



EAST PARK ENERGY

East Park Energy

EN010141

Land and Rights Negotiation Tracker

Document Reference: EN010141/DR/4.4

Infrastructure Planning (Applications: Prescribed Forms and
Procedure) Regulations 2009: Regulation 5(2)(q)

September 2025

Version P01

EAST PARK ENERGY

Planning Act 2008

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

Land and Rights Negotiation Tracker

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1.0 INTRODUCTION

1.1 Introduction

- 1.1.1 The Schedule of the Land and Rights Negotiation Tracker (“LRT”) has been prepared by BSSL Cambsbed 1 Limited (“Brockwell Storage and Solar”) (“the Applicant”) alongside the **Statement of Reasons [EN010141/DR/4.1]** to demonstrate that the Applicant has complied with the compulsory acquisition guidance (Department for Communities and Local Government (DCLG), September 2013) and explain why it is necessary and justifiable for the Application to seek powers for compulsory acquisition for the East Park Energy Order (hereafter referred to as “the Scheme”).
- 1.1.2 The Applicant is presently and will continue to engage with affected parties to seek to acquire the relevant freehold interests, new rights, and temporary use of land by agreement, to ensure fulfilment of the Scheme. Whilst seeking compulsory acquisition powers, the Applicant will continue to negotiate with the aim to reach voluntary agreement. The approach of seeking powers of compulsory acquisition in the Application for Development Consent Order (DCO) whilst also negotiating to acquire land rights by agreement, accords with paragraph 26 of the compulsory acquisition guidance (Department for Communities and Local Government (DCLG), September 2013).

1.2 Category 1 Owners

- 1.2.1 Part 1 of the LRT includes all Category 1 Owners or Reputed Owners identified within the **Book of Reference [EN010141/DR/4.3]** where acquisition of land and rights is required.
- 1.2.2 Part 1 of the LRT does include tenants, lessees and occupiers identified as Category 1 interests in the Book of Reference. The Applicant is requesting such interests be signatories to voluntary agreements with Category 1 Owners or Reputed Owners identified within the **Book of Reference [EN0101041/DR/4.3]**.

1.2.3 The LRT does not include commentary with Category 3 interests identified in the **Book of Reference [EN0101041/DR/4.3]**, as none were identified. Therefore, not subject to any acquisition of land, rights nor temporary possession.

1.2.4 Where no interest has come forward declaring or proving ownership of unregistered plots, negotiations are not ongoing.

1.3 Part 2 – Category 2 Statutory Undertakers

1.3.1 Part 2 of the LRT includes a summary in respect of voluntary agreements being sought with Category 2 Statutory Undertakers interests in the **Book of Reference [EN010141/DR/4.3]** as having rights and/or apparatus within the Order Limits.

1.4 Part 3 – Crown Interests

1.4.1 Part 3 of the LRT includes all Crown interests identified within the **Book of Reference [EN010141/DR/4.3]** where acquisition of land and rights is required.

1.5 Section Notices

1.5.1 Each tracker includes five Sections, each with multiple columns.

1.5.2 Section A provides the name of the Affected Party as an individual land interest within the Order Limits, their unique reference number and the name and company of their agent if they are represented professionally.

1.5.3 Section B provides the Examination Library references associated with any Relevant Representation, Written Representation or other document provided by the Affected Party.

1.5.4 Section C provides an overview of the status of any objections as well as a summary of any objection.

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- 1.5.5 Section D provides more information in respect of the Affected Party's interest within the Order Limits, including the description of rights sought of Book of Reference plots detailed within the **draft DCO [EN010141/DR/3.1]**.
- 1.5.6 Section E provides an overview a summary of the negotiation status of agreements being sought.
- 1.5.7 The Applicant also notes that the Land and Rights Negotiations Tracker should be read in conjunction with the following documents:
- a) **Land and Crown Land Plan [EN010141/DR/2.2];**
 - b) **Works Plan [EN010141/DR/2.3];**
 - c) **Draft DCO [EN010141/DR/3.1];**
 - d) **Book of Reference [EN010141/DR/4.3];** and
 - e) **Statement of Reasons [EN010141/DR/4.1].**

	JAC Settlement Trust Corporation Limited					Category 1	Owner	10-3, 11-1	Permanent Acquisition	1, 2, 3, 4, 6, 6a, 6b, 8, 9a, 10	Solar PV, BESS, On-site substation, 400kV cable, Internal cabling and ancillary infrastructure, green infrastructure, visibility splay and agrisolar research area	Option agreement exchanged, discussing amendment to Option following changes in landownership	Option for lease was exchanged in September 2025. The Applicant has recently been made aware of changes in landownership affecting the site and is now taking steps to agree a revised set of documents. Negotiations with the landowners and their legal representatives are currently ongoing.
								7-3, 10-16, 11-2	New Rights	4, 6, 9	400kV cable, internal cabling and access rights		
	James Duberly					Category 1	Owner	10-16	New Rights	6, 9	Internal cabling and access rights	Negotiations not required	The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in September 2024. The Applicant has not entered into negotiations for the acquisition of rights over the identified plots, as the interests have been determined under a legal presumption whereby ownership of the subsoil is attributed to the adjoining landowner. In light of this presumption, and given that the subsoil carries no market value, confers no use or enjoyment to the landowner, and is not prejudiced by the proposed development, the Applicant does not consider it necessary to engage in negotiations with these interests.
	James Gordon Hopperton					Category 1	Owner	5-5	New Rights	6, 9	Internal cabling and access rights	Option agreement exchanged	Option for lease was exchanged.
	Jonathan David Brown	Tom Arthey, Arthey Associates.				Category 1	Owner	9-6, 10-1	New Rights	6, 9	Internal cabling and access rights	Heads of Terms negotiations ongoing	The Applicant has been corresponding with the Affected Person since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. Further engagement took place with the agent of Affected Persons in September 2024 to October 2024. The Applicant issued Heads of Terms in February 2025. The Applicant chased a response to the Heads of Terms in February to March 2025. Negotiations of the Heads of Terms with the agent are ongoing since March 2025.
	Judith Anne Clements					Category 1	Owner	10-3, 11-1	Permanent Acquisition	1, 2, 3, 4, 6, 6a, 6b, 8, 9a, 10	Solar PV, BESS, On-site substation, 400kV cable, Internal cabling and ancillary infrastructure, green infrastructure, visibility splay and agrisolar research area	Option agreement complete, discussing amendment to Option following changes in landownership	Option for lease was exchanged in September 2025. The Applicant has recently been made aware of changes in landownership affecting the site and is now taking steps to agree a revised set of documents. Negotiations with the landowners and their legal representatives are currently ongoing.
								7-3, 7-8, 7-9, 7-10, 7-11, 10-16, 11-2	New Rights	4, 6, 9	400kV cable, internal cabling and access rights		
	Julia Anne Harris					Category 1	Owner	5-2, 5-3, 5-6, 5-7, 6-1, 7-3	New Rights	6, 9	Internal cabling and access rights	Option agreement exchanged	Option agreement exchanged.
	Lidwina Anne-Marie Hamilton	James Bailey, Brown & Co.				Category 1	Owner	10-3	Permanent Acquisition	1, 2, 3, 4, 6, 6a, 6b, 8, 9a, 10	Solar PV, BESS, On-site substation, 400kV cable, Internal cabling and ancillary infrastructure, green infrastructure, visibility splay and agrisolar research area	Heads of Terms agreed, Option agreement negotiations ongoing	The Applicant has been corresponding with the Affected Person since 2020. The Affected Person appointed a land agent (Brown & Co) in March 2024. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. Heads of Terms were issued in August 2024 and were signed in March 2025. The Option for Easement is progressing with solicitors.
								11-6, 11-7, 12-1, 12-2, 12-3	New Rights	4	400kV cable		
	Matthew William Brightman, Rebecca Brightman					Category 1	Owner	5-3, 5-6	New Rights	6	internal cabling	Option agreement exchanged	Option agreement exchanged.
	National Grid Electricity Transmission plc					Category 1	Owner	14-4, 14-9, 14-10, 14-11, 14-12, 14-13, 14-14, 14-15, 14-16, 14-17, 14-18, 14-19, 14-20	New Rights	4, 5, 9	400kV cable, substation connection and access rights	Negotiations ongoing	The Applicant has been corresponding with National Grid Electricity Transmission plc ("NGET") since 2021. The Applicant has attended a monthly meeting with National Grid Electricity Transmission plc since November 2024 to discuss live project matters. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Applicant remains engaged with the NGET and their legal team and negotiations on Protective Provisions are ongoing. The Applicant has reached out to the Environment Agency to discuss their interest within the scheme and discuss securing the necessary land rights.
	National Highways Limited					Category 1	Owner	14-4, 14-7	New Rights	4, 9	400kV cable and access rights	Negotiations ongoing	The Applicant has been corresponding with the National Highways ("NH") since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Applicant has received a response to the RFI's and has been informed that the interest held by National Highways Limited is outside of their operational boundary and is maintained by the local council in June 2024. In September 2025, further engagement has taken place with NH to confirm if the right in favor of the Secretary of State for Environemnt still applies or has been transferred to them or the local council (Bedford Borough Council). The Applicant remains engaged with NH in relation to their interest within the scheme and discuss securing the necessary land rights.
						Category 1	Owner	14-6	Temporary possession	9	access rights		
	P S Manor Farm Solar Limited					Category 1	Owner	2-2, 2-3, 3-1, 3-2, 3-3, 3-7, 3-8	New Rights	1, 6, 7, 8	Solar PV, internal cabling, temporary compounds and laydown areas	Negotiations ongoing	The Applicant has been corresponding with the Affected Person since 2021. The Applicant has been in discussions with the Affected Person on matters related to the scheme. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in September 2024. The Applicant has been in discussion with the Affected Person to reach an agreement and those discussions are still ongoing.
	Patricia Ann Price, Timothy George Price					Category 1	Owner	6-1	New Rights	6, 9	Internal cabling and access rights	Negotiations not required	The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in September 2024. The Applicant has not entered into negotiations for the acquisition of rights over the identified plots, as the interests have been determined under a legal presumption whereby ownership of the subsoil is attributed to the adjoining landowner. In light of this presumption, and given that the subsoil carries no market value, confers no use or enjoyment to the landowner, and is not prejudiced by the proposed development, the Applicant does not consider it necessary to engage in negotiations with these interests.
	Pertenhall Village Charity					Category 1	Owner	3-6	New Rights	6, 8, 9	Internal cabling, green infrastructure and access rights	Negotiations not required	The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in September 2024. The Applicant is preparing correspondence to make initial contact with the Affected Person. The Applicant has not entered into negotiations for the acquisition of rights over the identified plots, as the interests have been determined under a legal presumption whereby ownership of the subsoil is attributed to the adjoining landowner. In light of this presumption, and given that the subsoil carries no market value, confers no use or enjoyment to the landowner, and is not prejudiced by the proposed development, the Applicant does not consider it necessary to engage in negotiations with these interests.
	Duncan Frazer Brightman, Matthew William Brightman					Category 1	Owner	5-7, 6-1	New Rights	6, 9	Internal cabling and access rights	Option agreement exchanged	Option agreement exchanged.

	Richard Edward Beckett Squire	BHM Rural				Category 1	Owner	11-2, 12-6, 12-7, 12-8, 12-9, 13-1, 13-2, 13-4, 13-6, 13-7, 13-8, 13-9, 13-10, 14-4	New Rights	4, 9	400kV cable and access rights	Heads of Terms agreed, Option agreement negotiations ongoing	The Applicant has been corresponding with the Affected Person since 2020. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. Heads of Terms were discussed in May 2024 and in August 2024, and comments have since been exchanged by both parties. Heads of Terms were signed in November 2024. The Option for Easements was issued in July 2025 and a response is awaited from the Affected Person.
	Richard Lewin Banks					Category 1	Owner	6-1	New Rights	6, 9	Internal cabling and access rights	Option agreement exchanged	Option agreement exchanged.
	Robert Adrien Hamilton, Lidwina Anne-Marie Hamilton	James Bailey, Brown & Co.				Category 1	Owner	10-16, 11-2, 12-4, 12-5	New Rights	4, 6, 9	400kV cable, internal cabling and access rights	Heads of Terms agreed, Option agreement negotiations ongoing	The Applicant has been corresponding with the Affected Person since 2020. The Affected Person appointed a land agent (Brown & Co) in March 2024. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. Heads of Terms were issued in August 2024 and were signed in March 2025. The Option for Easement is progressing with solicitors.
	Robert Sharman					Category 1	Tenant	14-8, 14-9, 14-10, 14-11, 14-12, 14-15, 14-20	New Rights	4	400kV cable	Heads of Terms negotiations ongoing	The Applicant has been corresponding with the Affected Person since 2021. The Applicant has had ongoing engagement with the Affected Person since 2022 regarding the project, surveys required on their land, and the potential impact of the scheme on their farming practices. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in September 2024. The Applicant has continued to engage with the Affected Person and their solicitor to secure the necessary land rights. Discussions commenced in September 2025 and discussions are ongoing.
	Rupert James Gates					Category 1	Owner	14-2	Temporary possession	9a	Visibility splay	Option agreement exchanged	Option agreement exchanged.
								14-4	New Rights	4, 9	400kV cable and access rights		
	T. J. Bates & Son					Category 1	Owner	2-2, 2-3, 3-1, 3-2, 3-5, 3-6, 3-7, 3-8	New Rights	1, 6, 7, 8, 9	Solar PV, internal cabling, temporary compounds, laydown areas and access rights	Option agreement exchanged	Option for lease was exchanged The Applicant will continue to engage with the Affected Person and their solicitor to further discuss the restrictive covenants in place on their land.
	Thomas William Bates					Category 1	Owner	2-2, 2-3, 3-1, 3-2, 3-3, 3-6, 3-7, 3-8	New Rights	1, 6, 7, 8, 9	Solar PV, internal cabling, temporary compounds, laydown areas and access rights	Option agreement exchanged	Option for lease was exchanged The Applicant will continue to engage with the Affected Person and their solicitor to further discuss the restrictive covenants in place on their land.
	William Andrew Brightman	BHM Rural				Category 1	Owner	14-4, 14-8, 14-9	New Rights	4, 9	400kV cable and access rights	Heads of Terms agreed, Option agreement negotiations ongoing	The Applicant has been corresponding with the Affected Person since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. Heads of Terms for Option for Easement were issued in June 2022 and were agreed in May 2025. The Applicant has continued to engage with the Affected Person and their Agent and an Option for Easement is agreed in principle. This agreement is expected to be completed once outstanding matters with the tenant farmer have been resolved.
	Zantra Properties Limited	Norman Paske, Mintridge Consultants				Category 1	Owner	7-8, 7-9, 7-10, 7-11	New Rights	6	internal cabling	Heads of Terms negotiations ongoing	The Applicant has been corresponding with the Affected Person since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in June 2024. Initial Heads of Terms were issued in March 2025, and updated Heads of Terms were sent to the Affected Person in May 2025. Comments were received from the Affected Person and revised Heads of Terms were issued in July 2025 and discussions are ongoing.

A. Affected Party			B. Examination Library references	C. Status of Objection		D. Draft DCO information						E. Voluntary agreements	
AP Ref No.	Name of Land Interest	Agent / Representative	Examination Library references	Status of objection	Summary of objection	BoR Category	Interest	Book of Ref Plot Refs. (Prefix is plan number)	Description of rights sought	Work no(s)	Works Description	Status of negotiation	Summary of negotiation status
	Anglian Water Services Limited					Category 2	Rights/Apparatus	10-3, 11-1	Permanent Land	1, 2, 3, 4, 6, 6a, 6b, 8, 9a, 10	Solar PV, BESS, On-site substation, 400kv cable, Internal cabling and ancillary infrastructure, green infrastructure, visibility splay and agrisolar research area	PP Draft under discussion	The Applicant has been corresponding with Anglian Water ("AW") since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Applicant has received a response to their Request for Information (RFI) confirming AW's Interest in June 2024. The Applicant has reached out to discuss protective provisions with AW. AW have provided draft protective provisions to the Applicant's legal team for review and engagement is ongoing.
								13-6	New Rights	4, 9	400kv cable and access rights		
	Eastern Power Networks plc					Category 2	Rights/Apparatus	14-9, 14-11, 14-12, 14-14, 14-19, 14-20	New Rights	4, 5	400kv cable and substation connection	Standard protective provisions included in draft DCO	The Applicant has been corresponding with Eastern Power Networks ("EPN") since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Applicant has reached out to EPN to discuss protective provisions and how their apparatus interacts with the scheme.
	Environment Agency					Category 2	Rights/Apparatus	13-7	New Rights	4	400kv cable	PP Draft under discussion	The Applicant has been corresponding with the Environment Agency since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Environment Agency responded to the RFI in July 2024. The Applicant is engaged with the Environment Agency around their interest in the scheme and negotiations on Protective Provisions are ongoing.
	EUNetworks Fiber UK Limited					Category 2	Rights/Apparatus	3-5, 3-6	New Rights	6, 8, 9	Internal cabling, green infrastructure and access	Standard protective provisions included in draft DCO	The Applicant has been corresponding with EUNetworks Fiber UK Limited ("EUNetworks") since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Applicant is engaged with the Affected Person, including in relation to protective provisions.
	Gigaclear Limited					Category 2	Rights/Apparatus	3-5, 3-6	New Rights	6, 8, 9	Internal cabling, green infrastructure and access	Standard protective provisions included in draft DCO	The Applicant has been corresponding with Gigaclear Limited ("Gigaclear") since 2021 The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Applicant is engaged with the Affected Person, including in relation to protective provisions.
	National Gas Transmission plc					Category 2	Rights/Apparatus	6-1	New Rights	6, 9	Internal cabling and access	PP Draft under discussion	The Applicant has been corresponding with National Gas Transmission plc ("National Gas") since 2021 The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. National Gas responded to the Applicant's RFI in June 2024. The Applicant is engaged with National Gas and negotiations on Protective Provisions are ongoing.
								10-3, 11-1	Permanent Land	1, 2, 3, 4, 6, 6a, 6b, 8, 9a, 10	Solar PV, BESS, On-site substation, 400kv cable, Internal cabling and ancillary infrastructure, green infrastructure, visibility splay and agrisolar research area		
	National Grid Electricity Transmission plc					Category 2	Rights/Apparatus	9-5, 10-2, 11-6, 11-7, 12-2, 12-3, 14-8	New Rights	4, 6	400kv cable and internal cabling	Standard protective provisions included in draft DCO	The Applicant has been corresponding with National Grid Electricity Transmission plc ("NGET") since 2021. The Applicant has attended a monthly meeting with National Grid Electricity Transmission plc since November 2024 to discuss live project matters. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Applicant remains engaged with the NGET and their legal team and negotiations on Protective Provisions are ongoing.
								14-2	Temporary possession	9a	visibility splay		
	UK Power Networks (Operations) Limited					Category 2	Rights/Apparatus	9-5, 10-2, 14-8, 14-9, 14-11, 14-12, 14-13, 14-14, 14-19, 14-20	New Rights	4, 5, 6	400kv cable, substation connection and internal cabling	Standard protective provisions included in draft DCO	The Applicant has been corresponding with the UK Power Networks (Operations) Limited ("UKPN") since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Applicant is engaged with the Affected Person, including in relation to protective provisions.
								10-3, 11-1	Permanent Land	1, 2, 3, 4, 6, 6a, 6b, 8 9a, 10	Solar PV, BESS, On-site substation, 400kv cable, Internal cabling and ancillary infrastructure, green infrastructure, visibility splay and agrisolar research area		
	Vodafone Limited					Category 2	Rights/Apparatus	14-4, 14-7, 14-9, 14-11, 14-12, 14-13, 14-14, 14-15, 14-16, 14-18	New Rights	4, 5, 9	400kv cable, substation connection and access	Standard protective provisions included in draft DCO	The Applicant has been corresponding with the Vodafone Limited ("Vodafone") since 2021. The Applicant issued a Request for Information (RFI) to capture any changes in land ownership information in May 2024. The Applicant is engaged with the Affected Person, including in relation to protective provisions.

A. Affected Party			B. Examination Library references	C. Status of Objection		D. Draft DCO information						E. Voluntary agreements	
AP Ref No	Name of Land Interest	Agent / Representative	Examination Library references	Status of objection	Summary of objection	BoR Category	Interest	Book of Ref Plot Refs. (Prefix is plan number)	Description of rights sought	Work no(s)	Works Description	Status of negotiation	Engagement summary and intel
	Secretary of State for the Environment					Category 2	Rights	14-6	Temporary possession	9	Access rights	Negotiations ongoing	The Applicant has been corresponding with the Secretary of State for the Enviroment since September 2024 and is engaged to confirm their interest within the land. The Secretary of State for the Enviroment has responded in September 2025 to confirm the interest may now belong to National Highways or the local council and advised National Highways to provide us with a response confirming the interest now belongs to them.
								14-7	New Rights	4 and 9	400kv cable and access rights		