



# Portishead Branch Line (MetroWest Phase 1)

TR040011

**Applicant: North Somerset District Council**

**Update on Status of Landowner Negotiations**

**Author: Ardent/ Womble Bond Dickinson (UK) LLP**

**Date: 2 October 2020**



## Application by North Somerset District Council for an Order Granting Development Consent for the Portishead Branch Line – MetroWest Phase 1 Application Ref: TRO400011

### Status of Negotiations with owners of principal parts of the Order Lands: 2 October 2020

#### Introduction

1. North Somerset Council ('the Applicant') has been in discussions with the landowners (and representing land agents) from whom the Applicant requires land/rights over land to deliver the project. Discussions have focussed around Heads of Terms (HoTs) for an option for the acquisition of land and/or rights over land.
2. Discussions with the 44 non-residential landowners from whom the Applicant seeks to acquire land and/or rights over land are ongoing. To date a total of 9 (20%) of the affected landowners have signed Heads of Terms (**HoTs**) for either an Option Agreement, Deed of Easement or Transfer of Land in order to secure the necessary land and rights over their land.
3. In relation to the residential properties at Lodway Close, Hardwick Road and Sambourne Lane in Pill, out of 39 properties agreements have been exchanged with 17 parties. The Applicant is continuing to engage with those parties who have not yet signed HoTs and remains hopeful that further HoTs will be signed in the near future.
4. The Applicant is also liaising with various statutory undertakers including Bristol Water, CLH Pipelines, Openreach, National Grid, Wales & West Utilities, Wessex Water Services, Western Power, Bristol Port, and Network Rail in respect of Protective Agreements and Protective Provisions for the Project. It is anticipated that Protective Agreements and Protective Provisions for the statutory undertakers will be agreed during the course of the Examination.
5. The following table 1:
  - (a) identifies the principal interests in the Order Land affected by the DCO Scheme;
  - (b) explains the relationships between owners, tenants/lessees and occupiers, and
  - (c) provided a summary of the Applicant's progress with negotiations to secure the interests in the Order Land by agreement.

The table includes the landowner, and includes details of the landowner's affected plots together with a general description of its land. Each table then includes details of lessees, tenants or occupiers with interests in that land. The status of negotiations with each party is individually set out.
6. The owners and occupiers of land at Hardwick Close and Sambourne Lane in Pill are covered in Table 2 of this Schedule (Page 60).

**Table 1- Principal Landowners**

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Bristol City Council</b> 2nd Floor Parkview PO Box 3176 Bristol City Council Bristol BS3 9FS <i>(Freeholder)</i>	<b>ST128445</b> – 01/299 <b>BL10134</b> – 14/25, 14/35 <b>BL115566</b> – 15/60, 15/61 <b>BL18484</b> – 15/21, 15/25, 15/75 <b>BL153135</b> – 16/25, 16/30 <b>BL153134</b> – 16/26, 16/27, 16/125, 16/126 <b>BL116529</b> – 16/29, 16/45 <b>AV4732</b> – 16/38 <b>BL56665</b> – 16/73, 16/100, 16/127, 16/155, 16/156, 16/157 <b>BL153125</b> – 16/90, 16/115, 16/120	<b>ST128445</b> – Land at Portishead and Portbury <b>BL10134</b> – Land at Clifton Bridge lying to the east of Clanage Road <b>BL115566</b> – Allotments on the north east side of Clanage Road, Bristol <b>BL18484</b> – Land lying on the north and south side of Ashton Road, Bristol <b>BL153135</b> – Land on the west side of Winterstoke Road, Bristol <b>BL153134</b> – Land at Winterstoke Road, Bristol <b>BL116529</b> - Land on the west side of Winterstoke Road, Bristol <b>AV4732</b> – Land on the North-East side of Winterstoke Road, Ashton Gate <b>BL56665</b> – Land off Winterstoke Road and land lying to the south of Ashton Vale, Bristol <b>BL153125</b> – Land lying to the north of Silbury Road, Bristol (BS3 2QE)
<b>Status of negotiations</b>		
<p>Ardent initially met with Bristol City Council in December 2016 and then subsequently in January 2017 to discuss various requirements of land. One key area interfaces was at a location where the Ashton Vale to Temple Meads Guided Busway intersected with the MetroWest red line. Bristol City Council (BCC) were updated throughout 2017 and 2018 and responded to queries regarding certain parcels. The extent of the land required from BCC was fixed in Summer 2019 and this was confirmed to BCC along with a request to enter into an option to procure the land parcels. Following additional land registered by BCC, identified in September 2019, Heads of Terms will be issued in due course.</p> <p>Update to September 2020: The Applicant has discussed with the City Council methods for acquiring and using land temporarily. A meeting was held on 5<sup>th</sup> August 2020 between Bristol City Council and the Applicant. The details of proposed agreement types were discussed and draft agreements are currently being prepared.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Ideal Developments Limited</b> Persimmon House Fulford York YO19 4FE <i>(Freeholder)</i>	<b>ST237350</b> - 01/10, 01/11, 01/15, 01/16, 01/25, 01/30 <b>ST237349</b> - 01/45, 01/50, 01/85, 01/90, 01/95, 01/96, 01/100, 01/101, 01/105, 01/112, 01/220, 01/223, 01/231, 01/285 <b>ST159837</b> - 01/70 <b>ST213083</b> - 01/120, 01/125, 01/130, 01/235, 01/296	<b>ST237350</b> - Land at Portbury Dock, Portbury <b>ST237349</b> - Land part of Ashlands, Harbour Road, Portbury <b>ST159837</b> - The Ashlands, Portbury <b>ST213083</b> - Land lying to the north west of Peartree Field, the north of Galingale Way and the north east of Tydeman Road, Portishead <b>ST213085</b> - Land at Wyndham Way, Portishead, Bristol <b>ST153912</b> - Land on the north east side of Wyndham Way, Portbury Park, Portbury

	<b>ST213085</b> - 01/140, 01/145, 01/150 <b>ST153912</b> (joint title with Crest Nicholson Regeneration Limited) - 01/155, 01/160, 01/165, 01/170, 01/175, 01/210, 01/211, 01/212, 01/213, 01/214, 01/216, 01/240, 01/241, 01/250, 01/251, 01/252,, 01/255, 01/260, 01/265, 01/270, 01/297 <b>ST204517</b> - 01/290, 02/05, 02/06, 02/15, 02/19, 02/20, 02/27, 02/30, 02/31, 02/32, 02/35, 02/36, 02/37, 02/105 <b>ST254976</b> - 02/07, 02/08, 02/10 <b>ST132978</b> - 04/42, 04/43, 04/53, 04/54	<b>ST204517</b> - Land on the north west side of Sheepway, Portishead <b>ST254976</b> - Phase 1, Area 6, The Ashlands, Portishead <b>ST132978</b> - Land at Portbury
<b>Status of negotiations</b>		
<p>Ideal owns various parcels of land which are required either permanently or temporarily to deliver the DCO Scheme. Contact was first made in 2016 and following this an offer was put forward but no response was received to this offer.</p> <p>In August 2019 a meeting was held with representatives and it was explained that the DCO Scheme had developed since 2016 and the Applicant might not now offer the previous terms. In September 2019, Ideal was informed that the original land exchange would not be possible. New Heads of Terms will be tabled shortly.</p> <p>Update to September 2020: Heads of Terms were issued in November 2019. Ideal appointed a third party agent (Alder King) in May 2020 to review the heads of terms offered. A fee agreement for professional representation was signed and returned in May 2020 and a response is awaited in respect of the terms offered.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Crest Nicholson Regeneration Limited</b> Crest House Pycroft Road Chertsey Surrey KT16 9GN <i>(Freeholder)</i>	<b>ST159837</b> – 01/70 <b>ST153912</b> (joint title with Ideal Developments) – 01/155, 01/160, 01/165, 01/170, 01/175, 01/210, 01/211, 01/212, 01/213, 01/214, 01/216, 01/240, 01/241, 01/250, 01/251, 01/252, 01/255, 01/260, 01/265, 01/270, 01/297 <b>ST228153</b> – 01/230	<b>ST159837</b> – The Ashlands, Portbury <b>ST153912</b> (Persimmon title) – Land on the north east side of Wyndham Way, Portbury Park, Portbury <b>ST228153</b> – Area 1, The Ashlands, Harbour Road
<b>Status of negotiations</b>		

Crest was initially engaged in 2016 to establish relevant contact to progress discussions regarding various proposed acquisitions. Negotiations were then paused due to various design changes regarding Trinity School Bridge and surrounding land. Negotiations have recommenced and Heads of Terms have been drafted to be issued shortly.

Update to September 2020: Heads of Terms were issued to Crest in November 2019. No response received despite a number of letters sent.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Taylor Wimpey UK Limited</b> Gate House Turnpike Road High Wycombe HP12 3NR (Freeholder)	<b>ST183980</b> – 01/65	<b>ST183980</b> – Severn Paper Mill, The Docks, Portishead, Bristol (BS20 7DJ) <b>AV254229</b> – 26 Lodway Close, Pill, Bristol (BS20 0DE)

#### Status of negotiations

Ardent has been in correspondence and issued Heads of Terms in early 2018. The Heads of Terms were agreed for a stated figure and progressed to solicitors. Following a review, Taylor Wimpey was informed that the land would not be purchased before the DCO was made as it is highway land.

Update to September 2020: Heads of Terms were withdrawn by the Applicant due to highway designation

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>BNP Paribas Depositary Services (Jersey) Limited c/o Blackrock Real Estate.</b> 12 Throgmorton Avenue London EC2N 2DL  <b>Blackrock (Channel Islands) Limited c/o Blackrock Real Estate</b> 11-15 Seaton Place St Helier Jersey JE4 0QH	<b>ST264170</b> – 01/75, 01/77	<b>ST264170</b> – The Marina Healthcare Centre, 2 Haven View, Portishead, Bristol (BS20 7QA)

(Freeholder)		
<b>Status of negotiations</b>		
<p>Ardent met with Workman LLP on February 2019 to explain the DCO Scheme and that that the owner's land would be included with the Order land and would be subject to temporary powers to facilitate highway works at Haven View, Portishead. At the meeting and subsequently, various queries were raised to avoid disrupting footpath access to Health Centre entrance. The Applicant has sought to address this request and Heads of Terms were issued in October 2019.</p> <p>Update to September 2020: Heads of Terms were issued to the landowner's agent in October 2019. Following several chaser emails From October 2019 to present, the agent is still awaiting instructions. Following a change in ownership, correspondence will be sent to the agent to confirm instruction.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Lloyds Pharmacy Limited</b> c/o Workman LLP Rivergate House 70 Redcliff Street Bristol BS1 6AL <i>(Leaseholder)</i>	<b>ST282839</b> – 01/75, 01/76	<b>ST282839</b> – The Pharmacy, Portishead Primary Care Centre, Haven View, Portishead, Bristol (BS20 7QA)
<b>Status of negotiations</b>		
<p>Workman LLP is representing Lloyds Pharmacy Limited and Community Care Limited.</p> <p>Ardent met with Workman LLP on Friday 8<sup>th</sup> February 2019 to explain the DCO Scheme and that that their land would be included within the Order Land, being subject to temporary powers to facilitate highway works at Haven View, Portishead. At the meeting and subsequently, various queries regarding aligning the temporary area to the road only were raised, to avoid disrupting footpath access to Health Centre entrance. The Applicant has sought to address this request and Heads of Terms were issued in October 2019.</p> <p>Update to September 2020: Heads of Terms were issued to the landowner's agent in October 2019. Following several chaser emails From October 2019 to present, the agent is still awaiting instructions. Following a change in ownership on the Freehold title, correspondence will be sent to the agent to confirm instruction for Freeholder and Leaseholder.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)

<b>Hudson (Harbour) Residential Limited</b> Sutherland House 70-78 West Hendon Broadway London NW9 7BT <i>(Leaseholder)</i>	<b>ST294895</b> – 01/98, 01/99	<b>ST294895</b> – Haven Lodge, Haven View, Harbour Road, Portishead (BS20 7QA)
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**Status of negotiations**

Ardent made contact and arranged a meeting on the 7<sup>th</sup> January 2019. The meeting took place at Sutherland House, Hudson (Harbour Residential) Limited's Head Office. During the meeting the DCO Scheme was explained and the localised potential construction impacts were also discussed. Hudson Healthcare has an interest within the red line, which is to enable a drainage pipe to be installed. During the meeting, it was agreed the Applicant would offer an Option for Easement, once the technical details are confirmed. It is expected that these details will be confirmed after the DCO is submitted.

Update to September 2020: Heads of Terms were issued to Freeholder (Thrill Limited) and Leaseholder (Hudson Harbour Residential Limited) in February 2020. The Applicant is still awaiting a response on Heads of Terms from both Freehold and Leasehold interests.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Thrill Limited</b> 57/63 Line Wall Road Gibraltar GX11 1AA  <b>Thrill Limited</b> c/o Teacher Stern LLP 37-41 Bedford Row London WC1R 4JH <i>(Freeholder)</i>	<b>ST262920</b> – 01/99	<b>ST262920</b> – The Ashlands, Harbour Road, Portishead, Bristol

**Status of negotiations**

Ardent wrote to Thrill Limited on the following dates identifying their land is affected by the DCO Scheme:

- 15<sup>th</sup> June 2018

- 28<sup>th</sup> November 2018

Thrill Limited has been invited to a meeting to discuss the land requirements. All previous correspondence, including previously served statutory notices were sent to the landowner as a final opportunity to engage before DCO submission.

Update to September 2020: Heads of Terms were issued to Freeholder (Thrill Limited) and Leaseholder (Hudson Harbour Residential Limited) in February 2020. The Applicant is still awaiting a response on Heads of Terms from both Freehold and Leasehold interests.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Ministry of Defence</b>  c/o 1st Floor Zone 1 (IDL 415) Ramillies Building Marlborough Lines Monxton Road Andover SP11 8HJ (Previous Freeholder)	<b>N/A – Land required for the MetroWest Phase 1 acquired through agreement</b>	<b>N/A – Land required for the MetroWest Phase 1 acquired through agreement</b>

**Status of negotiations**

North Somerset Council acquired all the land required formally owned by the Ministry of Defence for MetroWest Phase 1 by agreement. MoD have retained an interest in the land, by way of a restrictive covenant controlling use of the land acquired.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>J N</b>  Keen Hall Farm Coxley Wells BA5 1RQ (Freeholder)	<b>AV210426 - 01/310, 02/17, 02/40, 02/46, 02/76</b>	<b>AV210426 - Moor Farm, Portbury Common, Portishead (BS20 7TA)</b>

<p><b>Withers Trust Corporation Limited</b></p> <p>c/o Withers LLP 16 Old Bailey London EC4M 7EG (Freeholder)</p>		
<p><b>Status of negotiations</b></p>		
<p>An initial meeting was held on 9<sup>th</sup> February 2017 to discuss the temporary use of the land for a haul route to be used during the construction period. Ideal Developments Limited also attended the meeting, as it holds an option over the land. A second meeting was held on 25<sup>th</sup> September 2018 to discuss the updated Order Land boundary with the inclusion of a new area of permanent acquisition, adjacent to the track to facilitate future access to a drainage channel along the line. Issues regarding access during construction, condition of the land post-construction and the various options on the land were discussed. Following this meeting, Mr N was to appoint an agent to engage with Ardent to progress negotiations for the land. A further meeting was held on 25<sup>th</sup> September 2018 and following this, Heads of Terms were issued. A follow up discussion with Ideal Homes took place on the 9<sup>th</sup> August 2019 and Heads of Terms were reissued on 25<sup>th</sup> of June 2019. Following this queries were raised over the values proposed which were subsequently clarified on the 22<sup>nd</sup> of August verbally and on the 30<sup>th</sup> of August via email. Ardent is in communication with the agent to try and conclude the Heads of Terms.</p> <p>Update to September 2020: Solicitors for both sides continue to progress an Option Agreement.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>CMH C</b></p> <p>Shipway Gate Farm Sheepway Portbury Bristol BS20 7TB (Freeholder)</p>	<p><b>ST234160</b> - 02/18, 02/41, 02/45, 02/55, 02/115, 02/116, 02/117, 02/118, 02/120, 02/121, 02/122</p> <p><b>(Occupier only – Ideal Developments title)</b> <b>ST204517</b>- 02/35, 02/37</p>	<p><b>ST234160</b> - Shipway Gate Farm, Sheepway, Portbury, Bristol (BS20 7TB)</p> <p><b>(Occupier only – Ideal Developments title)</b> – Land on the north west side of Sheepway, Portishead</p>
<p><b>Status of negotiations</b></p>		
<p>Discussions and meetings with Mr C and his agents occurred prior to 2015. In June 2018, Ardent met with Mr C and his agent. In May 2019 it was further agreed to deal with heads of claim in separate negotiations. In June 2019, the Applicant asked Mr C to consider an offer on one of the key heads of claim. A formal letter has</p>		

been drafted to include Heads of Terms for the land acquired and a response to the potential claim. This will be issued on the finalisation of the plans, following further input from National Grid.

Update to September 2020: The formal letter and heads of terms to deal with one of the key heads of claim was issued to Mr C via his land agent on 19<sup>th</sup> November 2019. Confirmation was received that the offer was not acceptable to Mr C and that legal advice was being sought. Following Mr C's receiving legal advice a meeting was arranged and held in January 2020 between Mr C and North Somerset Council and respective advisors. North Somerset Council explained the rationale behind the offer made and confirmed willingness to consider Mr C's proposal in respect of an advance claim in respect of the key heads of claim. Details of Mr C's proposal were provided in March 2020. To enable consideration to be given further supporting information was requested in April and remains outstanding as at September 2020.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>DA C</b> (Oakfield Trustees Limited)  c/o 3 The Knoll Portishead North Somerset BS20 7NU (Freeholder)	<b>ST249141</b> - 02/145, 02b/05, 03/10	<b>ST249141</b> - Land lying to the west of The Meadows, Station Road, Portbury (BS20 7TG)

**Status of negotiations**

The Applicant engaged initially with Mr C directly and issued Heads of Terms in November 2015 before meeting on the 1<sup>st</sup> December 2015 to discuss the Heads of Terms for temporary land and regarding the need to close both level crossings, currently used to access his land. Mr C appointed an agent and negotiations commenced in early 2016 to agree an option for a lease. Heads of Terms were reissued in early 2016 and negotiations continued until early 2018, when Heads of Terms were verbally agreed. Since this time, the Applicant has had various dialogue with the landowner's agent. In June 2019, Ardent met with the agent and discussed the outstanding Heads of Terms. The agent requested some minor amendments. The Head of Terms were reissued in June 2019. Following a period the agent requested a further minor amendment in September 2019. The Heads of Terms were amended and reissued in September 2019 and signed copies were returned and solicitors are instructed.

Update to September 2020: Solicitors for both sides continue to progress an Option Agreement.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
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<p><b>ZL W</b> 34 Clevedon Road Portishead Bristol BS20 6TB (Freeholder)</p> <p><b>J W</b> Birch Cottage Sheepway Portbury Bristol BS20 7TE (Freeholder)</p>	<p><b>ST246010</b> - 03/21, 03/31, 03/35, 03/38 <b>AV221179</b> - 03/36</p>	<p><b>ST246010</b> - Land on the west side of Sheepway, Portbury, Portishead <b>AV221179</b> - Land on the west side of Sheepway, Portbury, Portishead</p>
<p><b>Status of negotiations</b></p>		
<p>Ardent initially met with the W family on site in August 2016, when there was a proposed requirement for temporary land. From August 2016 to September 2017, suggestions made during that meeting were considered and various design solutions, including a requirement for potential reptile translocation. The Applicant considered proposed newt fencing in this area and various discussions were held to confirm this requirement during 2018. Following the confirmation of access routes and newt fencing, Heads of Terms were issue in June 2019. The landowners have concerns regarding the access and the location of his bee hives and has suggested a meeting on site once he has considered the Heads of Terms. Currently awaiting response to the Heads of Terms issued in June 2019. Ardent met with Mr W in September 2019 to discuss the Heads of Terms and the site. Heads of Terms were reissued in September 2019.</p> <p>Update to September 2020: Ardent recirculated Heads of Terms in April 2020, following a request from J W. The Applicant is awaiting a response in relation to the Heads of Terms.</p>		
<p><b>Landowner(s)</b></p>	<p><b>Title Number(s) &amp; Plot(s)</b></p>	<p><b>Plot description(s)</b></p>
<p><b>K B</b> 34 Hollis Avenue Portishead Bristol BS20 6TQ (Freeholder)</p> <p><b>K B</b></p>	<p><b>ST243217</b> - 02/141, 03/30, 03/32</p>	<p><b>ST243217</b> - Elm Tree Farm, Sheepway, (BS20 7TF)</p>

Naish House Naish Hill Clapton-in-Gordano Bristol BS20 7RZ <i>(Freeholder)</i>		
<b>Status of negotiations</b>		
<p>The requirement for this land was identified in early 2017 following the identification of the requirement for land for mitigation purposes. In early 2018, additional land was identified. Ardent met Mr B and discussed the acquisition. Negotiations commenced and a larger area of proposed acquisition was agreed. Heads of Terms were issued in June 2019.</p> <p>Update to September 2020: Ongoing discussions have been held with the landowner, purchase areas refined and revised Heads of Terms issued on 09 September 2020. A meeting was arranged with Ardent and Mr B on 29 September 2020 on site.</p>		
<b>Landowner(s)</b>	<b>Title Number(s) &amp; Plot(s)</b>	<b>Plot description(s)</b>
<b>KA L</b> Elm Tree Farm Sheepway North Somerset BS20 7TF <i>(Freeholders)</i>  <b>AE L</b> Elm Tree Farm Sheepway North Somerset BS20 7TF <i>(Freeholders)</i>	<b>ST1752207 - 03/47</b>	<b>ST175220 – Elm Tree Farm, Sheepway (BS20 7TF)</b>
<b>Status of negotiations</b>		
Ardent contacted Mr & Mrs L, following several drop-in meetings and phone calls throughout 2016 and 2017. Following various discussions, Heads of Terms were issued in June 2018. The response was not favourable due to the impact on their property's garden. Ardent discussed their concerns with the Applicant. In October		

2018, it was decided the proposed permanent land could be removed, providing Mr & Mrs L accept liability for the land. Following this, a letter was issued to this effect in November 2018. Mr & Mrs L responded verbally to confirm they were not willing to agree in writing. A decision was made to remove land from red line in January 2019. Ardent updated Mr & Mrs L regarding the removal of the permanent land. Upon confirmation of temporary land required for access during construction, Heads of Terms were issued in June 2019. Following discussions with the Landowner, Heads of Terms were reissued in September 2019.

Update to September 2020: Discussions have occurred between Ardent and Mrs L and details of the land use were forwarded to her in February 2020, and in July for review by her solicitor. Mrs L still waiting comment back from her legal representative on the Heads of Terms issued.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>SJ D</b> Old Station House Station Road Portbury Bristol BS20 7TG (Freeholder)</p> <p><b>Executors of PCW D</b> (deceased) (Freeholder)</p>	<p><b>AV176915 - 03/65</b></p>	<p><b>AV176915 - Land adjoining Station House, Station Road, Portbury</b></p>

**Status of negotiations**

Ardent has had an on-going dialogue with the owners since early 2017. In April 2018, a meeting was held with the owners and the proposed acquisitions in this location were presented. Various concerns were raised about the level of intrusion of temporary occupation, temporary rights and freehold acquisition were raised. In addition to this, there was concern raised about noise and the type of fencing to be erected. Since this time, several meetings took place to try and minimise the impact where possible and has now adopted a position where there is only a requirement to occupy land on a temporary basis. In order to reach an agreement without the need to exercise temporary possession rights, the Applicant will offer an option for a licence for this small area of land.

Update to September 2020: Ardent has been in correspondence with the owner's agent. Terms for advance settlement and details of proposed accommodation works were confirmed in a letter to the Owner's agent dated 7<sup>th</sup> November 2019. A meeting between Ardent and the Owner's agent was held in January 2020, and confirmation of the Council's offer was provided in February and March 2020. A response to the Council's offer first made in November 2019 remains awaited.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
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<b>Best Holdings (UK) Limited</b> 166 College Road Harrow Middlesex HA1 1RA <i>(Freeholder &amp; Leaseholder)</i>	<b>ST343747</b> – 03/67, 03/68, 03/69, 03/77 <b>ST162952</b> – 03/68, 03/69, 03/77	<b>ST343747</b> – Elm Tree Park, Portbury, Bristol <b>ST162952</b> – Land at Elm Tree Park, Portbury
<b>Status of negotiations</b>		
<p>Land previously registered under title numbers ST183280 and part of AV236677, was identified for temporary occupation. Ardent recently identified Best Holdings (UK) Limited as the current Freeholder and Leaseholder for the above titles. Ardent wrote to Best Holdings (UK) Limited on 20<sup>th</sup> September 2019 identifying their land was affected by the DCO Scheme. Best Holdings (UK) Limited have been invited to a meeting to discuss the DCO Scheme. Heads of Terms will be issued to the landowner to progress an agreement to acquire land on a temporary basis and permanent rights.</p> <p>Update to September 2020: Heads of Terms posted by Ardent to Best Holding (UK) Limited's registered address in December 2019. Solicitors instructed to document the temporary land use and grant of rights by the parties' solicitors in February 2020. Best Holdings (UK) Ltd engaged an Agent in May 2020. Heads of Terms and Scheme information issued to him by Ardent and currently waiting for his comments on the offered terms so can negotiate and agree these and progress the legal documentation of matters.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>BE S</b> Forresters Lodge Cadbury Camp Lane Clapton-in-Gordano North Somerset BS20 7SB <i>(Freeholder)</i>  <b>CA S</b> Forresters Lodge Cadbury Camp Lane Clapton-in-Gordano North Somerset BS20 7SB <i>(Freeholder)</i>	<b>AV156988</b> - 03/71, 03/73, 04/10, 04/11	<b>AV156988</b> - Land lying to the east of Station Road, Portbury

**Status of negotiations**

Ardent initially met with the Owners in October 2017 to discuss proposed temporary acquisition of land. Following various discussions regarding newt fencing locations, a letter was issued in May 2018 regarding an update to the land proposals originally presented in October 2017 Section 42 consultation. Following final determination of the Order Lands in August 2019 and discussions with Mr S regarding latest requirements of the land, Heads of Terms were issued on 28<sup>th</sup> October 2019.

Update to September 2020: Following the Heads of Terms sent to Mrs B S and Mr C S, Mr C S requested a site meeting to understand the Applicant's requirements on the ground. Mr C S was unable to attend the meeting. Ardent circulated a detailed plan of the land required with exact measurements to assist when reviewing Heads of Terms. Mr C S instructed an agent in June 2020. The Applicant is currently reviewing the requirements of the land during the construction process to proceed negotiations with Mr C S and Mrs B S.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>Highways England Company Limited</b>                      Bridge House                      1 Walnut Tree Close                      Guildford                      Surrey                      GU1 4LZ                      (Freeholder)</p>	<p><b>ST271726</b> – 03/80, 04/17, 04/25,  <b>ST273304</b> - 04/26, 04/40, 04/41, 04/46, 04/47  <b>ST273687</b> - 05/65  <b>AV181446</b> - 05/122, 05/137, 05/140, 05/141,                      06/15, 06/20 06/55, 06/60, 06/80  <b>AV165452</b> - 05/110, 05/121  <b>ST276399</b> - 06/165, 06/170</p>	<p><b>ST271726</b> - Land at the M5 and the A369, Portbury, Bristol  <b>ST273304</b> - Land at A369, Portbury, Bristol  <b>ST273687</b> - Land at M5, Easton in Gordano, Bristol  <b>AV181446</b> - Land lying to the south west of Portway, Bristol  <b>AV165452</b> - land lying to the North West of The Breaches, Portbury</p>

**Status of negotiations**

The Applicant first met Highways England (HE) in June 2016 where the DCO Scheme was explained with reference to HE assets and in particular the M5. The Applicant has identified various land and rights which are required for the DCO Scheme and in addition to temporary occupation of land.

HE raised concerns over the working in and around the M5 viaduct and provided at high level areas of concern including working close to the M5 viaduct pillars and also the requirement for HE to have clear maintenance access, including the requirement to be able to service gantry structures on the area of ground below the M5.

The Applicant met with HE on several occasions and in principal they have no objection from an operational perspective. It has been agreed that MW and HE will work together leading up to construction to understand HE's requirements to maintain the M5 viaduct, associated infrastructure and bridge. A Statement of Common Ground will be issued to HE to set out the matters agreed and those to be agreed.

The Applicant is committed to working with Highways England to acquire land and rights and will be issuing Heads of Terms to encompass all land requirements.

Plans of the land required for the DCO Scheme affecting HE plots has been sent to the HE Estates team on several occasions.

Update to September 2020: A site meeting was held with NSDC, Ardent and HE in December 2019 to look at the land that HE access and shared use of land under the M5. A plan was prepared of the area that HE need to use for their essential maintenance works and have unfettered access to, this was agreed by HE in July 2020. A draft document has been drawn up in September 2020 and sent by NSDC to HE to include within the SoCG being drafted between the parties. HE's land disposal team were sent details by Ardent of the land required by the Project in September 2019 with a revision to the plans sent in September 2020 to accord with the DCO plans submitted. HE have yet to formally comment on the proposed disposals following their internal approval process being concluded. Ardent chase regularly for this to try and progress the formal land temporary and permanent requirements.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Wessex Water Services Limited</b> Operations Centre Claverton Down Road Claverton Down Bath BA2 7WW (Freeholder)	<b>AV168252</b> – 01/91, 01/97, 01/215, 01/226 <b>ST249385</b> - 04/16, 04/18, 04/45	<b>AV168252</b> - Sewage pumping station, Harbour Road, Portishead (BS20 7BL) <b>ST249385</b> - Portbury Hundred, Portbury, Bristol

**Status of negotiations**

The Applicant first met Wessex Water in early 2016 when the DCO Scheme was explained and discussions were had on the impacts to Wessex Water's operational infrastructure. There are three main interfaces with Wessex Water's infrastructure and freehold land:

- 1) 900 mm foul sewer running under the proposed station at Portishead. A build over agreement is required.
- 2) Highway drainage from Phoenix Way to the open culvert owned by Wessex Water.
- 3) The pumping station located off Portbury Hundred.

Interactions with Wessex Waters apparatus will also occur at the below locations and any diversions, works or protection have been agreed through exchanges of correspondence or the C3 process:

1. Portishead. No diversion or protection required
2. Marsh Lane. Pipeline is 2.5m deep therefore no further protection or diversion required.
3. Avon Road / Lodway Close. No diversion or protection required.
4. Pill viaduct. No diversion or protection required.
5. Avon Gorge. No diversion or protection required.
6. Clanage Road. Manhole cover to be raised as levels are being raised here. NSC to carry out works. WW will provide specification that NSC will build to. WW will require a right of access to manhole.

7. Ashton Vale Crossing. Proposed ramp will impact on foul sewer that is only used by Babcock. This will either be diverted on to Network Rail land or a private foul sewer will be constructed on Babcock's land if agreement is reached – no power for the diversion is included in the DCO application.

Detailed discussions were held as to whether the main foul sewer located under the proposed Portishead Station could be diverted. The parties agreed that diverting the foul sewer would not be possible and as such it would be left in situ with suitable protective measures agreed through a build over agreement and Protective Provisions.

Wessex Water had concerns regarding the Portbury Hundred Pumping Station and how they would deal with flooding as their current solution is to pump the water over the former railway to the other side of the track which will not be possible once the railway is operation. To resolve this NSC / NR will clear the existing drains and replace the culvert which should enable the water to drain to the other side of the track without forced means.

A design for the proposed access and parking adjacent to Wessex Water's pumping station has been agreed and discussions are on-going to agree terms to acquire this land.

Heads of Terms were issued to Wessex Water on 16<sup>th</sup> August 2019. This was followed up on 10<sup>th</sup> September 2019.

Update to September 2020: Ardent have been in regular contact with Wessex Water since September 2019 and speak to / email them once or twice every month to try and progress the formal temporary and permanent land disposals required here and for Wessex Water to instruct solicitors to progress the Protective Provisions agreement. Chasing will continue by Ardent on a periodic basis to try and achieve progress with Wessex Water.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>D W</b>  Railview House  Hung Road  Shirehampton  BS11 9XJ  <i>(Freeholder)</i></p> <p><b>A W</b>  49 St. Andrews Road  Avonmouth  Bristol  BS11 9ES  <i>(Freeholder)</i></p>	<p><b>ST313580</b> - 04/14, 04/15</p>	<p><b>ST313580</b> - Land on the north side of The Portbury Hundred, Portbury, Bristol</p>

**Status of negotiations**

Ardent met with Mr W in early 2016 to discuss land required on a temporary basis to enable access over the land to facilitate drainage works on Network Rail retained land. Mr W explained the reasons behind his development aspirations for the site. Since the first meeting in 2016, discussions progressed regarding land acquisitions and the original requirement is no longer needed as alternative access is planned. As such, the only requirement is to have temporary access during the construction period. In April 2019 the temporary requirement was communicated to Mr W and it was explained the Heads of Terms would be issued for an option for a licence to enable occupation of the land. Heads of Terms were issued in June 2019. Heads of Terms were returned signed in July 2019 and are with solicitors.

Update to September 2020: Solicitors were instructed by D W. Solicitors for both sides continue to progress Option Agreement Documentation.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>MJ L</b> Lower Milton Farm Lower Milton Wookey Hole Wells BA5 1DH</p> <p><b>MJ L</b> 28 Wood Close Wells BA5 2GA (Freeholder)</p>	<p><b>ST305936</b> - 04/20, 04/21 <b>ST329066</b> - 04/35</p>	<p><b>ST305936</b> - Land at Portbury, Bristol <b>ST329066</b> - Land at Portbury, Bristol</p>

**Status of negotiations**

Ardent met with Mr L and his daughter in October 2017 to discuss initial proposals for temporary use of land required for access for newt fencing and a permanent right of access for Network Rail to access the railway corridor. Following various discussions regarding newt fencing locations, a letter was issued in May 2018 regarding an update to the land proposals originally presented in October 2017 Section 42 consultation. The Applicant discussed options for newt fencing and general requirements for this area over the course of 2018. In early 2019, Ardent met with Mr L's agent to discuss the scheme and the latest proposals. Following the meeting and further correspondence regarding the proposed use of the land and access, Heads of Terms issued in June 2019. Ardent has requested feedback on the Heads of Terms in August and September. The Applicant will continue to try and get a response.

Update to September 2020: Agent was appointed in February 2020 to negotiate Heads of Terms. A Relevant Representation was made by a family member of the landowner, on behalf of the landowner. Further to emails requesting an update on progress, the agent responded in March 2020 to advise that he would meet his clients and take instructions. The Applicant reviewed and provided a response to the landowner's concerns stated in the Relevant Representation to progress negotiations. Ardent circulated this response to the agent in September 2020 and is currently awaiting a response.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>First Corporate Shipping Limited</b> (trading as The Bristol Port Company) Level 8 71 Queen Victoria Street London EC4V 4AY <i>(Freeholder)</i>	<b>ST343747 (LH)</b> – 03/67 <b>AV236677 (FH)</b> – 03/76, 03/78, 04/06, 04/07, 04/08, 04/53, 04/55, 04/85, 04/90, 04/105, 05/10 <b>AV213530 (LH)</b> – 03/76, 03/78, 04/06, 04/08, 04/53, 04/55, 04/85 <b>AV236682 (FH)</b> – 04/85, 04/90, 04/105, 05/10 <b>AV213535 (LH)</b> – 04/85, 04/105, 05/10 <b>AV245888 (FH)</b> – 04/90 <b>AV236684 (FH)</b> – 05/25, 05/26, 05/27, 05/28, 05/101, 05/102, 05/103, 05/104, 05/106, 05/107, 05/108, 05/112, 05/113, 05/114, 05/130, 05/131, 05/135, 05/136, 05/165, 05/170, 05/171, 06/25, 06/61 <b>AV213537 (LH)</b> – 05/25, 05/26, 05/27, 05/28, 05/101, 05/102, 05/103, 05/104, 05/106, 05/107, 05/108, 05/112, 05/113, 05/114, 05/130, 05/131, 05/135, 05/136, 05/165, 05/170, 05/171, 06/25, 06/61 <b>ST331337 (FH)</b> – 05/50, 05/75 <b>Occupier</b> – 06/10, 06/15, 06/20, 06/55, 06/175, 06/195	<b>ST343747 (LH)</b> – Land at Elm Tree Park, Portbury, Bristol <b>AV236677 (FH)</b> – Land on the south west side of Royal Portbury Dock Road, Portbury <b>AV213530 (LH)</b> – Land on the South West side of Royal Portbury Dock, Portbury <b>AV236682 (FH)</b> – Land and buildings on the south side of Gordano Way, Portbury <b>AV213535 (LH)</b> – Land and buildings on the South side of Gordano Way, Portbury <b>AV245888 (FH)</b> – Land at Avonmouth, Chittingen and Portbury <b>AV236684 (FH)</b> – Land and buildings on the north east side of Marsh Lane, Easton-in-Gordano <b>AV213537 (LH)</b> – Land and buildings on the North East side of Marsh Lane, Easton-in-Gordano <b>ST331337 (FH)</b> – Court House Farm, Marsh Lane, Easton-in-Gordano, Bristol (BS20 0NE)
<b>Status of negotiations</b>		
<p>Meetings were originally held in 2015 and since that time the DCO Scheme has evolved in terms of how it would impact the Port, namely with requirements for construction access and compound but also where third party utilities need to be diverted. The Applicant has sought to minimise impact on the Port. The Applicant presented a table and set of the plans to the Port explaining what each plot would be used for. A detailed letter outlining engagement to date and the Applicant's intended powers over Port land was sent to the Port in April 2019.</p> <p>Heads of Terms are still to be issued to the Port.</p> <p>Update to September 2020: A meeting between the Applicant and Bristol Port was held in March 2020 to discuss the details of land requirements, Statements of Common Ground and logistics of using land during construction. Discussions are currently ongoing regarding the legal and commercial nature, ahead of progressing agreements.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)

<b>Lineage UK Warehousing Limited</b> Hareshill Road Heywood Lancashire OL10 2TP <b>(Previously Harry Yearsley Limited)</b> <i>(Leaseholder)</i>	<b>ST249647</b> - 04/90	<b>ST249647</b> - Cold Store, Gordano Way, Portbury (BS20 7XT)
<b>Status of negotiations</b>		
<p>Land requirements were discussed in late 2018 regarding a temporary access for newt fencing. In 2019, it was confirmed that temporary occupation would also be required as an access point during construction for various uses including access for vegetation clearance and diversions of cycleway and footpaths during the construction period. Further discussions and Heads of Terms are to be sent to the landowner's agent to progress an agreement to use the land on a temporary basis.</p> <p>Update to September 2020: Heads of Terms were circulated in November 2019. The solicitors acting for the landowners advised of an ownership change in January 2020 and an alternative solicitor would be in contact to progress Heads of Terms. Ardent were contacted by the new solicitor in May 2020 and provided comments on Heads of Terms. The Applicant is currently considering amendments to Heads of Terms to progress negotiations.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Yearsley Group Limited</b> Sarnia House Le truchot St Peter Port Guernsey GY1 4NA (incorporated in Guernsey) <i>(Leaseholder)</i>	<b>ST223427</b> - 04/90	<b>ST223427</b> - Land on the south side of Gordano Way, Portbury (BS20 7XT)
<b>Status of negotiations</b>		
<p>Land requirements were discussed in late 2018 regarding a temporary requirement of access for newt fencing. In 2019, it was confirmed that temporary occupation would also be required as an access point during construction for various uses including access for vegetation clearance and diversions of cycleway and footpaths</p>		

during the construction period. Further discussions and Heads of Terms are to be sent to the landowner's agent to progress an agreement to use the land on a temporary basis.

Update to September 2020: Heads of Terms were circulated in November 2019. The solicitors acting for the landowners advised of an ownership change in January 2020 and an alternative solicitor would be in contact to progress Heads of Terms. Ardent were contacted by the new solicitor in May 2020 and provided comments on Heads of Terms. The Applicant is currently considering amendments to Heads of Terms to progress negotiations.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Yearsley CS Limited</b> Yearsley Coldstore Hareshill Road Heywood Lancashire OL10 2TP (Leaseholder)	<b>ST223427</b> - 04/90	<b>ST223427</b> - Land on the south side of Gordano Way, Portbury (BS20 7XT)

**Status of negotiations**

Land requirements were discussed in late 2018 regarding a temporary requirement of access for newt fencing. In 2019, the Applicant confirmed that temporary occupation would also be required as an access point during construction for various uses including access for vegetation clearance and diversions of cycleway and footpaths during the construction period. Further discussions and Heads of Terms are to be sent to the landowner's agent to progress an agreement to use the land on a temporary basis.

Update to September 2020: Heads of Terms were circulated in November 2019. The solicitors acting for the landowners advised of an ownership change in January 2020 and an alternative solicitor would be in contact to progress Heads of Terms. Ardent were contacted by the new solicitor in May 2020 and provided comments on Heads of Terms. The Applicant is currently considering amendments to Heads of Terms to progress negotiations.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Bullock Family Trust</b> Witcham lodge Headleys Lane Witcham Ely CB6 2LH	<b>ST216097</b> – 05/85, 05/86, 05/151, 05a/05	<b>ST216097</b> - Land on the east side and lying to the north east of 7 Marsh Lane, Easton in Gordano, (BS20 0ND)

*(Freeholder)*

**ID B**

25 Church Road  
Easton-In-Gordano  
Bristol  
BS20 0PQ  
*(Freeholder)*

**ID B**

17 Gordano Gardens  
Easton-In-Gordano  
North Somerset  
BS20 0PD  
*(Freeholder)*

**SJ B**

Apartado 19  
Jimena-De-la-Frontera  
1330 Cadiz  
Spain  
*(Freeholder)*

**SJ B**

17 Gordano Gardens  
Easton-In-Gordano  
North Somerset  
BS20 0PD

**SE F**

Witcham Lodge  
Headleys Lane  
Witcham  
Ely  
CB6 2LH  
*(Freeholder)*

**Status of negotiations**

A meeting was held in 2015 with IB. At the time there was requirement to acquire the extent of the registered title, owned by the B family, between the M5 and the disused railway for various requirements. The land is accessed via an underbridge and the design works for this bridge has caused the land requirements in this area to change. The design started with replacing the underbridge and then a proposal was brought forward to infill the bridge, but this, has significant impact on the utilities running under the bridge and so the design was reverted to the original replacement of the bridge deck. These changes impacted on the amount of land required from the Estate and the extent of the land required was confirmed June 2019.

Ardent made contact with one of the owners to explain the Applicant's requirements and the next steps. The Applicant agreed to consider feedback and will be issuing Heads of Terms, for both a lease for part of the land within the registered title and freehold acquisition.

Update to September 2020: Heads of Terms were issued to the agent in February 2020. Discussions have continued since then focusing on the terms.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>AK H</b> Springfield Sheepway Portbury North Somerset BS20 9QP <i>(Freeholder)</i>	<b>ST177531</b> - 05/150, 06/30	<b>ST177531</b> - Lodway Farmhouse, Lodway Farm Cottage and farm buildings and land at Sheepway, Portbury
<b>AJ H</b> Cobbs Cross Farm Goathurst Bridgewater Somerset TA5 3DN <i>(Freeholder)</i>		
<b>SJ H</b> Longston Farm Aller Somerset TA10 0QT <i>(Freeholder)</i>		

### Status of negotiations

Discussions with A H commenced in 2016. At this time, the Applicant identified a requirement to access through the land on a temporary basis. Throughout 2016 to 2018 correspondence was maintained as the requirement evolved into a significant compound with access. Ardent issued Heads of Terms in October 2018, to which the agent responded in May 2019. Following the response, the landowner has raised concerns regarding the orchard and chicken farm located within the red line boundary. A further meeting was held on site in August 2019 and a follow up meeting with a tree specialist in September. Draft Heads of Terms were reissued in September 2019. Negotiations are ongoing regarding the relocation of the trees and access arrangements and it is hoped an agreement will be concluded by the end of 2019.

Update to September 2020: Heads of Terms were signed in February 2020. Solicitors for both sides continue to progress Option Agreement Documentation.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>NSAH (Alliance Homes) Limited</b> Harbour Court Serbert Road Portishead Bristol BS20 7QF <i>(Freeholder &amp; Occupier (NR encroachment))</i>	<b>ST244055</b> - 06/62, 06/105, 06/106, 06/115, 06/131, 06/137, 06/180, 06/185, 06/205 <b>AV214878</b> - 06/125 <b>ST244696</b> - 06/305, 06/310, 06/445, 06/450, 06/455, 06/460, 06/465, 06/470, 06/475, 06/480, 06/560 <b>ST234593</b> - 06/640, 06/641 <b>OCCUPIER ONLY (NR ENCROACHMENT) - ST234339</b> - 07/105	<b>ST244055</b> - 2-5 and 13 Avon Road, Pill (BS20 0BB), 19, 21, 23, 29, 31 and 37 Avon Road, Pill (BS20 0BN), 5, 6, 8 and 11 Severn Road, Pill (BS20 0BA), 7, 9, 10, 12, 13, 17, 19, 23, 28, 29, 29A and 33 Mariner's Way, Pill (BS20 0BD), 25-48 Marine Parade, Pill (BS20 0BL) and 49-67 Marine Parade, Pill (BS20 0BP) <b>AV214878</b> - Garage 1, Avon Road, Pill <b>ST244696</b> - 9, 24, 30, 42, 44, 45, 49, 50, 51 and 56 Hardwick Road ,Pill, 5 to 8 (inclusive) and 11 to 18 (inclusive) Sambourne Lane, Pill <b>ST234593</b> - 1-18 Chapel Row, Pill (BS20 0AR), 1-9 Pacquet House, Pill (BS20 0AU), 1-20 Waterloo House, Pill (BS20 0AS), 1-8 Crockerne House, Pill (BS20 0AT) and Pill Library, Pill, (BS20 0AT) <b>ST234339</b> - 1-7 and 9-17 Baltic Place, Pill (BS20 0EJ), 1-7 Bow Cottages, Pill, 1-7 Brinsmead Crescent, Pill (BS20 0NQ), 8 Eirene Terrace, Pill (BS20 0ET), 1 Heywood Road, Pill (BS20 0HT), and 1-12 Park Walk, Pill (BS20 0NG)

### Status of negotiations

The Applicant first arranged a meeting with Alliance Homes at the start of 2016 to discuss the scheme and the impacts it would have on various parcels of land and properties owned by Alliance Homes. The following summarises the land required from Alliance Homes:

- 9 of garages, occupied by licences
- Verge land
- Homes owned by Alliance Homes

The first meeting with Alliance Homes took place on the 4<sup>th</sup> February 2016. At this meeting the land requirements were discussed in general, although the main emphasis of the meeting was how to deal with the land on which the garages are erected. The block of garages are owned predominantly by Alliance Homes

although there are two other interests. As the garages were to be demolished, The Applicant proposed an agreement whereby they would acquire the other and once the occupation of the site as a construction area was completed the whole site would be transferred to Alliance Homes to enable a comprehensive view to be planned for the whole site once the DCO Scheme has finished with the land. This proposal was set out to Alliance Homes in 2017 and since this time the Applicant has kept Alliance Homes appraised of the DCO Scheme developments and the last meeting was held on the 12<sup>th</sup> March 2019. Following this meeting two letters were issued to Alliance Homes setting out various proposals. Ardent await for a response to these letters and, once received, will be in a position to issue Heads of Terms.

Update to September 2020: Following regular chasing for comments on the letters issued to Alliance Homes by Ardent at the end of March / beginning of April 2019, due to staff reorganisation within Alliance Homes, engagement did not materially progress until March 2020. Heads of Terms have been discussed and negotiated and Alliance Homes put the proposals to their Senior Leadership Team Committee in September. Ardent will continue to engage with Alliance Homes to finalise the HoTs so solicitors can be instructed to document the various grants, temporary uses and disposals required.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>The representatives of B G H</b> (Deceased) (Freeholder)</p> <p><b>A H</b> 27 Avon Way Pill Bristol BS20 0BN (Freeholder)</p>	<p><b>AV62770</b> - 06/120</p>	<p><b>AV62770</b> - 27 Avon Way, Pill and garage</p>

**Status of negotiations**

Initial correspondence was issued in January 2017. After a consultation event in October 2018, Ardent met with Mrs H and discussed the proposal. Discussions have been ongoing with the landowner's solicitor. Heads of Terms were issued September 2019.

Update to September 2020: Following negotiations between Ardent and Mrs H's solicitor in June 2020, Heads of Terms were agreed, finalised and signed by the parties and solicitors instructed to document the land transfer in July 2020. The documentation is being progressed between the parties currently.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>SL B</b> 15 Severn Road Pill</p>	<p><b>AV237564</b> - 06/130 <b>AV108773</b> - 06/135, 06/136</p>	<p><b>AV237564</b> - land and buildings on the west side of 15 Severn Road, Pill <b>AV108773</b> - 15 Severn Road, Pill</p>

<p>Bristol BS20 0BA (Freeholder)</p> <p><b>CA P</b> 15 Severn Road Pill Bristol BS20 0BA (Freeholder)</p>		
<p><b>Status of negotiations</b></p>		
<p>The property is abandoned. Investigations have been undertaken since 2016 to locate Mr and Mrs B. To date an alternative contact address for Mr and Mrs B has not been found. Letters were delivered to the address in 2016 and the property was visited on several occasions. A potential telephone number for Mr B was established in October 2017 however the owner has not replied or responded to calls since early 2018. Heads of Terms have been sent to the address.</p> <p>Update to September 2020: Following attempts to contact the landowner via postal correspondence, Ardent discussed Heads of Terms with Mr S B in February 2020. During this call, Mr S B advised that their preference was not to sell the land and if the land could be used temporarily. The Applicant considered this request and were able to accommodate Mr S B's request to use the land temporarily. Ardent sent a letter in April 2020 to Mr S B advising this change to the land requirements. Signed Heads of Terms were returned in June 2020. The Applicant's solicitors are awaiting details of Mr S B's appointed solicitors to progress draft Option Agreement documentation.</p>		
<p>Landowner(s)</p>	<p>Title Number(s) &amp; Plot(s)</p>	<p>Plot description(s)</p>
<p><b>As Trustees of P Thorne &amp; Sons Executive Pension Trust</b></p> <p><b>T</b> 1 Wine street Bristol BS1 2BB (Freeholder)</p> <p><b>DR T</b> 1 Wine Street Bristol</p>	<p><b>ST142675 - 06/250</b></p>	<p><b>ST142675 - Land on the north west side of Monmouth Road, Pill</b></p>

<p>BS1 2BB (Freeholder)</p> <p><b>AJ T</b> 1 Wine Street Bristol BS1 2BB (Freeholder)</p> <p><b>Union Pension Trustees Limited</b> Dunn's House St Paul's Road Salisbury SP2 27BF (Freeholder)</p>		
<p><b>Status of negotiations</b></p>		
<p>Ardent has met and been in discussions with the landowner and his agent since December 2015. In late 2018 the agent dealing with the matter at that time was dis-instructed and the landowner informed Ardent that he wished to postpone further discussions for personal reasons. Ardent met the landowner in March 2019 to discuss values of the land to enable an option agreement to be progressed. The landowner agreed that he would like to continue negotiations and provided further evidence to support his opinion of the land. This evidence was received in June 2019 and a response was provided. Signed Heads of Terms have been received and will be progressed through solicitors.</p> <p>Update to September 2020: Solicitors continue to progress option agreement documentation.</p>		
<p><b>Landowner(s)</b></p>	<p><b>Title Number(s) &amp; Plot(s)</b></p>	<p><b>Plot description(s)</b></p>
<p><b>Trustees of The Pill &amp; District Memorial Club</b> 1 Lodway Pill Bristol BS20 0DH (Freeholder)</p>	<p><b>ST324998</b> – 06/521, 06/532, 06/533, 06/535, 06/536</p>	<p><b>ST324998</b> - Keswick House, 1 Lodway, Pill, Bristol (BS20 0DH)</p>

### Status of negotiations

The second stage of formal consultation identified that the Applicant could provide suitable facilities for wheelchair users at the Portishead direction bus stop on Heywood Road which could provide both interchange and service replacement facilities for the nearby railway station in Pill. To provide this facility some land is permanently required from the Memorial Club together with temporary working and compound space to enable construction.

The proposal was presented to the Memorial Club in February 2018. Feedback was received and influenced the design and this was sent to the Memorial Club for comment. Personnel changed at the club and the next meeting was held 21<sup>st</sup> December 2018 where it was explained that it would be difficult to reach an agreement to enter into an option as all the committee members would need to be in agreement. It was agreed to arrange a further meeting with the committee members and their agent and this meeting took place 5<sup>th</sup> February 2019. Following this meeting a revised plan was issued to address concerns. Further queries were raised which were addressed and a request was also made that the club return a Request for Information.

In August 2019 it was discovered that there adjacent owners had rights to cross the car park and this resulted in a consultation exercise with these parties. The consultation resulted in further design changes to the proposed car park layout. This final plan was issued to the Memorial Club in September 2019 and Heads of Terms will be issued shortly.

Update to September 2020: Heads of Terms were issued on 28<sup>th</sup> November 2019 to the Memorial Club's Agent, correspondence has been exchanged between the parties on various issues and requested details provided to the Agent from February 2020 onwards. Ardent and the Memorial Club's Agent are continuing to engage to try and agree Heads of Terms for the temporary and permanent land requirements here.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>NHS Property Services Limited</b> 451C Skipton House 80 London Road London SE1 6LH (Freeholder)	<b>AV238664</b> - 06/545, 06/556	<b>AV238664</b> - Pill Health Clinic, 3 Station Road, Pill, Bristol (BS20 0AB)

### Status of negotiations

Ardent met with the NHS in November 2018 and have had ongoing discussions regarding the land required. Due to changes in staff and the NHS's internal property disposal requirements, it is likely that both parties will agree to the land being acquired through the DCO process. Discussions are ongoing.

Update to September 2020: Discussions were held in January 2020 regarding project updates, current land requirements and next steps to progress to an agreement. The landowner contact advised the proposals would be discussed during internal meeting held between January and March 2020. Ardent contacted NHS Property

Services Limited in March 2020 for an update following these meetings. The contact advised that this matter had not been progressed and requested information setting out detail and next steps to reach agreement. In April 2020, NHS Property Services Limited advised that a red book valuation is required to dispose of any land. Ardent regularly request updates from the contact and currently await details of the costs of the red book valuation to progress negotiations.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Overhill Property Limited</b> c/o The Company Secretary Sunnyside Blackmoor Road Abbots Leigh Bristol BS8 3RH (Freeholder)	<b>AV186368</b> – 06/566	<b>AV186368</b> - 18 Station Road, Pill, Bristol (BS20 0AB)
<b>BP K</b> 18a Station Road Pill North Somerset BS20 0AB (Occupier)  <b>AT K</b> 18a Station Road Pill North Somerset BS20 0AB (Occupier)	<b>As occupiers of AV186368</b> - 06/566	<b>AV186368</b> - 18 Station Road, Pill, Bristol (BS20 0AB)

**Status of negotiations**

Discussions have taken place with occupiers of the land and owners of Overhill Property Limited to explain that the Western Power Distribution 11kV wood-pole overhead line is required to be moved slightly to the south to facilitate works on Station Road. A new wayleave will be required for the re-positioned overhead line.

Heads of Terms are to be sent to the landowner to progress an agreement to acquire the rights shortly.

Update to September 2020: Mr K was sent updated land requirement details on 13 May 2020 confirming that Western Power Distribution were only intending to carry out minor alterations to their equipment. Mr K responded on 13 May 2020 that he was happy with the proposals and formally withdrew his representation to the Planning Inspector. Further engagement will take place with Mr K if any access or works are required on his land during the course of the Project.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>SM G</b> Victoria House Marine Parade Pill Bristol BS20 0BE <i>(Freeholder)</i>	<b>ST253718</b> - 06/596	<b>ST253718</b> - Victoria House, Marine Parade, Pill, Bristol (BS20 0BE)

**Status of negotiations**

Option Agreement exchanged on 9 July 2020.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>CE M</b> 14 New Road Pill Bristol BS20 0AD <i>(Freeholder)</i>	<b>AV147936</b> - 06/633	<b>AV147936</b> - 14 New Road, Pill, Bristol (BS20 0AD)
<b>S-J M</b> 14 New Road Pill Bristol BS20 0AD <i>(Freeholder)</i>		

**Status of negotiations**

In early 2018, a requirement to for permanent access for Network Rail to undertake maintenance works to the Pill Viaduct and thereafter be able to inspect the viaduct. In June 2018, affected property owners and occupiers were invited to attend a consultation in Pill Community Centre, held by North Somerset Council with attendance from Ardent and Network Rail to discuss potential impacts and listen to landowners' concerns. Owners who were unable to attend were contacted by phone or offered a follow up meeting at their home. The Applicant has been working to minimise impacts on those adjacent properties and have reduced the impact of the permanent rights sought. The Applicant is now in a position to fully engage with landowners and Heads of Terms will be issued shortly.

Update to September 2020: Heads of Terms were issued to Mr and Mrs M on 10 December 2019, initial details were provided by Ardent in response to queries from Mr M. An agent was appointed in February 2020 by Mr M and Ardent have been engaging with him to date in relation to the Heads of Terms. Construction level details are required to be able to progress and finalise terms for the required access here by the Project.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>MC S</b> 1 Star Lane Pill Bristol BS20 0AG <i>(Freeholder and Occupier)</i>  <b>L O'H</b> 1 Star Lane Pill Bristol BS20 0AG <i>(Freeholder and Occupier)</i>	<b>ST178255</b> - 06/644 <b>Unregistered – Occupier</b> - 06/634, 06/636	<b>ST178255</b> - 14 Bank Place, Pill (BS20 0AQ) <b>Unregistered – Occupier</b> – Land associated with 14 Bank Place, Pill

**Status of negotiations**

In early 2018, a requirement to for permanent access for Network Rail to undertake maintenance works to the Pill Viaduct and thereafter be able to inspect the viaduct. In June 2018, affected property owners and occupiers were invited to attend a consultation in Pill Community Centre, held by North Somerset Council with attendance from Ardent and Network Rail to discuss potential impacts and listen to landowners' concerns. Owners who were unable to attend were contacted by phone or offered a follow up meeting at their home. The Applicant has been working to minimise impacts on those adjacent properties and have reduced the impact of the permanent rights sought. The Applicant is now in a position to fully engage with landowners and Heads of Terms will be issued shortly.

Update to September 2020: Heads of Terms were issued to Mr S and Ms O'H on 10 December 2019, initial details were provided by Ardent in response to queries from Ms O'H and correspondence was held between the parties. An agent was appointed in July 2020 by Mr S and Ms O'H, Ardent has been engaging with him to date and is currently awaiting substantive comments from the Agent in relation to the proposed HoTs.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>IW M</b> The Arches 14 Bank Place Pill Bristol BS20 0AQ (Freeholder)</p> <p><b>EJ B</b> The Arches 14 Bank Place Pill Bristol BS20 0AQ (Freeholder)</p>	<p><b>ST178255 - 06/647</b></p>	<p><b>ST178255 - 14 Bank Place, Pill (BS20 0AQ)</b></p>

**Status of negotiations**

In early 2018, a requirement to for permanent access for Network Rail to undertake maintenance works to the Pill Viaduct and thereafter be able to inspect the viaduct. In June 2018, affected property owners and occupiers were invited to attend a consultation in Pill Community Centre, held by North Somerset Council with attendance from Ardent and Network Rail to discuss potential impacts and listen to landowners' concerns. Owners who were unable to attend were contacted by phone or offered a follow up meeting at their home. The Applicant has been working to minimise impacts on those adjacent properties and have reduced the impact of the permanent rights sought. The Applicant is now in a position to fully engage with landowners and Heads of Terms will be issued shortly.

Update to September 2020: Heads of Terms were issued to Mr M and Ms B on 10 December 2019, An agent was appointed in April 2020 by Mr M and Ms B and Ardent have been engaging with him to date in relation to the Heads of Terms. Discussions are ongoing between the parties in relation to the proposed temporary land use by the Project.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
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<b>Redrow Homes Limited</b> Redrow House St David's Park Flintshire Ch5 3RX <i>(Freeholder)</i>	<b>ST156547</b> - 07/78, 07/160, 07/170, 07/180 <b>ST156547</b> (land above tunnel) – 07/135, 07/195, 08/15	<b>ST156547</b> - Land at Macrae Road, Pill, Bristol
<b>Status of negotiations</b>		
<p>An initial meeting was held with Redrow Homes in February 2016. After further discussions negotiations were paused whilst investigations into the land requirement were undertaken. Negotiations recommenced after the land requirement was confirmed in August 2019 and Heads of Terms are due to be issued shortly.</p> <p>Update to September 2020: January 2020, Redrow agreed they had no objections to the Council adding the road to their adopted highway network, public notices have been erected to advertise this intention by NSDC on site so land will become part of the Council's adopted road network in due course.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Alvis Brothers Limited</b> Lye Cross Farm Redhill Bristol BS40 5RH <i>(Freeholder and Occupier)</i>	<b>ST144557</b> - 08/12, 08/13, 08/21 <b>ST230208</b> - 08/23, 08/24, 08/71, 09/11, 09/12, 09/16 <b>Unregistered - Occupier</b> - 09/13, 09/14, 09/20	<b>ST144557</b> - Land at Ham Green, Pill <b>ST230208</b> - Chapel Pill Farm, Chapel Pill Lane, Pill (BS20 0HL) <b>Unregistered - Occupier</b>
<b>Status of negotiations</b>		
<p>An initial meeting was held in December 2016 to discuss proposed requirements for land. Following this meeting, discussions were held to review the proposed temporary haul route selected, in line with track design from Network Rail's engineering team. Following reviews of design, requirements for the land and the S42 response submitted by the owner, a follow up meeting was held in January 2018 to discuss proposed temporary requirements for land adjacent to the railway as access during construction and a permanent right for Network Rail to inspect the underbridge, which is also used by the owner. Throughout 2018, the parties discussed potential emergency access routes in this area and held negotiations until this requirement was confirmed. The Applicant met with the agent representing the landowner to discuss proposed plans for affordable housing development in the area. During early 2019, the DCO Scheme land requirements were finalised. Heads of Terms were circulated in June 2019. Discussions to acquire the land through agreement continue.</p> <p>Update to September 2020: Signed Heads of Terms received in July 2020. Solicitors on both sides to progress draft Option Agreement documentation.</p>		

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>SM M</b> Knightcott Motors Banwell Weston Super Mare BS29 6HS <i>(Freeholder)</i>  <b>RJ M</b> Knightcott Motors Banwell Weston Super Mare BS29 6HS <i>(Freeholder)</i>	<b>AV210849</b> - 08/20, 08/25, 08/27, 08/30, 08/31	<b>AV210849</b> - Land at Ham Green, Pill
<b>Status of negotiations</b>		
<p>A meeting was first held with Mr M in 2017, where the reason for including land owned by Mr M within the scheme was clearly explained. Following this meeting, Mr M was appraised of proposal for the use of his land until the Applicant became aware that a Community Housing Trust had aspirations to build a number of affordable units on Mr M's land, some of which clashed directly with the red line for the MetroWest scheme. Negotiations and discussions continue between Mr M, Mr H and the housing trust. As the underlying principle of the housing scheme is to acquire all of Mr M's land the Applicant has waited to see how that transaction progressed and not discussed further the possibility of early acquisition until September 2019.</p> <p>The Applicant is now engaging seeking a voluntary agreement and Heads of Terms were issued in September 2019.</p> <p>Update to September 2020: Agent appointed by Mr M in December 2019, Heads of Terms sent to him for comments on 17 December 2020. Ongoing discussions by Ardent with the Agent and potential Community Land Trust (CLT) developers of the land regarding the Project requirements and the CLT scheme.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>WA H</b> 21 Station Road Portishead BS20 7DB <i>(Freeholder)</i>	<b>AV210779</b> - 08/26, 08/45, 08/50	<b>AV210779</b> - Land at Ham Green

<b>Status of negotiations</b>		
<p>Several meetings from 2017 to 2019 have taken place at Ham Green lake to discuss the proposed access. Following further considerations of requirements of the land facilitating the right of access for Mr H, the Applicant is now in a position to circulate Heads of Terms and acquire land through agreement.</p> <p>Heads of Terms were issued in September 2019 setting out terms for replacement right of access, temporary land occupation and acquisition of permanent rights.</p> <p>Update to September 2020: Agent appointed by Mr H in November 2019, negotiations took place between the parties regarding the HoTs which were agreed and signed by both parties and solicitors instructed on 19 May 2020 to document the various land requirements. Legal paperwork currently being progressed between the parties.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>Department For Environment Food &amp; Rural Affairs</b>  <b>c/o Forestry Commission</b>  Nobel House  17 Smith Square  London  SW1P 3JR  <i>(Freeholder)</i></p>	<p><b>AV227327</b> - 10/35, 11/06, 11/07, 11/70, 11a/05, 11a/10, 11a/15, 11b/05, 11b/10, 11b/20, 11b/25, 11b/35, 11c/05</p> <p><b>Occupier</b> – 11/31 (underbridge), 11b/30, 11c/10</p>	<p><b>AV227327</b> - Forestry Commission, Abbots Leigh Road, Abbots Leigh (BS8 3QB)</p>
<b>Status of negotiations</b>		
<p>The Applicant first met with the Forestry Commission on the 4<sup>th</sup> May 2016, where a background to the DCO Scheme was provided and discussion on requiring access through their land were first discussed. Since this time the Applicant's requirements have evolved and whilst access was and still is required through land owned by the Forestry Commission, additional requirements have been identified. It is anticipated a meeting will be held with the Forestry Commission shortly.</p> <p>Update to September 2020: Summary of land requirements sent by Ardent to the FC in April 2020, discussions held between Ardent, NSDC and Network Rail and initial HoTs issued to the FC on 08 June 2020, comments received back from the FC in relation to these and further discussions held between the parties. Revised HoTs issued by Ardent to the FC on 14 September 2020. Comments in relation to the HoTs are expected shortly.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>The National Trust for Places of Historic Interest or Natural</b></p>	<p><b>ST276238</b> – 11/75, 11/80, 11b/15, 12/07, 12/10, 12/20, 12/21, 12/30, 13/07</p> <p><b>ST276228</b> - 13/31, 13/32, 13/55, 14/05</p>	<p><b>ST276238</b> - Leigh Woods, Bristol</p> <p><b>ST276228</b> - Hanging Woods, Leigh Woods, Bristol</p>

<b>Beauty</b> Heelis Kemble Drive Swindon Wiltshire SN2 2NA (Freeholder)		
<b>Status of negotiations</b>		
<p>The Applicant and Network Rail have been in dialogue with the National Trust since the first meeting on the 6<sup>th</sup> June 2016. Since this time the requirement for access has evolved. There are principally two areas of discussion:</p> <ol style="list-style-type: none"> <li>1. Rock Stabilisation Works and vegetation clearance; and</li> <li>2. Temporary Compound to facilitate construction works to Quarry Underbridge 2</li> </ol> <p>Discussions continue and it is anticipated these discussions will continue for the coming months.</p> <p>Update to September 2020: HoTs issued to NT in May 2019 for the occupation of land for works to Quarry Bridge 2 these were provisionally agreed in principal in January 2020 excepting the rental. An Agent was appointed by the NT in July 2020 to progress this and discussions are ongoing with the Agent and Ardent in relation to commercial terms for the proposed occupations. On 07 August 2020, a summary of all land requirements by the Project was sent by Ardent to the NT and correspondence is also occurring between the NT, Network Rail, the Applicant and Ardent in relation to temporary occupations, works to the rock faces and access requirements by the project as set out in the summary. Correspondence and discussions between the parties are ongoing.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>The Trustees of Captain WDM Wills New Grandchildren's Settlement</b> c/o Womble Bond Dickinson (UK) LLP Temple Quay 3 Temple Back East Bristol BS1 6DZ	<b>Unregistered</b> – 11/41, 11/42	<b>Unregistered</b> – Land forming part of Rifle Range, Leigh Woods, Abbots Leigh Bristol

<p><b>The Trustees of Captain WDM Wills New Grandchildren's Settlement</b>  c/o Robert Frankton  Savills PLC  14 Cirencester Office Park  Tetbury Road  Cirencester  GL7 6JJ</p>		
<p><b>Status of negotiations</b>  The Applicant met the Wills Estate appointed agent to discuss the requirements to undertake rock picking works in the Avon Gorge on the 28<sup>th</sup> January 2019. The Applicant will shortly be issuing terms for an option for a Licence.</p> <p>Update to September 2020: HoTs issued by Ardent to the Wills Trust's Agent on 26.11.2020, engagement with the Agent and Ardent is ongoing and HoTs are currently being revised following negotiations between the parties. Final HoT to be issued shortly by Ardent to the Estate to hopefully shortly.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>Bimcorp Limited</b>  <b>25 Old Sneed Park</b>  <b>Sneyd Park</b>  <b>Bristol</b>  <b>BS9 1RG (formerly D R Properties Limited)</b></p> <p><b>D R Properties Limited</b>  Mill Farm  Station Road  Flax Bourton  Bristol  BS48 1NG  <i>(Freeholder)</i>  Occupiers:  - Bright Horizons Family Solutions Limited / Teddies Nursery  - The Event Corporation</p>	<p><b>AV17437</b> - 15/10, 15/15, 15/17</p> <p><b>Occupier</b> – 15/12</p>	<p><b>AV17437</b> - Land on the east of Clanage Road, Bower Ashton, Bristol (BS3 2JY)</p>

Limited - City Mazes - All Star Action Days		
<b>Status of negotiations</b>		
<p>Ardent met with the owners in December 2015 and issued Heads of Terms (Heads of Terms) in January 2016. In January 2017, further evolution of the DCO Scheme necessitates amendments to the Heads of Terms. In February 2017, discussions began regarding a permanent access, which the owner proposed the location of, to maintain access. Discussions were held regarding the value of the permanent land, however values on a per acre basis, have not yet been agreed. Ardent contacted the owner in early 2019 to discuss whether there is any appetite to re-open negotiations. Following the Owner's request that the previous Heads of Terms were formally withdrawn for clarification, and issuing current Heads of Terms were issued. No response has been received to date.</p> <p>Update to September 2020: Following a change in ownership in August 2020, Bimcorp appointed an Agent in September 2020. Ardent forwarded initial HoTs issued to DR Properties in August 2019 and the Agent has responded with initial comments on these. Discussions will be ongoing between the parties.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Dorset Council</b> South Walks House South Walks Road Dorchester DT1 1UZ  <i>(Freeholder)</i>	<b>AV68199</b> - 16/56, 16/57, 16/58, 16/60	<b>AV68199</b> - Unit 1 to 5, South Bristol Trade Park, East Court, Bristol (BS3 2LD)
<b>Status of negotiations</b>		
<p>Land requirements were discussed in late 2018 regarding permanent and temporary requirements for land to facilitate a new cycletrack and working area during construction. In 2019, the Applicant confirmed the extents of the permanent and temporary land required. Further discussions and Heads of Terms are to be sent to the landowner's agent to progress an agreement shortly.</p> <p>Update to September 2020: Heads of Terms were sent in December 2019. Ardent requested feedback on Heads of Terms from January to May 2020. The agent responded in May 2020 with queries on Heads of Terms, which were addressed and responded to in June 2020. Ardent are currently awaiting feedback on the email correspondence to progress negotiations.</p>		

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Ford Motor Company Limited</b> Eagle Way Brentwood Essex CM13 3BW (Freeholder)	<b>AV245951</b> - 16/63	<b>AV245951</b> - 4 Bond, Winterstoke Road, Bristol (BS3 2LB)
<b>Status of negotiations</b>		
We have discussed the temporary requirement for this land with Ford's retained agent. Ford Motor Company Limited own the land on which there is an adopted highway and the works will be undertaken within this adopted highway. As such it is not anticipated that the Applicant will enter into an agreement with Ford Motor Company Limited.		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Ford Retail Limited</b> 2 Charter Court Newcomen Way Colchester Business Park Colchester CO4 9YA (Leaseholder)	<b>BL146808</b> - 16/63	<b>BL146808</b> - 4 Bond, Winterstoke Road, Bristol (BS3 2LB)
<b>Status of negotiations</b>		
We have discussed the temporary requirement for this land with Ford's retained agent. As above, Ford Motor Company Limited own the land on which there is an adopted highway and the works will be undertaken within this adopted highway. As such it is not anticipated that the Applicant will enter into an agreement with Ford Retail Limited.		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Network Rail Infrastructure Limited</b> 1 Eversholt Street	<b>BL130737</b> (FH) – 17/05, 17/15, 17/20 <b>BL126934</b> (LH) – 17/05, 17/15, 17/20	<b>BL130737</b> – Land adjoining South Liberty Lane, Bristol <b>BL126934</b> - Land adjoining South Liberty Lane, Bristol

<p>London NW1 2DN (Freeholder)</p> <p><b>Freightliner Limited</b> 3<sup>rd</sup> Floor 90 Whitfield Street Fitzrovia London W1T 4EZ (Leaseholder)</p>		
<p><b>Status of negotiations</b></p>		
<p>Ardent, NSDC and Network Rail met Freightliner on site in March 2019 to discuss land requirements. Given that Network Rail is the freeholder and therefore had an existing relationship with Freightliner, as long leaseholder, it was decided it was sensible for Network Rail to progress matters. Following negotiations, the dimensions/locations of two compounds (one within the operational terminal itself and one on ancillary land) and associated access routes have been agreed. Freightliner asked Network Rail to prepare the legal documentation by way of an option to call down a leaseback arrangement for both parcels of land. Freightliner may vary the route of access to minimise the disruption to its business operations providing access remains at all times.</p> <p>Update to September 2020: Network Rail and Freightliner Limited are engaged in negotiations regarding the temporary use of Freightliner's land.</p>		
<p><b>Mount Pleasant &amp; Eirene Terrace</b></p>		
<p><b>Landowner(s)</b></p>	<p><b>Title Number(s) &amp; Plot(s)</b></p>	<p><b>Plot description(s)</b></p>
<p><b>K F</b> Flat 4 17 Richmond Hill Clifton Bristol BS8 1LH (Freeholder)</p>	<p><b>AV181124 - 07/15</b></p>	<p><b>AV181124 - 13 Mount Pleasant, Pill, Bristol (BS20 0ES)</b></p>
<p><b>T W</b> 13 Mount Pleasant Pill</p>	<p><b>Occupier - 07/15</b></p>	<p><b>Occupier - 13 Mount Pleasant, Pill, Bristol (BS20 0ES)</b></p>

<p>BS20 0ES (Occupier)</p> <p><b>N B</b> 13 Mount Pleasant Pill BS20 0ES (Occupier)</p>		
<p><b>Status of negotiations</b></p>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
<p><b>Landowner(s)</b></p>	<p><b>Title Number(s) &amp; Plot(s)</b></p>	<p><b>Plot description(s)</b></p>
<p><b>MJ M</b> 13 Mount Pleasant Pill BS20 0ES (Freeholder)</p> <p><b>SL B</b> 13 Mount Pleasant Pill BS20 0ES (Freeholder)</p>	<p><b>ST273821 - 07/20</b></p>	<p><b>ST273821 - 12 Mount Pleasant, Pill (BS20 0ES)</b></p>
<p><b>Status of negotiations</b></p>		

Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>C R</b> 11 Mount Pleasant Pill BS20 0ES (Freeholder & Occupier)	<b>ST235085 - 07/05, 07/25</b> <b>ST235085 (Occupier of Unregistered NRIL) – 07/55</b>	<b>ST235085 - 11 Mount Pleasant, Pill (BS20 0ES)</b>
<b>G R</b> 11 Mount Pleasant Pill BS20 0ES (Occupier)	<b>Occupier – 07/05, 07/25</b> <b>Occupier of Unregistered NRIL – 07/55</b>	<b>Occupier – 11 Mount Pleasant, Pill (BS20 0ES)</b>

#### Status of negotiations

Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>M S</b> 10 Mount Pleasant Pill BS20 0ES (Freeholder & Occupier)	<b>ST353248 - 07/30</b>	<b>ST353248 - 10 Mount Pleasant, Pill (BS20 0ES)</b>
<b>B S</b> 10 Mount Pleasant Pill BS20 0ES (Occupier)	<b>Occupier - 07/30</b>	<b>Occupier – 10 Mount Pleasant, Pill (BS20 0ES)</b>
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Trustees for Methodist Church Purposes</b> 1 Central Buildings Oldham Street Manchester	<b>ST278456 - 07/35</b>	<b>ST278456 - Pill Methodist Church, Mount Pleasant, Pill, Bristol (BS20 0ES)</b>

M1 1JQ (Freeholder)		
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>SJ C</b> 1 Mount Pleasant Pill Bristol BS20 0ES <i>(Freeholder)</i>	<b>AV214658 - 07/36</b>	<b>AV214658 - 1 Mount Pleasant, Pill, Bristol (BS20 0ES)</b>
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>Mrs G</b> 2 Mount Pleasant Pill BS20 0ES (Freeholder - Unregistered)	<b>Unregistered - 07/44</b>	<b>Unregistered - 2 Mount Pleasant, Pill, Bristol (BS20 0ES)</b>
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>R &amp; L B</b> Newlyn House Goodleigh Road Barnstaple EX32 7EQ (Freeholder)	<b>Unregistered - 07/46</b> <b>AV227634 – 07/59</b>	<b>Unregistered - 8 Mount Pleasant, Pill, Bristol (BS20 0ES)</b> <b>AV227634 – 8 Mount Pleasant, Pill, Bristol (BS20 0ES)</b>
<b>J</b> 8 Mount Pleasant Pill BS20 0ES (Occupier)	<b>Occupier – 07/46, 07/59</b>	<b>Occupier - 8 Mount Pleasant, Pill (BS20 0ES)</b>
<b>Status of negotiations</b>		

Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>MJ W</b> 3 Mount Pleasant Pill BS20 0ES <i>(Freeholder)</i>  <b>A D</b> 3 Mount Pleasant Pill BS20 0ES <i>(Freeholder)</i>	<b>AV129835 - 07/51</b>	<b>AV129835 - 3 Mount Pleasant, Pill, Bristol (BS20 0ES)</b>

**Status of negotiations**

Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
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<b>P &amp; L W</b> 4 Mount Pleasant Pill BS20 0ES <i>(Freeholder)</i>	<b>ST275656 - 07/52</b>	<b>ST275656 - 4 Mount Pleasant, Pill, Bristol (BS20 0ES)</b>
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
<b>Landowner(s)</b>	<b>Title Number(s) &amp; Plot(s)</b>	<b>Plot description(s)</b>
<b>D &amp; K B</b> 5 Mount Pleasant Pill BS20 0ES <i>(Freeholder)</i>	<b>AV232873 - 07/53</b>	<b>AV232873 - 5 Mount Pleasant, Pill, Bristol (BS20 0ES)</b>
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p>		

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>S McG</b> 6 Mount Pleasant Pill BS20 0ES (Freeholder)</p> <p><b>KA S</b> 6 Mount Pleasant Pill BS20 0ES (Freeholder)</p>	<p><b>ST283014 - 07/56</b></p>	<p><b>ST283014 - 6 Mount Pleasant, Pill, Bristol (BS20 0ES)</b></p>

**Status of negotiations**

Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>DJ B</b> 16 The Breaches Easton-In-Gordano Bristol</p>	<p><b>ST151140 - 07/58</b></p>	<p><b>ST151140 - 7 Mount Pleasant, Pill (BS20 0ES)</b></p>

BS20 0LP <i>(Freeholder)</i>  <b>EM T</b> 16 The Breaches Easton-In-Gordano Bristol BS20 0LP <i>(Freeholder)</i>		
<b>J &amp; M T</b> 7 Mount Pleasant Pill BS20 0ES <i>(Occupier)</i>	<b>Occupier - 07/58</b>	<b>Occupier - 7 Mount Pleasant, Pill (BS20 0ES)</b>
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Mount Pleasant were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Mount Pleasant were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
<b>Landowner(s)</b>	<b>Title Number(s) &amp; Plot(s)</b>	<b>Plot description(s)</b>
<b>VA B</b> 1 Eirene Terrace Pill BS20 0ET <i>(Freeholder)</i>	<b>ST223350 (Occupier of Unregistered NRIL) - 07/60</b>	<b>ST223350 - 1 Eirene Terrace, Pill (BS20 0ET)</b>

**Status of negotiations**

Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>YT G</b> 2 Eirene Terrace Pill BS20 0ET (Freeholder)	<b>AV132519 - 07/65</b>	<b>AV132519 - 2 Eirene Terrace, Pill (BS20 0ET)</b>

**Status of negotiations**

Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>OJ B</b> 3 Eirene Terrace	<b>ST208072 (Occupier of Unregistered NRIL) - 07/70</b>	<b>ST208072 - 3 Eirene Terrace, Pill, Bristol (BS20 0ET)</b>

Pill BS20 0ET <i>(Freeholder)</i>  <b>ECJ B</b> 3 Eirene Terrace Pill BS20 0ET <i>(Freeholder)</i>		
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
<b>Landowner(s)</b>	<b>Title Number(s) &amp; Plot(s)</b>	<b>Plot description(s)</b>
<b>WA B</b> 10 Monmouth Road Pill Bristol BS20 0AY <i>(Freeholder)</i>  <b>JP C</b> 10 Monmouth Road Pill Bristol	<b>ST2804 (Occupier of Unregistered NRIL) - 07/80</b>	<b>ST2804 - 4 Eirene Terrace, Pill, Bristol (BS20 0ET)</b>

BS20 0AY (Freeholder)		
<b>R LeP</b> 4 Eirene Terrace Pill BS20 0ET (Occupier)	<b>Occupier</b> - 07/80	<b>Occupier</b> - 4 Eirene Terrace, Pill, Bristol (BS20 0ET)
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
<b>Landowner(s)</b>	<b>Title Number(s) &amp; Plot(s)</b>	<b>Plot description(s)</b>
<b>JM S</b> 5 Eirene Terrace Pill BS20 0ET (Freeholder)	<b>ST5641 (Occupier of Unregistered NRIL) - 07/85</b>	<b>ST5641 - 5 Eirene Terrace, Pill, Bristol (BS20 0ET)</b>
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p>		

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>AR F</b> 6 Eirene Terrace Pill BS20 0ET (Freeholder)	<b>ST6553 (Occupier of Unregistered NRIL) - 07/90</b>	<b>ST6553 - 6 Eirene Terrace, Pill, Bristol (BS20 0ET)</b>

**Status of negotiations**

Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>FJ F</b> 7 Eirene Terrace Pill BS20 0ET (Freeholder)	<b>ST174021 (Occupier of Unregistered NRIL) - 07/100</b>	<b>ST174021 - 7 Eirene Terrace, Pill, Bristol (BS20 0ET)</b>

**Status of negotiations**

Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>M A</b> 8 Eirene Terrace Pill BS20 0ET (Occupier)	<b>Property Unregistered (Occupier of Unregistered NRIL) - 07/105</b>	<b>Occupier</b> – 8 Eirene Terrace, Pill, Bristol (BS20 0ET)

#### Status of negotiations

Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>EG T &amp; A A</b> 9 Eirene Terrace Pill	<b>AV117568 (Occupier of Unregistered NRIL) - 07/110</b>	<b>AV117568</b> - 9 Eirene Terrace, Pill and garden ground (BS20 0ET)

BS20 0ET (Freeholder)		
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>A M</b> 10 Eirene Terrace Pill BS20 0ET (Freeholder)</p> <p><b>W M</b> 10 Eirene Terrace Pill BS20 0ET (Freeholder)</p>	<p><b>AV134425 (Occupier of Unregistered NRIL) - 07/111</b></p>	<p><b>AV134425 - 10 Eirene Terrace, Pill, Bristol (BS20 0ET)</b></p>
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p>		

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>I R</b> 38 Cherry Tree Avenue Haslemere Surrey GU27 1JW (Freeholder)</p> <p><b>C S</b> 38 Cherry Tree Avenue Haslemere Surrey GU27 1JW (Freeholder)</p>	<p><b>AV245899 (Occupier of Unregistered NRIL) - 07/112</b></p>	<p><b>AV245899 - 11 Eirene Terrace, Pill, Bristol (BS20 0ET)</b></p>
<p><b>R C</b> 11 Eirene Terrace Pill BS20 0ET (Occupier)</p>	<p><b>Occupier - 07/112</b></p>	<p><b>Occupier - 11 Eirene Terrace, Pill, Bristol (BS20 0ET)</b></p>

**Status of negotiations**

Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>PR G</b> 45 Church Road Abbots Leigh Bristol BS8 3QU (Freeholder)</p>	<p><b>AV177392 (Occupier of Unregistered NRIL) - 07/113</b></p>	<p><b>AV177392 - 12 Eirene Terrace, Pill, Bristol (BS20 0ET)</b></p>
<p><b>R McK</b> 12 Eirene Terrace Pill BS20 0ET (Occupier)</p> <p><b>A S</b> 12 Eirene Terrace Pill BS20 0ET (Occupier)</p>	<p><b>Occupier - 07/113</b></p>	<p><b>Occupier - 12 Eirene Terrace, Pill, Bristol (BS20 0ET)</b></p>

**Status of negotiations**

Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>C &amp; C B</b> 13 Eirene Terrace Pill BS20 0ET (Freeholder)	<b>ST197660 (Occupier of Unregistered NRIL) - 07/114</b>	<b>ST197660 - 13 Eirene Terrace, Pill, Bristol (BS20 0ET)</b>
<b>Status of negotiations</b>		
<p>Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.</p> <p>Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.</p>		
Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<b>A &amp; C K</b> 14 Eirene Terrace Pill Bristol BS20 0ET (Freeholder)	<b>ST8399 - 07/117</b>	<b>ST8399 - 14 Eirene Terrace, Pill, Bristol (BS20 0ET)</b>
<b>SA</b> 14 Eirene Terrace Pill BS20 0ET (Occupier)	<b>Occupier - 07/117</b>	<b>Occupier - 14 Eirene Terrace, Pill, Bristol (BS20 0ET)</b>
<b>Status of negotiations</b>		

Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

Landowner(s)	Title Number(s) & Plot(s)	Plot description(s)
<p><b>DCW W</b> 1 Redshelf Walk Bristol BS10 6NY (Freeholder)</p> <p><b>AE H</b> 1 Redshelf Walk Bristol BS10 6NY (Freeholder)</p>	<p><b>AV237123 (Occupier of Unregistered NRIL) - 07/116</b></p>	<p><b>AV237123 - 15 Eirene Terrace, Pill, Bristol (BS20 0ET)</b></p>
<p><b>Unknown</b> 14 Eirene Terrace Pill BS20 0ET (Occupier)</p>	<p><b>Occupier - 07/116</b></p>	<p><b>Occupier - 15 Eirene Terrace, Pill, Bristol (BS20 0ET)</b></p>

**Status of negotiations**

Ahead of formal S42 consultation in October 2017, owners of properties located at Eirene Terrace were sent correspondence relating to the proposed temporary use of gardens in September 2017. A consultation was held in October 2017, whereby all owners and occupiers of Eirene Terrace were invited to join. As the proposed limits and use of the gardens were unconfirmed at the time, the Applicant issued correspondence to all properties in September 2018 to update the residents on

progress. Upon confirmation of requirements, the Applicant proposes to contact owners in the near future, providing an update on requirements and forthcoming draft agreements.

Update to September 2020: Residents were asked in December 2019 to confirm land ownership details and provided with an update, including Frequently Asked Questions (FAQ's). A Standard form licence is being prepared and will be provided by the Applicant when full details of the proposed requirements for temporary access are available.

**Table 2 - owners and occupiers of land at Lodway Close, Hardwick Road and Sambourne Lane, Pill**

Landowner(s)	Plot(s)	Plot description(s)
<b>TB &amp; AB</b>	06/36	<b>24 Lodway Close Pill Bristol BS20 0DE</b>
<b>Status of negotiations</b>		
The Landowners have signed the Option agreement and we await the signature of the lender in order to exchange.		
Landowner(s)	Plot(s)	Plot description(s)
<b>CP</b>	06/40	<b>25 Lodway Close Pill Bristol BS20 0DE</b>
<b>Status of negotiations</b>		
Lawyers have been instructed by the Landowner and the Option has been agreed. The Landowners have signed the Option agreement and we await the signature of the lender in order to exchange.		
Landowner(s)	Plot(s)	Plot description(s)
<b>AF &amp; CF</b>	06/50	<b>27 Lodway Close Pill Bristol BS20 0DE</b>
<b>Status of negotiations</b>		
Option agreement exchanged with the Landowner on 3 October 2019.		

Landowner(s)	Plot(s)	Plot description(s)
<b>CS &amp; JS</b>	06/65	<b>28 Lodway Close Pill Bristol BS20 0DE</b>
<b>Status of negotiations</b>		
Option agreement exchanged with the Landowner on 3 October 2019.		
Landowner(s)	Plot(s)	Plot description(s)
<b>IL &amp; SL</b>	06/85	<b>29 Lodway Close Pill Bristol BS20 0DE</b>
<b>Status of negotiations</b>		
Option agreement exchanged with the Landowner on 23 January 2020.		
Landowner(s)	Plot(s)	Plot description(s)
<b>RT</b>	06/90	<b>Ground floor flat 30 Lodway Close Pill Bristol BS20 0DE</b>
<i>Leaseholders: LL &amp; MC</i>	06/90	
<b>Status of negotiations</b>		
<u>RT</u> Option agreement exchanged with the freehold owner on 2 December 2019.		
<u>LL &amp; MC</u>		

LL & MC have not engaged in the negotiations. Ardent attempted contact with LL in July 2020 and left a voicemail to prompt negotiations, which was unreturned.

Landowner(s)	Plot	Plot description(s)
<b>LL &amp; MC</b>	06/95	<b>First floor flat 30 Lodway Close Pill Bristol BS20 0DE</b>
<i>Leaseholder: RT</i>	<b>06/95</b>	

**Status of negotiations**

Option agreement exchanged with RT on 2 December 2019.

LL & MC have not engaged in the negotiations. Ardent attempted contact with LL in July 2020 and left a voicemail to prompt negotiations, which was unreturned.

Landowner(s)	Plot(s)	Plot description(s)
<b>SB &amp; HE</b>	06/100	<b>31 Lodway Close Pill Bristol BS20 0DE</b>

**Status of negotiations**

The Option has been agreed.

Signature of the Option by the Landowner and their lender is awaited in order to exchange on the Option.

Landowner(s)	Plot(s)	Plot description(s)
<b>FS &amp; IS</b>	06/140	<b>32 Lodway Close Pill Bristol BS20 0DE</b>

**Status of negotiations**

Option agreement exchanged with the Landowner on 3 October 2019.		
Landowner(s)	Plot(s)	Plot description(s)
DL	06/145	33 Lodway Close Pill Bristol BS20 0DE
<b>Status of negotiations</b>		
Option agreement exchanged with the Landowner on 3 October 2019.		
Landowner(s)	Plot(s)	Plot description(s)
HN	06/155	34 Lodway Close Pill Bristol BS20 0DE
<b>Status of negotiations</b>		
Option agreement exchanged with the Landowner on 3 October 2019.		
Landowner(s)	Plot(s)	Plot description(s)
AS	06/280, 06/160,	27 Hardwick Road Pill Bristol BS20 0DB
<b>Status of negotiations</b>		
Option agreement exchanged with the Landowner on 3 October 2019.		
Landowner(s)	Plot(s)	Plot description(s)

<b>GH</b>	06/285, 06/290	<b>28 Hardwick Road Pill Bristol BS20 0DB</b>
<b>Status of negotiations</b>		
Option agreement exchanged - 3 October 2019		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>
<b>AB</b>	06/295, 06/300	<b>29 Hardwick Road Pill Bristol BS20 0DB</b>
<b>Status of negotiations</b>		
AB purchased the property on 28 June 2019. The Applicant's solicitors wrote to AB with draft documentation on 19 August 2019, and followed up with letters on 10 September, 22 October and 3 December 2019. No response has been received to-date.		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>
<b>NSAH</b>	06/305, 06/310	<b>30 Hardwick Road Pill Bristol BS20 0DB</b>
<i>Leaseholders: SA &amp; TA</i>	06/305, 06/310	<b>Ground floor flat 30 Hardwick Road Pill Bristol BS20 0DB</b>
<b>Status of negotiations</b>		
<u>SA &amp; TA</u> Option agreement exchanged with SA & TA on 21 November 2019.		

NSAH

NSAH instructed lawyers in June 2019 but have not since provided further instructions to their solicitor.

Landowner(s)	Plot(s)	Plot description(s)
<b>WN &amp; LW</b>	06/315, 06/320	<b>31 Hardwick Road Pill Bristol BS20 0DB</b>

**Status of negotiations**

Option agreement exchanged with the Landowners on 16 October 2019.

Landowner(s)	Plot(s)	Plot description(s)
<b>LM</b>	06/325, 06/330	<b>32 Hardwick Road Pill Bristol BS20 0DB</b>
<i>Occupier: RM</i>		

**Status of negotiations**

The Landowners have instructed lawyers and the Option has been agreed.  
The Option agreement is with the Landowner for signing.

Landowner(s)	Plot(s)	Plot description(s)
<b>LM</b>	06/335, 06/340	<b>32a Hardwick Road Pill Bristol BS20 0DB</b>
<i>Head Leaseholder: NMLTL &amp; RL</i>	<b>AV250368</b>	

<i>Sub leaseholder: GK</i>	<b>ST184574</b>	
<b>Status of negotiations</b>		
<u>NMLTL &amp; RL</u>		
The draft option was issued to the Landowner on 28 March 2019. Ardent attempted contact with RL in December 2019 via telephone to prompt negotiations. WBD followed up by letter on 3 December 2019, 8 January and 6 February 2020. No response has been received to date.		
<u>GK</u>		
The option agreement is agreed and signed, ready to be exchanged upon receipt of consent from NMLTL & RL.		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>
<b>MH &amp; LH</b>	06/345, 06/350	<b>33 Hardwick Road Pill Bristol BS20 0DB</b>
<b>Status of negotiations</b>		
The Landowners have instructed lawyers and the Option is agreed. Signature of Landowner and Lender is required. This has been awaited for some time.		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>
<b>MD &amp; MD</b>	06/355, 06/360	<b>34 Hardwick Road Pill Bristol BS20 0DB</b>
<b>Status of negotiations</b>		
Option agreement exchanged with Landowners on 3 October 2019		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>

<b>JR &amp; JR</b>	06/365, 06/370	<b>35 Hardwick Road Pill Bristol BS20 0DB</b>
<b>Status of negotiations</b>		
Option agreement exchanged with Landowners on 3 October 2019.		
Landowner(s)	Plot(s)	Plot description(s)
<b>GG</b>	06/375, 06/380	<b>36 Hardwick Road Pill Bristol BS20 0DB</b>
<b>Status of negotiations</b>		
Option agreement exchanged - 3 October 2019		
Landowner(s)	Plot(s)	Plot description(s)
<b>DD</b>	06/385, 06/390	<b>37 Hardwick Road Pill Bristol BS20 0DB</b>
<b>Status of negotiations</b>		
Option agreement exchanged with Landowners on 3 October 2019.		
Landowner(s)	Plot(s)	Plot description(s)
<b>JT &amp; KT</b>	06/395, 06/400	<b>38 Hardwick Road Pill Bristol BS20 0DB</b>

<b>Status of negotiations</b>		
Option agreement exchanged with Landowners on 3 October 2019.		
Landowner(s)	Plot(s)	Plot description(s)
<b>KR</b>	06/405, 06/410	<b>39 Hardwick Road Pill Bristol BS20 0DB</b>
<b>Status of negotiations</b>		
Option agreement exchanged with Landowners on 3 October 2019.		
Landowner(s)	Plot(s)	Plot description(s)
<b>PM &amp; EM</b>	06/415, 06/420	<b>40 Hardwick Road Pill Bristol BS20 0DB</b>
<i>Occupier: MM</i>		
<b>Status of negotiations</b>		
Landowners have instructed lawyers and the Option is agreed. The Landowner and Lender have signed the Option agreement. We are awaiting occupier's consent in order to exchange.		
Landowner(s)	Plot(s)	Plot description(s)
<b>DR</b>	06/425, 06/430	<b>10 Sambourne Lane Pill Bristol BS20 0DA</b>

<b>Occupier: PR</b>		
<b>Status of negotiations</b>		
The draft Option was issued to the landowner on 28 March 2019. WBD followed up by letter on 24 April and 3 December 2019. No response has been received to-date.		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>
<b>AW</b>	06/435, 06/440	<b>9 Sambourne Lane Pill Bristol BS20 0DA</b>
<b>Status of negotiations</b>		
The draft Option was issued on 28 March 2019. Ardent responded on 16 January to a series of queries raised by the Landowner. WBD followed up by letter on 7 February, 6 March and 15 April 2020. No response has been received to-date.		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>
<b>NSAH</b>	06/445, 06/450	<b>8 Sambourne Lane Pill Bristol BS20 0DA</b>
<b>Occupiers: VT &amp; MT</b>		
<b>Status of negotiations</b>		
NSAH instructed lawyers in June 2019 but have not since provided instructions to proceed.		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>
<b>NSAH</b>	06/455, 06/460	<b>7 Sambourne Lane Pill</b>

		<b>Bristol BS20 0DA</b>
<i>Occupiers: PS&amp;AS</i>		
<b>Status of negotiations</b>		
NSAH instructed lawyers in June 2019 but have not since provided instructions to proceed.		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>
<b>NSAH</b>	06/465, 06/470	<b>6 Sambourne Lane Pill Bristol BS20 0DA</b>
<i>Occupiers: JP &amp; EP</i>		
<b>Status of negotiations</b>		
NSAH instructed lawyers in June 2019 but have not since provided instructions to proceed.		
<b>Landowner(s)</b>	<b>Plot(s)</b>	<b>Plot description(s)</b>
<b>NSAH</b>	06/475, 06/480	<b>5 Sambourne Lane Pill Bristol BS20 0DA</b>
<i>Occupier: PL</i>		
<b>Status of negotiations</b>		
NSAH instructed lawyers in June 2019 but have not since provided instructions to proceed.		

Landowner(s)	Plot(s)	Plot description(s)
<b>RB &amp; GB</b>	06/485, 06/490	<b>4 Sambourne Lane Pill Bristol BS20 0DA</b>
<b>Status of negotiations</b>		
The draft Option agreement was issued on 28 March 2019. The Landowners raised several queries and expressed an unwillingness to enter into the agreement.		
Landowner(s)	Plot(s)	Plot description(s)
<b>DN &amp; PN</b>	06/495, 06/500	<b>3 Sambourne Lane Pill Bristol BS20 0DA</b>
<b>Status of negotiations</b>		
Landowners have instructed lawyers and the parties are engaging in negotiation over the Option agreement. DN & PN purchased the property on 28 January 2020. WBD issued draft Option on 12 June 2020. Exchange is delayed as the Landowners have raised concerns in relation to trees abutting their property.		
Landowner(s)	Plot(s)	Plot description(s)
<b>NWG &amp; RUKL</b>	06/510	<b>2 Sambourne Lane Pill Bristol BS20 0DA</b>
<i>Occupier: LD</i>		
<b>Status of negotiations</b>		
The draft Option was issued to the Landowner on 28 March 2019. Ardent attempted contact with LD in December 2019. The Applicant's solicitors followed this up by letter on 3 December 2019, 8 January 2020 and 6 February 2020. No response has been received to-date.		

Landowner(s)	Plot(s)	Plot description(s)
<b>MS</b>	06/520	<b>1 Sambourne Lane Pill Bristol BS20 0DA</b>
<b>Status of negotiations</b>		
MS instructed Jury O'Shea on 14 May 2019. MS raised concerns about a summer house, shed and brick wall in the garden. Ardent spoke with MS in June 2019 but it has not been possible to make further progress.		