

The Drovers Solar Farm

Land and Rights Negotiations Tracker

Prepared by: WSP

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APFP Regulation Reg 5(2)(q)

Planning Act 2008

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





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1 Introduction

1.1 Purpose of this document

- 1.1.1 This Land and Rights Negotiations Tracker (LRT) has been prepared on behalf of The Drovers Solar Farm Limited ('the Applicant') to provide the details of each person with a landholding within the Order land and explains the status of the negotiations with these affected persons in relation to the Development Consent Order (DCO) Application for the construction, operation, maintenance, and decommissioning of The Drovers Solar Farm (hereafter referred to as the 'Scheme').
- 1.1.2 It will be updated throughout Examination to provide an overview of negotiations as these progress with affected parties.
- 1.1.3 In addition to landowners, the LRT sets out the land interests held by statutory undertakers in a separate table, enabling the status of negotiations with these statutory undertakers to be set out including progress made to agree the form of protective provisions to be included in the DCO.



2 Part 1 – Category 1 Interests (Owners, Occupiers, Lessees or Tenants)

- 2.1.1 **Part 1** of the LRT includes all Category 1 owners identified with the **Book of Reference [APP/4.3]** where all acquisition of freehold land, permanent rights and temporary possession is required and the landowner is able to provide proof of title.
- 2.1.2 Where a land interest is identified within the **Book of Reference [APP/4.3]** as having an interest in respect of the subsoil beneath a public adopted highway, this interest has not been listed in this LRT as no voluntary property rights are being sought. These plots are included in respect of the relevant highways authority for completion, and engagement with the relevant highways authorities is ongoing as part of the DCO process.
- 2.1.3 Category 1 occupiers, lessees and tenants have also been included within the LRT. Where negotiations are ongoing with the freehold owner of the land for the rights required for the Scheme, the LRT sets out where this is the case for a given occupier, lessee or tenant.

3 Part 2 – Statutory Undertakers

- 3.1.1 **Part 2** of the LRT includes interests identified as a statutory undertaker within Part 1 of the **Book of Reference [APP/4.3]** and provides commentary in respect of the protective provisions and any voluntary agreements being sought.

4 Other Interests

- 4.1.1 The Applicant is not seeking to enter into any voluntary agreement with land owned by Category 3 interests identified in the **Book of Reference [APP/4.3]** that are located outside of the Order land. Category 3 interests have therefore been excluded from the LRT.

The Droves Solar Farm Detailed Land and Rights Negotiations Tracker

Notes:

1. All interests which are not already acquired at the point of submission should be entered in this tracker and marked as complete (column 'w') when agreement with known interest is reached

2. Any non-agreement is also counted as an objection by an affected person(s) for the purpose of this tracker

3. Any entry should also be made where the interest (or potential interest) holder is not known, to allow the relevant information to be added following diligent inquiry, negotiation, etc

4. An editable version of this tracker must be submitted to The Planning Inspectorate with the application as an appendix to the Statement of Reasons

Book of Reference plot number ¹	Plan reference number ²	Description of land and rights requested ³	Party Name	Category ⁴	Agent / Representative ⁵	When available Interested party/affected person reference number ⁷	When available Relevant representation reference	When available Written representation reference number ⁸	Other document reference number ¹⁰	Applicant's response references ¹¹	Duration of temporary rights ¹²	Special category (Crown, allotment, National Trust, etc) (Select from drop down list) ¹³	Special category - other information including confirmation of status	Is the affected person a statutory undertaker and is the land operational (Select from drop down)	Protective provision status (Select from drop down list)	Side agreements (Select from drop down list)	Status of Objection ¹⁴	Heads of Terms (Select from drop down)	Complete (Select from drop down list)	Last Updated [DD/MM/YYYY]
1-10, 2-13a, 2-15, 2-20, 2-29, 2-30, 2-31, 2-32, 3-38, 3-39, 3-40, 3-41, 3-42	APP/2.2	Freehold Acquisition Acquisition of Rights	Charlie Ward	Category 1								N/A	N/A	Not SU			<p>The Applicant has been corresponding with the affected persons since May 2025.</p> <p>A meeting took place on 30 May 2025 to discuss the Scheme, their interest in the land, next steps and collaborative working with Charlie Ward.</p> <p>The Applicant issued Requests for Information (RFIs) on 11 June 2025 and 21 October 2025 which were sent so that the affected persons interest within the land could be confirmed. Response was received on 12 June 2025.</p> <p>Discussions have continued with the proprietor of the land where rights are required and negotiations of an option agreement are ongoing.</p> <p>The Applicant has not entered into negotiations with the occupier of the identified plots, as the option agreement with freeholder provides for vacant possession to be provided.</p>	Not Required		19/11/2025
2-34, 2-35, 2-37	APP/2.2	Acquisition of Rights Temporary Possession	Geoffrey Mason Limited	Category 1	Rowley Barclay - Brown & Co.							N/A	N/A	Not SU			<p>The Applicant has been corresponding with the affected persons since February 2025.</p> <p>The Applicant issued Requests for Information (RFIs) on 13 February 2025, 28 February 2025 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. No Responses have been recieved.</p> <p>The Applicant is continuing to progress discussions towards a voluntary agreement. The main discussions at present are around the financial impact that the proposal, within the affected persons title, will have.</p>	Draft under discussion	Ongoing	19/11/2025
1-01, 1-03, 1-04, 1-05, 1-06, 1-07, 1-08, 1-09, 1-10, 1-11, 2-12, 2-13, 2-13a, 2-14, 2-15, 2-16, 2-17, 2-17a, 3-40	APP/2.2	Freehold Acquisition Acquisition of Rights Temporary Possession	Hugh Murray Charles Coghill, Nicholas Julian Hedley Pratt, Susan Jane Fountaine	Category 1								N/A	N/A	Not SU			<p>The Applicant has been corresponding with the affected persons since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 28 November 2024 and 21 October 2025 which were sent so that the affected persons interest within the land could be confirmed. Response was received on 22 January 2025.</p> <p>The Applicant has an Option Agreement in place and is discussing amendments to the Option.</p>	Draft under discussion	Ongoing	19/11/2025
5-55	APP/2.2	Temporary Possession	Janet Elizabeth Thorpe	Category 1								N/A	N/A	Not SU			<p>The Applicant issued Requests for Information (RFIs) on 28 February 2025 and 21 October 2025 which were sent so that the affected persons interest within the land could be confirmed. No Responses have been recieved.</p> <p>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 Scheme, the Applicant does not consider it necessary to engage in negotiations with these interests.</p>	Not Required		19/11/2025

5-55	APP/2.2	Temporary Possession	JLP Scottish Partnership	Category 1								N/A	N/A	Not SU		<p>The Applicant issued Requests for Information (RFIs) on 28 February 2025 and 21 October 2025 which were sent so that the affected persons interest within the land could be confirmed. No Responses have been recieved.</p> <p>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 Scheme, the Applicant does not consider it necessary to engage in negotiations with these interests.</p>	Not Required	19/11/2025
2-18, 2-20, 2-24, 2-26, 2-27, 2-29, 2-30, 2-31, 3-38, 3-39, 3-41, 4-43, 4-43a, 4-45	APP/2.2	Freehold Acquisition Acquisition of Rights	Narstate Limited	Category 1								N/A	N/A	Not SU		<p>The Applicant has been corresponding with Narstate Limited since December 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 02 December 2024 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. Response was received on 05 November 2025.</p> <p>The Applicant has not entered into negotiations with the occupier of the identified plots, as the option agreement with freeholder provides for vacant possession to be provided.</p>	Not Required	19/11/2025
5-47, 5-49, 5-50, 5-51, 5-53, 5-54, 5-55, 5-56	APP/2.2	Temporary Possession	National Highways Limited	Category 1								N/A	N/A	Not SU		<p>The Applicant has been corresponding with National Highways Limited ("NH") since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 28 November 2024 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. Responses were received on 13 December 2024.</p> <p>The Applicant remains engaged with NH in relation to their interest within the scheme and ongoing discussion to secure the necessary land rights.</p>	Draft under discussion Ongoing	19/11/2025
1-03, 1-10, 2-18, 2-20, 2-22, 2-23, 2-24, 2-25, 2-26, 2-27, 2-29, 2-30, 2-31, 2-32, 2-33, 2-34, 2-35, 2-36, 3-38, 3-39, 3-40, 3-41, 3-42, 4-43, 4-43a, 4-44, 4-45	APP/2.2	Freehold Acquisition Acquisition of Rights	Nigel David Patrick Dodds, Paul Anthony James Croker	Category 1								N/A	N/A	Not SU		<p>The Applicant has been corresponding with the affected persons since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 28 November 2024 and 21 October 2025 which were sent so that the affected persons interest within the land could be confirmed. No Responses have been recieved.</p> <p>The Applicant has an Option Agreement in place and is discussing amendments to the Option.</p>	Draft under discussion Ongoing	19/11/2025
1-03, 1-04, 1-05, 1-06, 2-12, 2-13a, 2-15, 2-16, 2-19, 2-21, 2-22, 2-23, 2-25, 2-28, 2-33, 2-34, 2-35, 2-37, 3-42, 4-46, 5-47, 5-50, 5-54, 5-55	APP/2.2	Freehold Acquisition Acquisition of Rights Temporary Possession	Norfolk County Council	Category 1								N/A	N/A	Not SU		<p>The Applicant has been corresponding with Norfolk County Council ("NCC") since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 28 November 2024 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. No Responses have been recieved.</p> <p>The Applicant remains engaged with NCC around their interest in the scheme and discussions are ongoing.</p>	Draft under discussion Ongoing	19/11/2025
2-18, 2-24, 2-26, 2-27	APP/2.2	Freehold Acquisition Acquisition of Rights	Norfolk Free Range Limited	Category 1								N/A	N/A	Not SU		<p>The Applicant has been corresponding with Norfolk Free Range Limited since December 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 03 December 2024 and 21 October 2025 which were sent so that the affected persons interest within the land could be confirmed. No Responses have been recieved.</p> <p>The Applicant has not entered into negotiations with the occupier of the identified plots, as the option agreement with freeholder provides for vacant possession to be provided.</p>	Not Required	19/11/2025

Part 2 - Statutory Undertakers

Book of Reference plot number ¹	Plan reference number ²	Description of land and rights requested ³	Party Name	Category ⁵	Agent / Representative ⁶	When available Interested party/affected person reference number ⁷	When available Relevant representation reference number ⁸	When available Written representation reference number ⁹	Other document reference number ¹⁰	Applicant's response references ¹¹	Special category (Crown, allotment, National Trust, etc) (Select from drop down list) ¹³	Special category - other information including confirmation of status	Is the affected person a statutory undertaker and is the land operational (Select from drop down)	Protective provision status (Select from drop down list)	Side agreements (Select from drop down list)	Status of Objection ¹⁴	Heads of Terms (Select from drop down)	Complete (Select from drop down list)	Last Updated [DD/MM/YYYY]
2-29, 2-31, 2-34, 4-43, 4-44, 4-45	APP/2.2	Freehold Acquisition Acquisition of Rights Temporary Possession	Anglian Water Services Limited	Category 2							N/A	N/A	SU and known operational	Draft under discussion	Draft under discussion	<p>The Applicant has been corresponding with Anglian Water Services Limited ("AW") since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 27 November 2024 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. Response was received on 08 April 2025.</p> <p>A meeting took place on 12 May 2025 to discuss the Scheme, their assets, next steps and collaborative working with Anglian Water.</p> <p>Anglian Water have provided a copy of their protective provisions on 12 May 2025.</p> <p>The Applicant remains engaged with AW, including in relation to protective provisions.</p>	Not Required		19/11/2025
4-43, 4-44, 4-45	APP/2.2	Freehold Acquisition Acquisition of Rights	British Telecommunications Plc	Category 2							N/A	N/A	SU and known operational	Draft under discussion	Draft under discussion	<p>The Applicant has been corresponding with British Telecommunications Plc ("BT") since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 27 November 2024 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. Response was received on 15 January 2025.</p> <p>The Applicant has reached out to BT to discuss protective provisions and how their apparatus interacts with the Scheme.</p>	Not Required		19/11/2025
1-11, 2-12, 2-20, 2-21, 2-24, 2-26, 2-27, 2-28, 2-29, 2-30, 4-43, 4-44, 4-45	APP/2.2	Freehold Acquisition Acquisition of Rights Temporary Possession	Eastern Power Networks Plc	Category 2							N/A	N/A	SU and known operational	Draft under discussion	Draft under discussion	<p>The Applicant has been corresponding with Eastern Power Networks Plc ("EPN") since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 28 November 2024 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. No Responses have been recieved.</p> <p>The Applicant has reached out to EPN to discuss protective provisions and how their apparatus interacts with the Scheme.</p>	Not Required		19/11/2025
2-14, 2-15, 2-20, 2-28, 4-43	APP/2.2	Freehold Acquisition Acquisition of Rights	Exolum Pipeline System Limited	Category 2							N/A	N/A	SU and known operational	Draft under discussion	Draft under discussion	<p>The Applicant has been corresponding with Exolum Pipeline System Limited since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 27 November 2024, 13 February 2025 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. Response was received on 17 February 2025.</p> <p>The Applicant has reached out to Exolum Pipeline System Limited to discuss protective provisions and how their apparatus interacts with the Scheme.</p>	Not Required		19/11/2025
1-07, 1-08, 2-13, 2-13a, 2-14, 2-18, 2-21, 2-24, 2-27, 2-32, 2-34, 2-35, 2-36, 2-37	APP/2.2	Freehold Acquisition Acquisition of Rights Temporary Possession	National Grid Electricity Transmission Plc	Category 2							N/A	N/A	SU and known operational	Draft under discussion	Draft under discussion	<p>The Applicant has been corresponding with National Grid Electricity Transmission Plc ("NGET") since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 27 November 2024 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. Responses were received on 07 February 2025 and 06 November 2025.</p> <p>The Applicant remains engaged with NGET, including in relation to protective provisions.</p>	Not Required		19/11/2025

1-11, 2-12, 2-16, 2-20, 2-21, 2-24, 2-26, 2-27, 2-28, 2-29, 2-30, 4-43, 4-44, 4-45	APP/2.2	Freehold Acquisition Acquisition of Rights Temporary Possession	UK Power Networks (Operations) Limited	Category 2							N/A	N/A	SU and known operational	Draft under discussion	Draft under discussion	<p>The Applicant has been corresponding with UK Power Networks (Operations) Limited ("UKPN") since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 27 November 2024 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. Response was received on 16 December 2024.</p> <p>The Applicant has reached out to UKPN to discuss protective provisions and how their apparatus interacts with the Scheme.</p>	Not Required	19/11/2025
5-54, 5-55	APP/2.2	Temporary Possession	Virgin Media Limited	Category 2							N/A	N/A	SU and known operational	Draft under discussion	Draft under discussion	<p>The Applicant has been corresponding with Virgin Media Limited ("Virgin Media") since November 2024.</p> <p>The Applicant issued Requests for Information (RFIs) on 27 November 2024 and 21 October 2025 which were sent so that the Statutory Undertaker's interest within the land could be confirmed. Response was received on 03 January 2025.</p> <p>The Applicant has reached out to Virgin Media to discuss protective provisions and how their apparatus interacts with the Scheme.</p>	Not Required	19/11/2025

- 1 Plot number from the Book of Reference
- 2 Plan reference number from the Book of Reference and Examination Library reference
- 3 Description of land and rights requested from the Book of Reference including restrictive covenants
- 4 A person is within category 1 if the applicant, after making diligent inquiry, knows that the person is an owner, lessee, tenant (whatever the tenancy period) or occupier of the land, see section 57 (1) of the Planning Act 2008
- 5 A person is within category 2 if the applicant, after making diligent inquiry knows that the person: interested in the land or has the power to sell or convey the land or to release the land, see section 57(20) of the Planning Act 2008
- 6 Person or organisation representing the interests of the affected person(s) - enter N/A if the affected person(s) are representing themselves
- 7 Reference number assigned to each interested party and affected person - for Planning Inspectorate use only
- 8 Reference number assigned to each relevant representation in the Examination Library
- 9 Reference number assigned to each written representation in the Examination Library
- 10 Reference number assigned to any other document in the Examination Library
- 11 Reference numbers assigned to all of the applicant's responses in the Examination Library including specific reference to relevant sections within documents
- 12 Likely duration of any temporary rights such as temporary possession
- 13 Where crown land is affected, this column should include the anticipated date of consent from the crown authority
- 14 Narrative on negotiations to date