

PLANNING ACT 2008
INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE)
RULES 2010

PROPOSED PORT TERMINAL AT FORMER TILBURY POWER STATION

TILBURY2

TR030003

UPDATE TO STATEMENT OF REASONS APPENDIX F
(LAND NEGOTIATIONS TRACKER)

TILBURY2 DOCUMENT REF: P0TLL/T2/EX/91



Landowner	Plots	Category	Notes
Nordor Holdings Limited	01/01	1	The Applicant and Nordor have been in discussion to organise a meeting between the parties. No such meeting has been held yet but the Applicant will continue to try to move forward and have discussions with this party as the Examination process proceeds
Thurrock Council	01/01, 01/02, 01/05, 02/01, 02/02, 02/04, 03/01, 03/03, 03/04, 03/04a, 03/06, 03/13, 03/14, 03/15,	1	A meeting was held between the Applicant and Thurrock Council (TC) on 5 th December 2017. A counter proposal was emailed by TC to the Applicant on 20 th December 2017. Further detail on the calculation of and supporting detail for the TC counter offer was requested formally by letter on 26 th January 2018 and a response (from TC) chased up 1 st February. The response was chased again on 9 th February and a holding response was received from TC on 14 th February. The applicant chased TC again on 25 th February and on 14 th March. TC has stated that it is willing to consider entering in to an option agreement. A response was received from Thurrock on 20 th March 2018, which included their independent valuer's report (dated 15 th December 2017). The Applicant has responded setting out its views on the value, by emailing them on 11 th April 2018. A face-to-face meeting also took place between both parties on 18 th April 2018. The Applicant has received a response from Thurrock Council and have requested a further face-to-face meeting.
Cadent Gas Limited (previously National Grid Gas plc)	01/02, 01/03, 01/04, 02/02, 03/04, 03/04a	2, SU	A meeting and site visit was held on 28 th March to discuss Gas main diversions, protective works and progress C3/C4 application. Protective provisions also continue to be discussed with Cadent.
Highways England Company Limited	01/02, 01/03, 01/04, 01/05, 01/06, 02/01	1 SU	Negotiations with Highways England on the requisite modifications to the ASDA roundabout (and the temporary possession powers related to them) are continuing. These were set out in the Statement of Common Ground submitted at Deadline 1 (Document Reference PoTLL/T2/EX/54) and are updated for Deadline 3 in the updated Statement of Common Ground (Document Reference PoTLL/T2/EX/93).
London Distribution Park	01/04,	1	The Applicant is a joint venture owner of London Distribution Park. Both joint venture

LLP	01/07		owners will support the need to include any land for highways improvement.
Network Rail Infrastructure Limited	02/03, 02/04, 03/01, 03/02, 03/03, 03/12, 03/16	1 SU	<p>The Applicant and Network Rail Property Services have been in detailed discussions for approximately 12 months and these have continued since submission of the application.</p> <p>Discussions between Network Rail's and the Applicant's property teams and both parties' legal representatives are continuing to make progress with the aim of reaching agreement on all matters including protective provisions.</p>
Diana Finnis (née Cole)	03/05, 03/07, 03/08, 03/11	1	The title to the Cole family interests has been thoroughly investigated and resolved and is now pending registration at the Land Registry. Documentation to acquire/ lease special category land is well progressed with the Cole family and it is anticipated that this will be resolved and exchanged within the next few weeks. Levels of compensation have been settled with the Cole family and it is anticipated that this will be resolved and exchanged within the next few weeks. Levels of compensation have been settled with the Cole family for the acquisition of their interests.
James Cole	03/05, 03/07, 03/08, 03/11	1	Please see comments under heading above Diana Finnis (née Cole)
Anthony Keller Gothard	03/09, 03/10, 03/12	1 and 2	Negotiations are in progress with Mr Gothard's appointed representatives, including numerous meetings and correspondence, with the price to be paid for the land the current point of discussion.
The Queen's Most Excellent Majesty In Right Of Her Crown	06/01, 06/02	1	It is agreed with the Crown Estates that the arrangements for leasing the river bed, to facilitate location of a dolphin in the river, will mirror the lease to be agreed with the PLA. As such, discussions will likely progress with the Crown Estate following the meeting with the PLA on 3 May 2018 noted below.
The Port of London Authority	01/04, 06/03, 06/04, 06/05, 06/05a, 06/06, 06/07, 06/08,	1 and 2	Extensive liaison with the PLA to agree a lease of the river bed, to facilitate the existing jetty and extensions have taken place. A further meeting between all parties and their representatives occurred on 9 th March and good progress was made to conclude a long term lease. Progress on matters was reflected in the Statement of Common

	06/09, 06/10, 06/11, 06/12, 07/01		<p>Ground submitted at Deadline 1 (Document Reference PoTLL/T2/EX/54).</p> <p>Discussions have been advanced and liaison between the parties is continuing and a further meeting to discuss the lease will take place on 3rd May 2018.</p>
Anglian Water Services Limited	01/02, 01/03, 01/04, 01/05, 02/02, 03/03, 03/04, 03/04a, 03/14, 03/15, 03/16, 04/01, 06/04, 06/05, 06/05a	1 and 2 SU	<p>Detailed discussions have been on-going with Anglian Water Services Limited (AWSL), including a meeting on 7 March. It has been agreed between the parties that a SoCG is not required, and that discussions will focus on protective provisions, drainage interactions and agreements. PoTLL have responded to ASWL's suggested protective provisions and awaits a response.</p> <p>Separately, the Applicant has been in discussions with Anglian Water Group (who deal with property matters on behalf of Anglian Water Serviced Limited) in relation to the jetty. A productive meeting was held on 26 April 2018, and it is expected that legal documentation should be able to progress following this.</p>
Vodafone Limited	03/09	1 and 2	<p>Relocation of the mast has been discussed with Vodafone representatives at Cluttons. Vodafone is amenable to relocation. An on-site meeting was held on 7th March with Galliford Try (appointed by Vodafone) to agree the siting of the relocation and commence agreement of relevant legal documentation. Since the meeting on the 7th March the new location has been discussed, including checks for feasibility and functionality. A proposed draft design has been sent from Vodafone to the applicant with technical details exchanged between both of the parties. Further liaison between the two parties to reach a satisfactory conclusion is ongoing and continues with further updates being sent between the Applicant and Vodafone on 25th April 2018. Proposed design currently under technical review by the Applicant.</p> <p>Vodafone plant protection responded in 12th December detailing an affected ex-Energis cable. A C4 estimate was provided by Vodafone on 7th November 2017 with estimated diversion costs and duration of</p>

			works timescales. No further actions are required until the Tilbury2 works are confirmed.
Sue Cole, Jeremy Godsmark Finnis and Diana Finnis (née Cole) (t/a CH Cole & Sons)	03/05, 03/07, 03/08, 03/11	1	Please see comments under heading above Diana Finnis (née Cole)
Essex and Suffolk Water Limited	01/01, 01/02, 01/05, 01/06, 01/07, 02/02, 03/08, 03/13	2 SU	The Applicant has undertaken the C3 and C4 process with Essex and Suffolk Water alongside a number of meetings and discussions are continuing. Outline diversion designs have been completed and agreed with Essex and Suffolk Water.
UK Power Networks (Operations) Limited (including Eastern Power Networks plc)	01/01, 01/02, 01/03, 01/04, 01/07, 02/01, 02/02, 03/05, 03/06, 03/08, 03/13, 03/16, 04/01	2 SU	A meeting with UKPN occurred on 19 March 2018 following numerous attempts at contact by PoTLL. As a follow up to this meeting, UKPN are to provide costs of detailed proposals and updated service plans. These details are still awaited.
Openreach Limited	01/01, 01/02, 01/04, 01/05, 01/06, 01/07, 02/01, 02/02, 03/08, 03/13, 03/14, 03/15, 04/01	2 SU	Openreach provided an estimate for the works with Programme and specification details on 20 th April 2018. No further actions are required until the Tilbury2 works are confirmed.
The Secretary of State for Transport	01/04, 02/01	2	See response on Highways England which will apply to the Secretary of State.
Amazon UK Services Limited	01/07	2	The Applicant met Amazon's representatives on 28 th March 2018 and highlighted specific traffic information, contained in the submissions to PINS. The Applicant has

			agreed to provide further information to Amazon's representative regarding the impact of the proposals on Amazon's operations.
Legal and General Pensions Limited	01/07	2	PoTLL continued to seek to commence discussions with this party.
Roxhill (Tilbury) Limited	01/07	2	Roxhill are the JV partner with Port of Tilbury London Ltd in development of the London Distribution Park and no further action is required as details of the effect of the proposals at the location will be shared with that party as part of the usual business of the park.
Roxhill Developments Limited	01/07	2	Roxhill are the JV partner with Port of Tilbury London Ltd in development of the London Distribution Park and no further action is required as details of the effect of the proposals at the location will be shared with that party as part of the usual business of the park.
E.S. Pipelines Limited	01/07	2 SU	No ground breaking is required for the required works on the A1089 ASDA roundabout. As such, it is not considered that any assets that ESP may have would be affected by the works. As such, no detailed engagement has taken place with this party.
Environment Agency	03/03	2	This plot relates to their need for access to watercourses that are affected by the Tilbury2 proposals. Discussions with the EA in regards to these watercourses are continuing.
Common Land Interests held by: Alexander Glenny Anthony Gothard The Executors of Allen Cole Allen Jones Lorna Jones	03/05, 03/07, 03/08, 03/11	2	Discussions continue with the Coles' family representatives with the aim of agreeing the necessary relevant legal documentation for acquisition of the ownership of the common land as noted above in respect of Diana Finnis. In respect of common rights holders, further to the Conservators letter (4 th January 2018) a response by the Port was sent on 24 th January. It set out the position that the replacement common land met the relevant requirements as set out in the 2008 Act. It was proposed that other matters would be discussed between the parties and the Applicant is working to accommodate the

<p>Andrew Osborne</p> <p>Christine Osborne</p> <p>Anthony Barnett</p> <p>Barry Taylor</p> <p>The Executors of Charles Cole</p> <p>Christopher Beeny</p> <p>Karen Beeny</p> <p>David Smith</p> <p>Isama Smith</p> <p>Guy Cox</p> <p>Hayley Aldis</p> <p>Jeremy Finnis</p> <p>Diana Finnis (née Cole)</p> <p>John Dornan</p> <p>John Walsham</p> <p>Amanda Walsham</p> <p>Martin Dunne</p> <p>Peter Adams</p> <p>Valerie Bentley</p> <p>Peter Barnett</p> <p>The Executors of Robert Cole</p> <p>Stephen Butler</p> <p>Vicky Butler</p> <p>Steven Austin</p>			<p>requirements raised by the Conservators.</p> <p>The Chairman of the Conservators has been contacted on various occasions by the Applicant. A response from the Conservators is still awaited regarding meeting arrangements.</p>
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<p>Frances Austin</p> <p>Amanda Harbone</p> <p>Ann Claxton</p> <p>Ann Cole</p> <p>Dawn Pledger</p> <p>Kathryn Finnis</p> <p>Sheila Cole</p> <p>Sheila Hodson</p> <p>C H Cole and Sons</p> <p>Sue Cole</p> <p>AWG Land Holdings Limited</p> <p>Thurrock Borough Council</p> <p>RWE Generation UK PLC</p> <p>UK Power Networks (Operations Limited)</p>			
Plancast Limited	03/05	2	It has now been confirmed that this party (and their client served in this area (Interoute)) do not have any cables in the Order limits, so no application or diversion is necessary.
Zayo Group UK Limited	06/08, 06/09, 06/10, 06/12	2, SU	Zayo have confirmed that they only have leased fibres within the Virgin Media cable discussed below. As such they indicated that they do not need to be directly involved with discussion in relation to that cable, as such discussions will be led by Virgin Media.
Virgin Media Limited	03/13, 06/08, 06/09, 06/10,	2, SU	PoTLL have undertaken the C3 and C4 process with Virgin Media in relation to their cable which cross the River Thames in a National Grid service tunnel, and negotiations within that process continue.

	06/12		After some discussion, it has been confirmed that Virgin Media has no other assets in the area apart from this.
Level 3 Communications Limited	03/08, 03/15	2, SU	It has been confirmed that this party's affected cable is within the KPN duct discussed below. As such they indicated that they do not need to be directly involved with discussion in relation to that cable, as such discussions will be led by KPN.
KPN International	03/06, 03/13	2, SU	A meeting and site visit was held on 28 th March to agree C4 diversion and new cable routes. Awaiting C4 estimate from KPN. The applicant further chased this on 11 th April and is awaiting response from KPN.
National Grid Electricity Transmission plc	03/06, 03/13	2, SU	Protective provisions continue to be discussed with NGET and heads of terms have been agreed.