

A46 Newark Bypass

TR010065/7.16

7.16 Land Rights Tracker

APFP Regulation 5(2)(a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and
Procedure) Regulations 2009

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Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Applications: Prescribed Forms
and Procedure) Regulations 2009**

A46 Newark Bypass

Development Consent Order 202[x]

LAND RIGHTS TRACKER

Regulation Number:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference	TR010065
Application Document Reference	TR010065/7.16
Author:	A46 Newark Bypass Project Team, NationalHighways

Version	Date	Status of Version
Rev 1	October 2024	Deadline 1 submission

1. Introduction

The Examining Authority has requested the submission of a Land Rights Tracker in a simple table format. This tracker adopts the example provided by the Examining Authority, with minor amendments to the layout, headings and restricted inputs in certain columns to provide further clarity and functionality making the data more accessible.

Section 3 below explains the purpose and content of each of the columns of this tracker. The row that is titled "Notes to the ExA" explains the function of each column.

2. Description of Rights Requested

The Land Plans (Document Reference 2.1.2) show land and rights over which compulsory acquisition and temporary possession powers are sought and the powers being sought are also listed in the BoR (Document Reference 4.3).

On the Land Plans the plots are coloured to show the type of power that is required over each plot of land to deliver the Project. These same colours have

Colour on Land Plans	Type of Acquisition
Pink	Land to be Acquired
Blue	Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants
Green	Land to be Used Temporarily
Yellow	Land not subject to Powers of Compulsory Acquisition or Temporary Use

For the avoidance of doubt, land shaded grey on the Land Plans is Land Outside of Land to be Acquired or Used and is there for is not referred to in the Land Rights Tracker.

3. Explanation of Tracker Headings

Categories	Tracking			Agreements			Status Update			Details of the Land						Examination References						
Headings	(a) Unique Reference Number	(b) Name of Land Interest	(c) Agent/ Representative	(d) Heads of Terms (HoT) Status	(e) Land Agreement Status	(f) Protective Provision (PP) Status / Side Agreement (SA) Status	(g) Status of Objection	(h) Comments on status of Protective Provisions/Side Agreements	(i) Summary comments on status of objection/ land negotiation	(j) Last Updated	(k) Book of Reference (BoR) Plot Number(s)	(l) Interest	(m) Type of Acquisition relating to specified plot(s)	(n) Works Number(s) and Reason for acquisition of rights	(o) Land Subject to Special Consideration (Crown, Allotment, NT etc)	(p) Land Subject to Special Consideration BoR Plots/Type	(q) Is the relevant body a Statutory Undertaker (SU) and is the land operational?	(r) IP/AP Ref No.	(s) Relevant Rep Ref No.	(t) Written Rep Ref No.	(u) Ref No. for any other docs submitted by IP/AP.	(v) Ref No. for Applicant's Response
Description	Unique Reference Number to identify Person/Entity (numbers 001-095 correspond with the "Land Rights Tracker Unique Ref" column in the Relevant Representation - Affected Parties document (Document Reference 8.24))			Status of any heads of terms	Status of any land agreements	Status of any protective provisions and any side agreements		Narrative on negotiations to date	Summary narrative on negotiations to date. Full narrative comments are set out in further tablr due to cell capacity in Excel.	ID(MM/YYYY)	Plot no.s from the BoR.	Nature of the land interests interest by reference to Part/Category within the BoR.		Works Number(s) and Reason for acquisition of rights by reference to numbering set out in the Statement of Reasons (Appendix 1) (Document Reference 4.1.1)	Identifying whether the land includes special category land.	Plot number and type of special category.	Identifying whether the SU land is operational.	Reference number assigned to each Interested Party (IP) and Affected Person (AP).	Reference number assigned to each Relevant Representation (RR) in the Examination Library (EL).	Reference number assigned to each Written Representation (WR) in the EL.	Reference number assigned to any other document in the EL.	Reference numbers assigned to all of the Applicant's responses in the EL including specific reference to relevant sections within documents
Data inputs	Free Text	Free Text	Free Text	List	List	List	List	Free Text	Free Text	Free Text	Free Text	Free Text	List	List	Free Text	Free Text	Free Text	Free Text	Free Text	Free Text	Free Text	Free Text
				Agreed	Not Completed	PP Draft under discussion	N/A						Land to be Acquired	Crown Land		SU apparatus and operational rights						
				Draft under discussion	N/A	SA Draft under discussion	Withdrawn						Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants	National Trust		SU apparatus and operational rights, SU rights unknown operational						
				None Drafted		PP and SA Draft under discussion	Outstanding						Land to be Used Temporarily (Various Purposes)	Allotment		SU land known operational						
				Not Required		Not Required							Land not subject to Powers of Compulsory Acquisition or Temporary Use	Common Land		SU land known operational and SU rights unknown operational						
						PP's not requested								Open Space		SU land known operational, SU apparatus and operational rights	SU land known operational, SU apparatus and operational rights, SU land unknown operational.					
														Other		Not SU						
														N/A								
														Crown Land & Open Space								

Tracking			Agreements			Status Update		Details of the Land and					Examination References									
			None drafted	Not completed	Not Required	Outstanding	NA															
042	Shel UK Limited	Tim Hancock Associates Tim Hancock	None drafted	Not completed	Not Required	Outstanding	NA	Meeting arranged for 26th October to discuss acquisition by agreement.	16/10/24	S122, S123	Part 1 (Category 1)	Land to be Acquired Land to be Used Temporarily (Various Purposes) Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants	Work No 104 Work No L21 Work No L22 Work No L23 Work No L24 Environmental Mitigation Required for the diversion of 110kV overhead electronic distribution cables, electronic communications equipment and a water pipe, and for environmental mitigation, maintenance and monitoring commitments. Work No L21 Work No L22 Work No L23 Work No L24 Rights of access and egress and to remain on the land, with or without vehicles, plant or machinery for the purposes of inspecting, repairing and maintaining retaining structures on adjoining land. To lay, install, construct, maintain, protect, use, enlarge, replace, renew or remove overhead electronic cables and supports, together with rights to pass and remain on the land, with or without vehicles, plant or machinery. To lay, install, construct, maintain, protect, use, enlarge, replace, renew or remove overhead electronic cables and supports, together with rights to pass and remain on the land, with or without vehicles, plant or machinery. To lay, install, construct, maintain, protect, use, enlarge, replace, renew or remove overhead electronic cables and supports, together with rights to pass and remain on the land, with or without vehicles, plant or machinery. To lay, install, construct, maintain, protect, use, enlarge, replace, renew or remove overhead electronic cables and supports, together with rights to pass and remain on the land, with or without vehicles, plant or machinery. To include restrictive covenants for protecting the installed cables, ducts or apparatus from excavation, damage or injury to not materially reduce the depth of soil above any installed cables, ducts or apparatus, and to prevent access to the installed cables, ducts or apparatus being made materially more difficult.	NA	NA	Not SU		RR-065				
043	St Albans Operating Company Limited	Barber Consulting Armando Barber	None drafted	Not completed	Not Required	NA	NA	Email 16/10/24 by Applicant's valuer to request meeting to discuss acquisition by agreement and any related matters.	16/10/24	S146, S14a	Part 1 (Category 1)	Land to be Acquired Land to be Used Temporarily (Various Purposes) Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants	Work No 101 Work No L21 Work No L22 Work No L23 Environmental Mitigation Required for construction of the A40 northbound on slip road from the service station, the diversion of electronic communications equipment and a water pipe, and for environmental mitigation, maintenance and monitoring commitments. Work No L21 Work No L22 Rights of access and egress and to remain on the land, with or without vehicles, plant or machinery for the purposes of inspecting, repairing and maintaining retaining structures on adjoining land. To lay, install, construct, maintain, protect, use, enlarge, replace, renew or remove overhead electronic cables and supports, together with rights to pass and remain on the land, with or without vehicles, plant or machinery. To lay, install, construct, maintain, protect, use, enlarge, replace, renew or remove overhead electronic cables and supports, together with rights to pass and remain on the land, with or without vehicles, plant or machinery. To lay, install, construct, maintain, protect, use, enlarge, replace, renew or remove overhead electronic cables and supports, together with rights to pass and remain on the land, with or without vehicles, plant or machinery. To include restrictive covenants for protecting the installed cables, ducts or apparatus from excavation, damage or injury to not materially reduce the depth of soil above any installed cables, ducts or apparatus, and to prevent access to the installed cables, ducts or apparatus being made materially more difficult.	NA	NA	Not SU		NA				
044	Stuart Alan Bolton	None known	None drafted	Not completed	Not Required	NA	NA	Applicant held initial discussions with landowner on 15/10/24. Further detailed discussions to take place once availability is agreed between both parties.	17/10/2024	S9a, S17a, S9b, S9c	Part 1 (Category 1)	Land to be Acquired Land to be Used Temporarily (Various Purposes) Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants	Work No 127 Environmental Mitigation Temporary works area, welfare unit and storage area to facilitate construction of a new bridge over the Blue Tract. Required for environmental mitigation, maintenance and monitoring commitments. Work No 3 Work No 6 Work No 7 Work No 127 Temporary storage, welfare unit, and access to Work Nos 6 and 7. Temporary access and works to facilitate the temporary diversion of Newnham Brookway No 2. Work No 6 Work No 127 Rights of access over land for the purposes of inspecting and maintaining structures on adjoining land including rights to pass and remain on the land, with or without vehicles, plant or machinery. Work No 6 Rights of access over land for the purposes of inspecting and maintaining structures on adjoining land including rights to pass and remain on the land, with or without vehicles, plant or machinery.	Open Space	S17a, S9b, S9c - Open Space	Not SU		NA				
045	See Matherick (as trustee of Thomas Brewer Charity)	None known	None drafted	Not completed	Not Required	NA	NA	A meeting has been arranged with the trustees of Thomas Brewer Charity for 1 November 2024.	17/10/2024	S2a	Part 1 (Category 1)	Land to be Acquired	Work No 94C Work No 100 Work No 105 Work No 107 Work No 108 Work No 109 Work No 110 Work No 113 Work No L21 Work No L25 Work No L26 Work No L27 Work No L28 Environmental Mitigation Required for construction of new Waltham roundabout and realigned A1133 access and cycle tracks, retention basins and associated drainage, drainage of electronic communications equipment, electricity cables and installation of new drainage, and for environmental mitigation, maintenance and monitoring.	NA	NA	Not SU		NA				