

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, National Highways

Version	Date	Status of Version
Rev 2	November 2024	Deadline 2 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							
	(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) IPI/AP Ref No.	(s) Relevant Rep Ref No.	(t) Written Rep Ref No.	(u) Ref No. for any other docs submitted by IPI/AP.	(v) Ref No. for Applicant's Response
Headings	Unique Reference Number to identify Person/Entity (numbers 001-085 correspond with the Land Rights Tracker Unique Ref column in the Relevant Representation - Affected Parties document (Document Reference B.24))	Name of Person / Entity	Person or organisation representing the land interest.	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.	[DDMM/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	
Description	Free Text	Free Text	Free Text	List	List	List	Free Text	Free Text	Free Text	Free Text	Free Text	List	Free Text	List	Free Text	Free Text	Free Text	Free Text	Free Text	Free Text	Free Text	
Data inputs				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 unknown operational,						
														Other								
														N/A								
														Crown Land & Open Space								

Tracking	Agreements	Status Update	Details of the Land and Interest	Type of Acquisition relating to specified plot(s)	Work Number(s) and Reason for acquisition of rights	Land Subject to Special Consideration (Crown, Allotment, etc.)	Land Subject to Special Consideration (Crown, Allotment, etc.)	Is the Affected Person a Statutory Undertaker and is the land operational?	Examination Reference	RR Ref No.	WR Ref No.	Other Doc Ref No.	Applicant's RR and WR Response Ref No.									
Unique Reference Number	Name of Land Interest	Agent / Representative	Heads of Terms Status	Land Agreement Status	Protective Provision (PP) Status / Side Agreement (SA) Status	Status of Object	Comments on status of Protective Provision/Side Agreements	Summary comments on status of objection / land negotiation	Last Updated	Book of Ref Plot Refs. (Prefix in plan number)	Interest	Acquisition of Rights by the Creation of New Rights or the Imposition of Restrictive Covenants	Land Subject to Special Consideration (Crown, Allotment, etc.)	Land Subject to Special Consideration (Crown, Allotment, etc.)	Is the Affected Person a Statutory Undertaker and is the land operational?	Examination Reference	RR Ref No.	WR Ref No.	Other Doc Ref No.	Applicant's RR and WR Response Ref No.		
01	Ashby Moor Station	Smith - Louise Middleton	Draft under discussion	Not Completed	Not Required	Outstanding	N/A	Work No 110 have been provided and are currently under discussion between the parties. Meetings have been held 06/02/24, 13/02/24, 02/07/24, 19/07/24, 16/09/24 to discuss the issues and to progress matters. The current proposal relates to the draft HNTs as an alternative to compulsory acquisition to undertake the flood compensation works under a series of agreements with the landowners for the period of the land subject to any obligations or management requirements associated with the flood compensation. Planning application 2301837/ULM for proposed ground mounted photovoltaic solar farm and battery storage system and associated infrastructure is still to be determined by HS2C. Accommodation of these proposals has formed an integral part of discussions.	11/12/2024	74b, 74d, 74e, 75d, 75e, 74a, 74c, 74e	Part 1 (Category 1)	Land to be Acquired	Land to be Acquired (Various Purposes)	Work No 124 Work No 129 Work No 131 Work No 132 Work No 133 Environmental Mitigation Required for construction of a new drainage culvert, the diversion of electricity cables, electronic communications equipment, a gas and water pipe, and for environmental mitigation, maintenance and monitoring commitments.	NA	NA	NA	NA	RR-03	WR-03		
02	AT Bridge Street (Exempt)	None known	None drafted	N/A	Not Required	N/A	N/A	Part of the existing A46 carriageway, following acquisition and discussion of the existing registered owner, which was a registered company, it is presumed that the interest in land now rests with the Crown as freehold land. The Applicant is in the process of making an adverse possession claim for the land in tandem with a Bona Vacantia application. The land was to be transferred to the Soil for Transport under an historical agreement dated 16/04/1991, which is still subsisting on file.	14/10/2024	264	Part 1 (Category 1)	Land to be Acquired	Crown Land	264 - Crown Land	NA	NA	NA	NA				
03	Andrew John Leary	None known	None drafted	Not completed	Not Required	Outstanding	N/A	Meeting held 14/10/2024 to discuss land requirements and acquisition by agreement. Landowner confirmed they did not wish to proceed with acquisition of land by agreement at present.	11/12/2024	53a, 61a, 51p	Part 1 (Category 1)	Land to be Acquired	NA	NA	NA	NA	RR-06					
04	Andrew Jonathan Pean (in association with Nevess Ransome and Markes Cricket Club)	Smith - Louise Middleton	None drafted	Not completed	Not Required	Outstanding	N/A	Project team engaged with landowner in October 2023 to reassess Andrew's position of not buying land permanently and it was agreed between both parties that construction would progress in 2024 once further detail was obtained over transfer of temporary possession. Nevess Ransome & Markes Cricket Club outline their intention to enter into an agreement with Andrew Ransome and that negotiations are to commence by the end of October 2024. Meeting to be held with agent to discuss land requirements and acquisition by agreement 15/11/24.	11/12/2024	35a, 35c, 37c, 37b	Part 1 (Category 2) and Part 3	Land to be Acquired (Various Purposes)	NA	NA	NA	NA	RR-00					
05	Andrew Thomas Mann	None known	None drafted	Not completed	Not Required	N/A	N/A	Spring meeting held 11/10/24, currently awaiting dates for meeting with the joint landowners (See ULRN 045 Section) to discuss the land requirements and acquisition by agreement.	11/12/2024	19b, 19c, 19c, 1/1	Part 1 (Category 1) and Part 3	Land to be Acquired (Various Purposes)	Open Space	19b, 19c - Open Space	NA	NA						
06	Anthony James Browne	Fisher, Siddons - Alison Millar	None drafted	Not completed	Not Required	N/A	N/A	Spring meeting held 11/10/24, currently awaiting dates for meeting with the agent for landowner to discuss the land requirements and acquisition by agreement. Applicant's value has proposed meeting date of 15/11/2024 and would continue from then agent. Meeting confirmed for 15/11/2024 to discuss land requirements and acquisition by agreement.	11/12/2024	31a, 37a, 37b, 37c, 37d	Part 1 (Category 2) and Part 3	Land to be Acquired (Various Purposes)	NA	NA	NA	NA						
07	AQUARIUS YARRISDALE LEMNO	None known	None drafted	Not completed	Not Required	N/A	N/A	THE APPLICANT REQUESTS A GRANT OF FRODOBORO TENURE OF 25/10/2021, MAKING THE LAND SUBJECT TO COMPLETE AND RETURN A FORM EXPRESSING THEIR WILINESS TO DISCUSS THE ACQUISITION OF THEIR LAND BY AGREEMENT. THE LAND INTEREST HAS REQUESTED MORE INFORMATION. NEGOTIATIONS WILL BE COMPLETED BY THE END OF OCTOBER 2024, AND IT IS HOPED THAT THE REQUIRED LAND RIGHTS CAN BE REINSTATED.	11/12/2024	211A, 164L, 45A	Part 1 (Category 1)	Land to be Acquired (Various Purposes)	Open Space	211A, 164L, 45A	NA	NA	NA					
08	Assured Asset Sodor 2 Limited	None known	Not required	N/A	Not Required	Outstanding	N/A	It is understood that the planning application for the solar array has yet to be determined but acquisition of those potential works has formed part of discussions with the landowner (see ULRN 014). It is noted that agreement could be secured to accommodate any future solar array, with landowner in agreement with the new access and associated any flood compensation land obligations. Planning Application Ref 2301837/ULM still to be determined.	11/12/2024	74b, 74d, 74e, 75d, 75e, 74a, 74c, 74e	Part 1 (Category 2) and Part 3	Land to be Acquired (Various Purposes)	NA	NA	NA	NA	RR-08					
09	Bald Ashes	None known	Agreed	Not Completed	Not Required	N/A	N/A	All matters agreed, terms letter issued 16/10/2024. Pending confirmation of agreement from landowner in relation to the Application, landowners will progress the conversion. Confirmation of acquisition has been received from the Landowner, first acquisition report issued and National Highways advice note completed the conversion.	11/12/2024	513a, 514b, 514a	Part 1 (Category 1) and Part 3	Land to be Acquired (Various Purposes)	NA	NA	NA	NA						
10	James David Sumner & Beth Anne Sumner	Holland Land & Property - Michael Heard	Draft under discussion	Not completed	Not Required	Outstanding	N/A	Progress is being made in respect of HNTs. Meetings held 20/05/24, 19/06/24 and 20/09/24 to discuss land requirements. Land requirements indicated by agent and landowner. A management agreement in respect of the landscaping land HNTs currently being reviewed by agent and landowner. Details of the new access and associated any flood compensation land obligations. Planning Application Ref 2301837/ULM still to be determined.	14/10/2024	65c, 65b, 65d, 65a1, 65a, 65a1, 65d, 65d	Part 1 (Category 1)	Land to be Acquired (Various Purposes)	NA	NA	NA	NA	RR-02					

