

M5 Junction 10 Improvements Scheme

Land Rights Tracker

TR010063 – APP 9.29

Rule 8 (k)



Infrastructure Planning (Examination Procedure) Rules 2010



Volume 9
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Infrastructure Planning Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

M5 Junction 10 Improvements Scheme Development Consent Order 202[x]

Land Rights Tracker

Rule Number:	Rule 8 (k)
Planning Inspectorate Scheme Reference	TR010063
Application Document Reference	TR010063/APP/9.29
Author:	M5 Junction 10 Improvements Scheme Project Team

Version	Date	Status of Version
Rev 0	June 2024	Deadline 1
Rev 1	July 2024	Deadline 3
Rev 2	October 2024	Deadline 5

1. Introduction

- 1.1.1. The Land Rights Tracker provides a summary of the ongoing engagement regarding the Scheme and negotiations with interested parties. Engagement and negotiations have been ongoing for several years and 19 properties have been acquired by agreement by the Applicant. Negotiations are progressing for the remaining land and properties and the Applicant is continuing to pursue voluntary acquisitions with all remaining parties to deliver the Scheme.
- 1.1.2. Due to the nature of the Scheme, large areas form part of the existing highway network, which has generated a high number of interested parties associated with land forming part of the highway network. These fall into three main groups, parties abutting unregistered land forming part of the highway with a presumed interest in land under the ad medium filum rule. Statutory Undertakers associated with buried utilities and parties with a recorded interest in the subsoil or rights holders, such as those parties with a private right of way.
- 1.1.3. The impact of the Scheme on these interests varies but where interests are held below the highway surface, the Applicant has tailored engagement in line with the impact of the Scheme. This has included the statutory consultation and confirmation of acceptance of the DCO. Further engagement has been held with interested parties which have responded to this. A proactive offer of compensation has also been made to such parties, and due to the limited impact on the value of the interest the Applicant believes this is the most appropriate approach. This has been captured in the Land Rights Tracker with a number of either the same or similar summaries.

Tracking	Name of Land Owner	Agent / Representative	Agreements	Status Update	Comments on status of Protective Provisions/Site Agreements	Details of the Land and Works	Land Subject to Special Consideration	Land Subject to Special Consideration	Is the Affected Person a Statutory Undertaker and is the land affected?	IP / PAT Ref. No.	WR Ref No.	Other Disc Ref No.	Applicant's RE and WR Response Ref No.			
21-001	Aber Lland Fawdd		Not Complete	N/A	N/A	Summary comments on status of objection / land negotiations	Last Updated: 09/02/2024 Book of Plot Ratios (Plotrefs in plan number)	Interest	Type of Acquisition relating to specified plots(s)	Works Number(s) and Reason for acquisition of rights	Land Subject to Special Consideration (Crown, Abandon, etc.)	Land Subject to Special Consideration (Crown, Abandon, etc.)	IP / PAT Ref. No.	WR Ref No.	Other Disc Ref No.	Applicant's RE and WR Response Ref No.
21-002	Abi Stones Limited	Simon Oliver	Other Media	Not Complete	N/A	N/A	Letter issued asking of the scheme including consultation and information events - December 2023 - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023	09/02/2024 04/1g	Cat 1 Permanent	4-12-12-27	N/A	N/A	N/A	N/A	N/A	N/A
21-003	Alice Many Years		Other Media	Not Complete	N/A	N/A	Letter issued asking of the scheme including consultation and information events - 04/2 Notice issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and an offer to lease rights - February 2024	12/02/2024 04/1g	Cat 1, Cat 2 Permanent, Temporary	4x 15-18	N/A	N/A	N/A	N/A	N/A	N/A
21-004	Anneka Hamilton		Other Media	Not Complete	N/A	N/A	04/2 Notice issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023 - letter issued to landowner in connection with sublet rights and an offer to lease rights - February 2024	12/02/2024 04/2c	Cat 1 Permanent	4-4b-4c-5a-6c-10 15-29-30	N/A	N/A	N/A	N/A	N/A	N/A
21-005	Atlanta Lane Partnership		Other Media	Not Complete	N/A	N/A	04/2 Notice issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023 - letter issued to landowner in connection with sublet rights and an offer to lease rights - February 2024	12/02/2024 04/1g	Cat 1 Permanent	4-12-12-27	N/A	N/A	N/A	N/A	N/A	N/A
21-006	Andrew David Smith	Andrew Thompson	Draft under discussion	Not Complete	N/A	Ongoing	Proprietary ongoing and the property relates agent regarding the voluntary access arrangements	12/02/2024 (13/1a, 13/2a)	Cat 1, Cat 2 Permanent	4-4b-4c-24-27	N/A	N/A	N/A	WR-002	N/A	N/A
21-007	Andrew John Hoban	Mike Daley	Oral under discussion	Not Complete	N/A	N/A	Heads of terms were issued for the acquisition of the property and a meeting held on site with the landowner and agent - 1 March 2023	09/02/2024 04/1g	The landowner has made direct contact with the applicant agent to progress survey - May 2024	0-0 6a 6b-6c-9-12 14-22-24	N/A	N/A	N/A	N/A	N/A	N/A
21-008	Anthony Williams		Other Media	Not Complete	N/A	N/A	Chargings engaged over survey access requirements and water supply and design considerations - January 2023 - letter issued to landowner in connection with access licence 2022 - letter issued to landowner detailing CDO process that will be utilized - April 2023	12/02/2024 04/1g, 14/1g, 14/2b, 13/2a	Cat 1 Permanent, Rights and Temporary	4-5-5d-5e-5f-5j-5k	N/A	N/A	N/A	N/A	N/A	N/A
21-009	Ann Mary Price	James Banks & Chris Jones	Oral under discussion	Not Complete	N/A	N/A	Site meeting attended by landowner, tenant, agent, GDC, ABLE and Cefn Juras to discuss compensation for the scheme including consultation and information events - 04/2 Notice issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023	12/02/2024 04/1g	Chargings engaged over survey access requirements and water supply and design considerations - January 2023 - letter issued to landowner in connection with access licence 2022 - letter issued to landowner detailing CDO process that will be utilized - April 2023	10-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29	N/A	N/A	N/A	N/A	N/A	N/A
21-010	Ashey Ann Lloyd		Other Media	Not Complete	N/A	N/A	Letter issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023 - letter issued to landowner in connection with sublet rights and an offer to lease rights - February 2024	12/02/2024 04/1g	Chargings engaged over survey access requirements and water supply and design considerations - January 2023 - letter issued to landowner in connection with access licence 2022 - letter issued to landowner detailing CDO process that will be utilized - April 2023	10-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29	N/A	N/A	N/A	N/A	N/A	N/A
21-011	Ashey Jennings		Other Media	Not Complete	N/A	N/A	Letter issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023	12/02/2024 04/1g	Chargings engaged over survey access requirements and water supply and design considerations - January 2023 - letter issued to landowner in connection with access licence 2022 - letter issued to landowner detailing CDO process that will be utilized - April 2023	10-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29	N/A	N/A	N/A	N/A	N/A	N/A
21-012	Ashey Ann Lloyd		Other Media	Not Complete	N/A	N/A	Letter issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023 - letter issued to landowner in connection with sublet rights and an offer to lease rights - February 2024	12/02/2024 04/1g	Chargings engaged over survey access requirements and water supply and design considerations - January 2023 - letter issued to landowner in connection with access licence 2022 - letter issued to landowner detailing CDO process that will be utilized - April 2023	10-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29	N/A	N/A	N/A	N/A	N/A	N/A
21-013	Asheos Limited		Other Media	Not Complete	N/A	N/A	04/2 Notice issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023 - letter issued to landowner in connection with sublet rights and an offer to lease rights - February 2024	12/02/2024 04/1g	Cat 1, Cat 2 Permanent, Rights and Temporary	4b-5d-5e-5m-5n	N/A	N/A	N/A	N/A	N/A	N/A
21-014	Asheo Jean Perry		Other Media	Not Complete	N/A	N/A	04/2 Notice issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023 - letter issued to landowner in connection with sublet rights and an offer to lease rights - February 2024	12/02/2024 04/1g	Cat 1 Permanent	4-4b-4c-6-10 15-29-30	N/A	N/A	N/A	N/A	N/A	N/A
21-015	Asheoic Williams	Jonathan Potts	Draft under discussion	Not Complete	N/A	Ongoing	04/2 Notice issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023 - letter issued to landowner in connection with sublet rights and an offer to lease rights - February 2024	12/02/2024 04/1g	Chargings engaged over survey access requirements and water supply and design considerations - January 2023 - letter issued to landowner in connection with access licence 2022 - letter issued to landowner detailing CDO process that will be utilized - April 2023	10-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29	N/A	N/A	N/A	WR-004	N/A	N/A
21-016	Aspinwall Andree Reynolds		Other Media	Not Complete	N/A	N/A	Letter issued asking of the scheme including consultation and information events - letter issued to landowner in connection with sublet rights and agreement offer made - October 2023 - letter issued to landowner in connection with sublet rights and an offer to lease rights - February 2024	12/02/2024 04/1g	Cat 1 Permanent	4-4b-4c-6-10 15-29-30	N/A	N/A	N/A	N/A	N/A	N/A

Tracking			Agreements		Status Update			Details of the Land and Works				Examination References								
11401	Mr Roger Hughes		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11402	Mr Steven Brown		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Rights and Temporary	4/10/20	N/A							
11403	Mrs Davies Limited		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with temporary occupation of highway land and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11404	Mr Lynd Hens		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with temporary occupation of highway land and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11405	J.S. Morris (Underbank) Limited		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with temporary occupation of highway land and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Rights and Temporary	4/10/19/27	N/A							
11406	J. & T. Technology Ltd		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with temporary occupation of highway land and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11407	J.W. Groom & Sons	Planning	Other Media	Not Complete	N/A	Underway	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with temporary occupation of highway land and agreement consideration after made - October 2022</p> <p>The Application continues to be actively engaged in discussions with the landowners and their agents regarding the proposed acquisition of the land.</p> <p>May 2024 - Draft Heads of Terms have been issued to the landowners.</p> <p>Further engagement with the landowners to discuss the proposed acquisition. Updated Heads of Terms issued with further details regarding compensation and proposed acquisition date.</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11408	Jessie Margaret Pinterston	Planning	Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with temporary occupation of highway land and agreement consideration after made - October 2022</p> <p>The application has been responded to by the agent and the landowner has been requested to discuss the Heads of Terms proposed.</p> <p>The Application continues to be actively engaged in discussions with the landowners and their agents regarding the proposed acquisition of the land.</p> <p>May 2024 - Draft Heads of Terms have been issued to the landowners.</p> <p>Further engagement with the landowners to discuss the proposed acquisition. Updated Heads of Terms issued with further details regarding compensation and proposed acquisition date.</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11409	James Robert		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with temporary occupation of highway land and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g, 14/2g, 14/3g, 14/4g, 14/5g, 14/6g	Call 1, Call 2	Rights and Temporary	4/10/19/27	N/A							
11410	Jane Jeffries		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11411	Jean Ann Ross		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/20	N/A							
11412	Jean Mary Kellip		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Rights and Temporary	4/10/20	N/A							
11413	Jeanne Elizabeth Webb	Planning	Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>The negotiations have been held on the purchase of the property.</p> <p>Negotiations have been held across several years with the landowner and appointed agent.</p> <p>Nothing has been made to the landowner agent since 2022.</p> <p>Negotiations being progressed through newly appointed agent to progress voluntary acquisition.</p> <p>Meeting and emails with agent regarding terms and need for evidence to support application.</p> <p>The Application was approached by the landowner directly to discuss the desire to progress a voluntary acquisition.</p> <p>Further engagement with the landowner to discuss the proposed acquisition.</p> <p>The Application has now reached an agreement on terms with the owners to securely acquire the property.</p> <p>The Application has now reached an agreement on terms with the owners to securely acquire the property and to begin the exchange anticipated immediately - July 2024.</p> <p>The Application has now completed the sale of the property and is looking to complete the exchange anticipated immediately - July 2024.</p> <p>The Application has completed the sale of the property and is looking to complete the exchange anticipated immediately - July 2024.</p>	14/1g, 14/2g	Call 1	Permanent	14/2/20/27	N/A							
11414	Jay Red Redford		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11415	Jean Frances Pipe		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11416	Jenny Andrew Clarke		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11417	Jessica Head/Orange		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							
11418	Jessie Jones		Other Media	Not Complete	N/A	N/A	N/A	<p>Engagement has been with the landowner Andrea and Sera Hobart.</p>	09/12/2024	Call 1	Permanent	4/10/19/27	N/A							
11419	John Francis Burns		Other Media	Not Complete	N/A	N/A	N/A	<p>E42 Notice issued advising of the scheme including consultation and information events - December 2021 - Letter issued to landowner in connection with sub-ed right and agreement consideration after made - October 2022</p> <p>E55 Notice issued advising of acceptance and relevant representations procedure - February 2024</p> <p>Letter sent to owner to update them regarding the water scheme, explaining the presumed interest in the subject within the highway and making an offer for these rights - September 2024</p>	14/1g	Call 1	Permanent	4/10/19/27	N/A							

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