THE DROVES
SOLAR FARM

The Droves Solar Farm

Land and Rights Negotiations Tracker (Tracked)

Prepared by: WSP
Date: October 2026
PINS reference: EN0110013
Document reference: APP/4.4.4 (Revision 4)
APFP Regulation 5(2)(q)
Planning Act 2008
Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009



Contents

1 Introduction 2

1.1 Purpose of this document 2

2 Part 1 – Category 1 Interests (Owners, Occupiers, Lessees or Tenants) 3

3 Part 2 – Statutory Undertakers 4

4 Part 3 – Crown Interests 5

5 Other Interests 6

6 Section Notes 7

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 Droves Solar Farm Limited (the Applicant) to provide the details of each person with a landholding within the Order limits 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 Droves Solar Farm (hereafter referred to as the Scheme).

1.1.2 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.

1.1.3 This document has been updated at Deadline 5~~4~~ to reflect the current status of negotiations with affected persons and statutory undertakers in relation to the DCO. The document references have not been updated from the original submission. Please refer to the **Guide to the Application [APP/1.3.7~~6~~]** for the list of current versions of documents.

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. Typically, 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 Part 3 – Crown Interests

4.1.1 **Part 3** of the LRT includes all Crown interests identified within the **Book of Reference [APP/4.3]** where acquisition of land and rights is required. No Crown interests were identified and therefore this has been excluded from the LRT.

5 Other Interests

5.1.1 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 limits. After carrying out diligent inquiries and having carefully assessed the likely significant environmental effects of the proposed Scheme (i.e. based on the conclusions of the Environmental Statement), the Applicant does not consider that there is anyone with an interest outside of the Order limits that is eligible to make a claim under Part 1 of the Land Compensation Act 1973 or under section 152(3) of the PA 2008 and therefore this has been excluded from the LRT.

6 Section Notes

6.1.1 The Applicant also notes that this LRT should be read in conjunction with the following documents:

- **Land Plan [APP/2.2]**
- **Works Plan [APP/2.3]**
- **draft Development Consent Order (draft DCO) [APP/3.1]**
- **Book of Reference [APP/4.3]**; and
- **Statement of Reasons [APP/4.1]**.

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 (coulmn '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[6]	When available Relevant representation reference number[8]	When available Written representation reference number[9]	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)	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		RR-014		N/A	N/A	Not SU	The Applicant has been corresponding with the affected persons since May 2025. A meeting took place on 30 May 2025 to discuss the Scheme, their interest in the land, next steps and collabrative working with Charlie Ward. 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. Discussions have continued with the proprietor of the land where rights are required and negotiations of an option agreement are ongoing. 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.	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	The Applicant has been corresponding with the affected persons since February 2025. 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. 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. The Applicant put forward a further revised offer on 03 July 2026, based on feedback from the Agent of the affected person(s), and is currently awaiting a response to that offer. The Applicant continues to seek engagement with the affected person via their land agent. The Agent of the affected person has suggested a further revision to the Applicant's offer of 03 July 2026 and the Applicant is in the process of reviewing this with a view to concluding matters prior to the close of Examination.	Draft under discussion	Ongoing	16/10/2026
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	The Applicant has been corresponding with the affected persons since November 2024. 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. The Applicant has an Option Agreement in place and has agreed Heads of Terms for a variation to secure the additional rights required.	Agreed	Ongoing	02/06/2026
5-55	APP/2.2	Temporary Possession	Janet Elizabeth Thorpe	Category 1				N/A	N/A	Not SU	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. 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.	Not Required		19/11/2025

5-55	APP/2.2	Temporary Possession	JLP Scottish Partnership	Category 1				N/A	N/A	Not SU	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. 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.	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	The Applicant has been corresponding with Narstate Limited since December 2024. 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. 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.	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		RR-037	REP2-036	N/A	N/A	SU	The Applicant has been corresponding with National Highways Limited ("NH") since November 2024. 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. ~~The Applicant remains engaged with NH in relation to their interest within the scheme and ongoing discussion to secure the necessary land rights.~~ The Applicant notes that it has reached a position of 'agreeing to disagree' with National Highways in respect of the seeking of temporary possession powers of the relevant plots of National Highways, for the reasons set out in the **Applicant's Response to Deadline 4 Submissions [APP/8.28]**. The Applicant and National Highways remain in discussions to agree a form of protective provisions (to be included in the DCO) for National Highways' benefit, alongside a corresponding side agreement; however, these documents relate to other matters and will not resolve the disagreement between the parties in respect of the Applicant's seeking of temporary possession powers of the relevant plots of National Highways. ~~The Applicant and National Highways are in discussions to agree the form of protective provisions and corresponding side agreement to be included in the DCO for National Highways' benefit following which National Highways will be able to withdraw its objection to the Scheme. Matters continue to be progressed through proactive engagement between the parties.~~	Not Required		16/10/2026
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	The Applicant has been corresponding with the affected persons since November 2024. 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. The Applicant has an Option Agreement in place and has agreed Heads of Terms for a variation to secure the additional rights required.	Agreed	Ongoing	02/06/2026
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		RR-043	REP1-094	N/A	N/A	Not SU	The Applicant has been corresponding with Norfolk County Council ("NCC") since November 2024. 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. The Applicant remains enganged with NCC around their interest in the scheme and discussions are ongoing. The Applicant provided further detail to NCC regarding the Scheme and the impacts on NCC's interests in July 2026. The Applicant remains engaged with NCC through the examination process.	Draft under discussion	Ongoing	16/09/2026
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	The Applicant has been corresponding with Norfolk Free Range Limited since December 2024. 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. 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.	Not Required		19/11/2025

4-43, 4-43a, 4-45	APP/2.2	Freehold Acquisition Acquisition of Rights	Priory Pigs	Category 1				N/A	N/A	Not SU	The Applicant has been corresponding with Norfolk Free Range Limited since December 2024. 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. 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.	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 possesion
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□

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 Relevant representation reference number[8]	When available Written representation reference number[9]	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		RR-003	REP1-075	N/A	N/A	SU and known operational	Agreed	Not required	The Applicant has been corresponding with Anglian Water Services Limited ("AW") since November 2024. 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. A meeting took place on 12 May 2025 to discuss the Scheme, their assets, next steps and collabrative working with Anglian Water. Anglian Water have provided a copy of their protective provisions on 12 May 2025. The Applicant and AW have now agreed the form of protective provisions included in the draft DCO for the benefit of AW, and AW withdrew its objection to the Scheme (with regard to protective provisions) at Deadline 1.	Not Required		24/07/2026
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	The Applicant has been corresponding with British Telecommunications Plc ("BT") since November 2024. 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. The Applicant has reached out to BT to discuss protective provisions and how their apparatus interacts with the Scheme, but has received no response.	Not Required		24/07/2026
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	The Applicant has been corresponding with Eastern Power Networks Plc ("EPN") since November 2024. 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. The Applicant has reached out to EPN to discuss protective provisions and how their apparatus interacts with the Scheme, but has received no response.	Not Required		24/07/2026
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		RR-036	REP1-090	N/A	N/A	SU and known operational	Draft under discussion	Draft under discussion	The Applicant has been corresponding with National Grid Electricity Transmission Plc ("NGET") since November 2024. 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. The Applicant remains engaged with NGET, including in relation to protective provisions. The Applicant and NGET's lawyers are in discussions regarding the form of protective provisions and corresponding side agreement to be used, with matters continuing to be progressed through proactive engagement between the parties. The Applicant is confident that these documents will be agreed during the course of the examination, or at least before the determination of the DCO by the Secretary of State.	Not Required		16/10/2026
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	The Applicant has been corresponding with UK Power Networks (Operations) Limited ("UKPN") since November 2024. 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. The Applicant has reached out to UKPN to discuss protective provisions and how their apparatus interacts with the Scheme, but has received no response.	Not Required		24/07/2026

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	The Applicant has been corresponding with Virgin Media Limited ("Virgin Media") since November 2024. 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. The Applicant has reached out to Virgin Media to discuss protective provisions and how their apparatus interacts with the Scheme, but has received no response.	Not Required	24/07/2026

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 possesion
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