

PROPOSED PORT TERMINAL AT
FORMER TILBURY POWER STATION

TILBURY2

TRO30003

UPDATE TO STATEMENT OF REASONS APPENDIX F (LAND
NEGOTIATIONS TRACKER) V3

TILBURY 2 DOCUMENT REF: POTLL/T2/EX/146



Landowner	Plots	Category	Progression of Negotiations	Formal Objection to Compulsory Acquisition Submitted?	Status
Nordor Holdings Limited	01/01	1	The Applicant has sought to engage Nordor Holdings but has not yet been able to hold a meeting with them.	No	No response has been received from Nordor Holdings Limited
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	PoTLL and Thurrock Council have agreed in principle to the acquisition of land to PoTLL in order to facilitate their requirements for Tilbury2. This agreement is subject to final agreement on commercial terms. Discussions are continuing.	No Although Thurrock Council have made representations they have not objected to compulsory acquisition.	Final commercial terms are to be concluded and final legal documents are to be compared and exchanged. This is being targeted to complete prior to the end of Examination.
Cadent Gas Limited (previously National Grid Gas plc)	01/02, 01/03, 01/04, 02/02, 03/04, 03/04a	2, SU	Agreement has been reached with Cadent on the Protective Provisions. Agreement has also been reached on principles which will be incorporated in a side agreement which, once executed, will enable Cadent to withdraw its objection.	Yes	The documentation is nearing completion to enable Cadent to remove their objection prior to the end of the Examination.
Highways England Company Limited	01/02, 01/03, 01/04, 01/05, 01/06, 02/01	1	It has been made clear to Highways England that temporary possession powers would be subject to their protective provisions, and the Applicant believes that this is now understood by Highways England.	Yes Objection to temporary possession.	Discussions are ongoing to reach agreement on Protective Provisions prior to the end of Examination.
London Distribution Park LLP	01/04, 01/07	1	The Applicant is a joint venture owner of London Distribution Park. Both joint venture owners will support the need to include any land for highways improvement.	No	No further action is required
Network Rail	02/03,	1	The areas of Network Rail land that are required permanently are outside of operational areas. Agreement is to be concluded on fencing once the pedestrian level crossing is closed; this is currently under discussion.	Yes	Protective Provisions are very close to being completely agreed. Just one point of discussion remains – which is NR seeking to require their consent for the Applicant's power to appropriate – the Applicant does not agree to it.

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			<p>The overarching agreement that is being prepared will cover engineering issues and create a framework for dealing with compulsory acquisition and temporary possession issues.</p> <p>A number of meetings have taken place in recent weeks and will continue to take place over the next few weeks.</p>		<p>Progress is being made on an overarching agreement which will lead to various property agreements also.</p> <p>It is considered that sufficient progress will be made on all issues to enable NR's objection to be withdrawn by the end of Examination.</p>
Diana Finnis (née Cole)	03/07, 03/08, 03/11	1	The option terms for both temporary possession and compulsory acquisition land are agreed with the Coles and their solicitors and the Port is proceeding to exchange.	No The Cole family have not provided a representation in relation to their interests as land owners.	Exchange is imminent and will follow shortly after deadline 5.
James Cole	03/07, 03/08, 03/11	1	Please see comments under heading above Diana Finnis (née Cole)	Please see comments under heading above Diana Finnis (née Cole)	Please see comments under heading above Diana Finnis (née Cole)
Anthony Keller Gothard	03/09, 03/10, 03/12	1 and 2	Following a meeting on 11 th June 2018 with both PoTLL's and Mr Gothard's representatives, further offers have been exchanged without prejudice. Various enhancing offers have been made, with a further substantial offer being made on 19 th June 2018. A response to this offer is awaiting by the land owner's representatives.	Yes Oral representations made at Compulsory Acquisition Hearing 1	Whilst the parties are aiming for agreement to be reached by the end of Examination, this may not be the case. However, the Applicant can confirm that discussions would continue after the Examination is over and DfT would be informed once agreement is reached.
The Queen's Most Excellent Majesty In Right Of Her Crown	06/01, 06/02	1	A draft lease has been prepared and is being reviewed by the Crown Estate for agreement as soon as possible. The Applicant also continues to engage the Crown Estate in relation to obtaining their section 135 consent.	Yes	Draft documents are under review by the Crown Estate.
The Port of London Authority	01/04, 06/03, 06/04, 06/05a, 06/06, 06/07, 06/08, 06/09, 06/10, 06/11, 06/12, 07/01	1 and 2, SU	Discussions have progressed and nearly all issues of principle are agreed and will be finalised ahead of Deadline 6.	Yes	Agreement has been reached on nearly all principle issues and is now subject to the finalisation of legal documentation. The Applicant is confident this will occur before the end of Examination.
Anglian Water Services Limited and Anglian Water Group	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,	1 and 2, SU	It is understood by the Applicant that the Protective Provisions within the DCO are now agreed by the undertaker, such that their objection could be withdrawn.	Yes Objection from a SU point of view in relation to their undertaking assets, rather than a landowning perspective in respect of their jetty.	<p>Anglian Water has not indicated any concern about the protective provisions which are included for its benefit. The Applicant will seek a formal withdrawal of objection from Anglian Water.</p> <p>In respect of the property interests, draft documentation is agreed between the parties and Anglian Water Group's legal representatives and is ready for exchange.</p>

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	06/05a				
Vodafone Limited	03/09	1 and 2	Discussions have been ongoing with Vodafone as to their relocation of their mast. Technical details have been shared, and matters have also been shared with Thurrock Council as highways authority in relation to access to the mast.	No	Discussions are ongoing as to the details of their relocation. The Rights of Way and Access Plans have been updated at Deadline 5 to ensure that Vodafone will be able to access their mast from the newly created highway.
Sue Cole, Jeremy Godsmark Finnis and Diana Finnis (née Cole) (t/a CH Cole & Godsmark Finnis and Diana Finnis (née Cole) (t/a CH Cole & Sons)	03/07, 03/08, 03/11	1	Please see comments under heading above Diana Finnis (née Cole)	Please see comments under heading above Diana Finnis (née Cole)	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, 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.	No	Discussions are ongoing.
UK Power Networks (Operations) Limited (including Eastern power Networks plc)	01/01, 01/02, 01/03, 01/04, 01/07, 02/01, 02/02, 03/06, 03/08, 03/13, 03/16, 04/01	2, SU	Discussions have been ongoing with this party to reach agreement on apparatus diversions.	No	Discussions are ongoing.
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	Discussions have been held with this party in relation to apparatus diversions. Openreach have confirmed that no further actions are required until the Tilbury2 works are confirmed.	No	No further action required.
The Secretary of State for Transport	01/04, 02/01	2	See response on Highways England which will apply to the Secretary of State.	See response on Highways England which will apply to the Secretary of State.	See response on Highways England which will apply to the Secretary of State.
Amazon UK Services Limited	01/07	2	The Applicant is awaiting feedback from Amazon's representatives regarding the impact of the proposals on ASDA roundabout. No representations have been made as to the land interests that will be affected by temporary possession.	No	Discussions are ongoing.
Legal and General Pensions Limited	01/07	2	The Applicant has continued to discuss the temporary possession proposals for this plot, but have not yet had a response.	No	No further response has been received

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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 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.	No	No further action required
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. 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.	No	No further action required
E.S Pipelines Limited	01/07	2, SU	No ground breaking works are believed to be required on the A1089, but dependant on developing negotiations with Highways England, the altered scope of works and the effect of these works on E.S. Pipelines will be reviewed.	No	PoTLL await the developing negotiations with Highways England.
Environment Agency	03/03	2	The EA's interests in 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 as part of discussions of their Protective Provisions.	Yes In respect of wanting to retain their ability to utilise their statutory powers over the watercourses.	Good progress has been made on the protective provisions for the EA's benefit; and it is envisaged that full agreement should be able to reached by Deadline 6.
Common Land Interests held by: Alexander Glenny Anthony Gothard The Executors of Allen Cole Allen Jones Lorna Jones Andrew Osborne Christine Osborne Anthony Barnett Barry Taylor The Executors of Charles Cole	03/07, 03/08, 03/11,	2	In respect of common rights holders, further to the Conservators letter, and the Applicant's response to it, the Chairman of the Conservators has been contacted on various occasions by the Applicant to arrange a further meeting. PoTLL continue to try to organise a final meeting with the Clerk to the Conservators to enable him to confirm his non-caveated acceptance of the proposals to the Examination. .	Yes	Discussions are ongoing

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Christopher Beeny Karen Beeny David Smith Isama Smith Guy Cox Hayley Aldis Jeremy Finnis Diana Finnis (née Cole) John Dornan John Walsham Amanda Walsham Martin Dunne Peter Adams Valerie Bentley Peter Barnett The Executors of Robert Cole Stephen Butler Vicky Butler Steven Austin Frances Austin Amanda Harbone Ann Claxton Ann Cole Dawn Pledger Kathryn Finnis Sheila Cole Sheila Hodson C H Cole and Sons Sue Cole AWG Land Holdings Limited Thurrock Borough Council RWE Generation UK PLC					

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UK Power Networks (Operations Limited)					
Zayo Group UK Limited 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. They have indicated that they do not need to be directly involved with discussions in relation to that cable, as such discussions will be led by Virgin Media.	No	No further action required at this time.
Virgin Media Limited	03/13, 06/08, 06/09, 06/10, 06/12	2, SU	The Applicant has 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.	No	Discussions are ongoing.
Level 3 Communications Limited	03/08, 03/15	2, SU	It has been confirmed that this party's affected cable is within KPN's duct. They have indicated that they do not need to be directly involved with discussions in relation to that cable, as such discussions will be led by KPN.	No	No further action required at this time.
KPN International	03/06, 03/13	2, SU	The Applicant is continuing the C4 process with KPN.	No	Discussions are ongoing.
National Grid Electricity Transmission plc	03/06, 03/13	2, SU	Agreement has been reached with NGET on the Protective Provisions. Agreement has also been reached on principles which will be incorporated in a side agreement which, once executed, will enable NGET to withdraw its objection.	Yes	The documentation is nearing completion to enable NGET to remove their objection prior to the end of the Examination.