as Great Yarmouth & Waveney MIND)</p> <p>Lessee</p> <p>Not professionally represented</p>	1-27, 2-03, 2-05, 2-06, 2-07	Acq, Rights, Temp	Ongoing	<p>Meetings held to discuss scheme proposals and impact on property. Refer to SoCG between Applicant and Party in Appendix Q to the Statement of Commonality for Statements of Common Ground at Deadline 6 (Document reference NCC/GY3RC/EX/067).</p>	<p>Finalise revised site layout and impact during construction phase. Post scheme lease amendments with landlord and any financial compensation and accommodation works.</p>	Ongoing discussions.	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Dean and Chapter of Norwich (previously referred to as Church Commissioners of England) Owner Professionally represented	1-30, 1-33, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42	Acq	Ongoing	Discussions held with landowner's professional representative. Party has reversionary interest in long ground lease on residential properties already acquired by Applicant. Provisional agreement to financial terms for acquisition of land interest reached with professional representative.	Receipt of agreement to compensation proposal from landowner so solicitors can be instructed to conclude land transfer.	Ongoing liaison with landowner's representative.	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Saffron Housing Trust Limited Lessee Not professionally represented	1-29, 1-30, 1-31, 1-52, 1-55, 1-59	Acq	Complete	Properties owned by Applicant. Previously leased to Saffron Housing Trust Limited whilst Scheme was in preparation. All Saffron Housing Trust Limited residential tenants have now been relocated and properties handed back to the Applicant.			
Graham Funnell Owner Not professionally represented	1-31, 1-34	Acq	Ongoing	Applicant considers this to be a Land Registry title error as Applicant has acquired the residential properties - rectification required and being pursued.			Before works commence
Brian John Ecclestone Jane Elizabeth Ecclestone Lessee Professionally represented	1-41	Acq	Complete	Acquisition legally completed by the Applicant on 15 th July 2019			

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Barbara May Howkins Philip Gerard Howkins Lessee Professionally represented	1-42, 1-43	Acq	Complete	Acquisition legally completed by Applicant on 17 th September 2019			
Jacqueline Ann Hill (in respect of 1 Cromwell Court) Owner Not professionally represented Official Receiver	1-50	Acq	Ongoing	Letters sent to owner seeking to open discussions. No response. Letter sent to Official Receiver. No response.	Obtain approval to proposed Cromwell Court car parking and turning area design. To agree financial terms for acquisition of land required.	Continue to chase to open discussions	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Dennis Charles Frith Linda Frith (in respect of 2 Cromwell Court) Owner Not professionally represented	1-50	Acq	Ongoing	Discussions ongoing Landowner has confirmed in principle agreement to the proposed revised design for car parking and turning area in Cromwell Court.	To agree financial terms for acquisition of land required	Continue discussions	Before works commence
Susan Margaret Brain Timothy Brain (in respect of 3 Cromwell Court) Owner Not professionally represented	1-50	Acq	Ongoing	Discussions ongoing. Landowner has confirmed in principle agreement to the proposed revised design for car parking and turning area in Cromwell Court.	To agree financial terms for acquisition of land required	Continue discussions	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Lucas Keith Johnson (in respect of 4 Cromwell Court) Owner Not professionally represented	1-50	Acq	Ongoing	Letters sent seeking to open discussions. No response.	Obtain approval to proposed Cromwell Court car parking and turning area design. To agree financial terms for acquisition of land required.	Continue to chase to open discussions	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
<p>David Michael Baker (in respect of 5 Cromwell Court)</p> <p>Owner</p> <p>Not professionally represented</p> <p>Jennifer Baker (in respect of 5 Cromwell Court)</p> <p>Lessee</p> <p>Not professionally represented</p>	1-50	Acq	Ongoing	<p>Discussions ongoing. Both David and Jennifer Baker confirmed in principle agreement to the proposed revised design for car parking and turning area in Cromwell Court. Advised that an agent will be appointed.</p>	To agree financial terms for acquisition of land.	Ongoing discussions	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Ashley James Steward Mark Lawrence Steward Owner Professionally represented	1-56	Acq	Ongoing	Negotiations ongoing. Meetings held recently with both owner and their residential tenants. Assisting in seeking alternative residential property for owner that is also suitable for their tenants who they are keen to retain.	To agree terms for acquisition of property and rehousing of existing tenant.	Ongoing discussions.	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Cadent Gas Limited Owner Professionally represented	2-10, 2-11, 2-15, 2-16,	Acq, Rights	Ongoing	Cadent Gas Limited have confirmed that they are content with the permanent acquisition proposals and will work with the Applicant regarding the rights requirements. Cadent advised that will be appointing external surveyors to deal with compensation issues.	To agree financial terms for acquisition of land and rights and access to retained land during construction	To progress negotiations when notified of external surveyor.	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
National Grid Property Holdings Limited Owner Not professionally represented	2-12, 2-13, 2-14, 3-13	Acq, Rights, Temp	Ongoing	Letter sent seeking to open discussions. No response.	To agree financial terms for acquisition of land, rights temporary use and access to retained land during construction	Continue to chase to open discussions. Offer of site meeting proposed to progress discussions.	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Great Yarmouth Port Authority Owner Professionally represented	3-03, 3-04, 3-05, 3-06, 3-07, 3-08, 3-09, 3-14, 3-17, 3-18, 4-05, 4-06, 4-07, 4-08, 4-09, 4-10, 4-11, 4-12, 4-13, 4-18, 4-21, 4-23, 4-24, 4-25, 4-26, 4-27, 4-28, 4-29, 4-30, 4-31, 4-34	Acq, Rights, Temp	Complete	Land acquisition linked to land interests of Great Yarmouth Port Company Limited, with which the Applicant has completed a legal agreement including provision for land acquisition proposals (see entry for Great Yarmouth Port Company below).			

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Great Yarmouth Port Company Limited Lessee Professionally represented	3-01, 3-02, 3-03, 3-04, 3-05, 3-06, 3-07, 3-08, 3-09, 3-13, 3-14, 3-17, 3-18, 4-01, 4-02, 4-05, 4-06, 4-07, 4-09, 4-10, 4-11, 4-12, 4-13, 4-18, 4-21, 4-23, 4-24, 4-25, 4-26, 4-27, 4-28, 4-29, 4-30, 4-31, 4-34	Acq, Rights, Temp	Complete	Agreement dated 29 March 2019 between the Applicant and Great Yarmouth Port Company Limited covering, inter-alia, land acquisition proposals and compensation terms. Conditional on DCO being granted, funding being secured and notices for the acquisition of land required for the Scheme being served.			

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Brenda Mary McMillan Barbara Suffling Audrey Heather Ulbricht Owner Not professionally represented	3-07	Temp	Complete	Land use compensation covered in completed legal agreement with Great Yarmouth Port Company Limited			
Stephen Robinson Owner Not professionally represented	3-08	Temp	Complete	Land use compensation covered in completed legal agreement with Great Yarmouth Port Company Limited			

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Cecil Robert Spinks Lessee Professionally represented	3-11, 4-33	Acq	Ongoing	Building to be demolished as part of Scheme. Meetings held and assistance given in seeking alternative accommodation Agent appointed in November 2019.	Relocation to new premises – aware from discussions that they are actively looking for new premises.	Continue discussions and help to seek relocation as soon as possible	Before works commence
Yarmouth Stores Limited Owner Not professionally represented	3-20, 3-22	Temp	Ongoing	Letters sent seeking to open discussions. No response.	To agree details of temporary use	Continue to chase to open discussions	Post Scheme as most likely any compensation would be for disturbance during construction

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Alexander Charles William Knights Owner Not professionally represented	3-21	Temp	Ongoing	Letter sent seeking to open discussions. No response.	To agree details of temporary use	Continue to chase to open discussions	Post Scheme as most likely any compensation would be for disturbance during construction
ASCO UK Limited Lessee Professionally represented	4-10, 4-27, 4-28, 4-30, 4-36	Acq, Temp	Ongoing	Scheduled periodic meetings held to discuss scheme proposals and impact on property. Commercial Agreement progressed virtually up to point of signature.	Finalise agreement to cover revised site layout and impact during construction phase. Financial compensation	Ongoing discussions. Various alternative options and sites being considered, reviewed and discussed with affected parties.	As soon as possible

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Perenco UK Limited Lessee Professionally represented	4-18, 4-23, 4-24, 4-25, 4-26, 4-27, 4-28, 4-29, 4-30, 4-31, 4-34, 4-36	Acq, Rights, Temp	Ongoing	Scheduled periodic meetings held to discuss scheme proposals and impact on property. Commercial Agreement progressed virtually up to point of signature.	Finalise agreement to cover revised site layout and impact during construction phase. Financial compensation	Ongoing discussions. Various alternative options and sites being considered, reviewed and discussed with affected parties.	As soon as possible
Eastern Power Networks plc Lessee Professionally represented	4-38	Acq	Ongoing	Meeting held to discuss impact of scheme on existing property	To agree terms for amendment to current lease of site to reflect reduced lease area	Ongoing discussions – linked to those with Great Yarmouth Borough Council who are freehold landowner	On completion of works so have precise details of necessary land take

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
ECW Holdings Limited Owner Not professionally represented	5-01	Acq	Ongoing	Letter sent seeking to open discussions. No response.	To agree details and any financial compensation once confirmation of extent of land requirement for VMS is finalised	Continue to chase to open discussions	Before works commence
Mezen Investment Holdings Limited Owner Professionally represented	6-03	Acq	Ongoing	Letter sent. Response Received.	To agree details and any financial compensation once confirmation of extent of land requirement for VMS is finalised.	Ongoing discussions once confirmation of extent of land requirement for VMS is finalised	Before works commence

Party	Plot Number(s)	Acquisition Code(s)	Progress	History / status	Matters outstanding	Measures being taken	Timescales for resolution
Insite Poster Investments (C) Limited Owner Not professionally represented	8-03	Acq	Ongoing	Letter sent seeking to open discussions. Response received	To agree details and any financial compensation once confirmation of extent of land requirement for VMS is finalised.	Ongoing discussions once confirmation of extent of land requirement for VMS is finalised	Before works commence