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# Norwich to Tilbury

**Volume 4: Compulsory acquisition information**

**Document: 4.6 Land Rights Tracker Update**

**Final Issue A**

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Infrastructure Planning (Applications: Prescribed Forms and Procedure)  
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**nationalgrid**

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# 1. Introduction

## 1.1 Detailed Land Rights Tracker (DLRT)

- 1.1.1 The Applicant confirms that the Detailed Land Rights Tracker (DLRT) is a live management tool and will continue to be actively maintained and updated throughout Examination and into post-consent delivery.
- 1.1.2 The Applicant notes that the Rule 6 letter **[PD-009]** indicates that enhanced land rights tracker should be submitted at “at each deadline or if no changes have been made confirmation provided that no changes have been made”. Given the short time period between deadline 1 and deadline 2 the Applicant has elected to submit the next iteration of its updated land rights tracker at deadline 2 to provide time to ensure that the version is fully up to date.
- 1.1.3 The DLRT is intended to be a clear and auditable record of:
- land plots and interests affected by the Project;
  - the land or rights being sought, including permanent acquisition, rights and temporary possession
  - the status of engagement and negotiations; and
  - the Applicant’s current intention in respect of each interest.
- 1.1.4 During the Examination period, the DLRT is updated on a rolling basis to reflect:
- refinements to land requirements arising from design development or change control;
  - corrections or clarifications following landowner or agent feedback;
  - updates to negotiation status (for example, progress on Heads of Terms, option agreements or Statements of Common Ground); and
  - any changes necessary to ensure alignment with the Book of Reference, Land Plans and Draft DCO.
- 1.1.5 Where changes affect the land interests being sought, these are reflected in the DLRT so that it remains aligned with the most up to date Project position presented to the Examining Authority. This approach reduces the risk of inconsistencies between the DLRT and other compulsory acquisition documents and supports procedural fairness.
- 1.1.6 Given the scale of the Project and the number of land interests, the Applicant considers it appropriate, for the DLRT to remain flexible and capable of being updated as matters progress. This does not indicate uncertainty in the Project’s land requirements, but reflects a proportionate and responsible approach to managing land information for a complex Nationally Significant Infrastructure Project.

- 1.1.7 Overall, the Applicant considers that the approach ensure the DLRT remains accurate, transparent and fit for purpose, and provides the Examining Authority with confidence that land requirements are being actively managed and minimised wherever reasonably possible.

## 1.2 Engagement to Date

- 1.2.1 Landowner engagement has been a continuous, structured and iterative process throughout the development of the Project and has been proportionate to its scale and complexity. The Project affects approximately 5,200 Persons with an Interest in Land (PILs) and around 925 landowners requiring Heads of Terms, across an approximately 184 km route. In response, the Applicant has implemented a comprehensive engagement strategy to ensure that all affected parties have been identified, informed and given opportunities to engage in dialogue
- 1.2.2 Engagement began at an early stage and has taken place through several phases, including:
- two rounds of non-statutory consultation in 2022 and 2023;
  - statutory consultation undertaken between April and July 2024; and
  - ongoing, landowner specific engagement and negotiations continuing through submission of the DCO application and into Examination.
- 1.2.3 Throughout these stages, landowners have been contacted directly by letter, provided with land plans and explanatory material, invited to public events and webinars, and offered one-to one meetings with the Applicant and its land agents. Engagement has extended beyond formal consultation exercises and has included site meetings, targeted discussions on specific impacts, and ongoing correspondence to address individual landowner concerns

## 1.3 Considering Landowner Feedback following Engagement

- 1.3.1 The Applicant has actively taken account of landowner feedback. Following each round of consultation, the Project undertook a formal change control process through which changes to the proposals were considered and, where appropriate, accepted. Many of these changes arose directly from landowner representations and related to matters such as:
- alignment and pylon siting adjustments;
  - refinement of the Order Limits and land-take;
  - construction access, haul roads and compound locations; and
  - mitigation and accommodation works to reduce effects on retained land and agricultural operations.
- 1.3.2 It is also important to note that not all requests received can be accommodated. Every request is carefully considered by the Project team, and a decision not to make a change should not be taken as a lack of engagement or consideration. In some cases, changes are not made where they would increase impacts on other parties, conflict with established routing or design principles (including the Holford Rules),

introduce new and unacceptable environmental or technical constraints, or create inconsistency with relevant policy or consenting requirements.

- 1.3.3 Where changes were accepted that had the potential to materially affect individual land interests, the Applicant carried out targeted engagement with those landowners to explain the proposed amendments and seek further input. This demonstrates that engagement has been responsive and adaptive, rather than fixed or tokenistic.
- 1.3.4 Table One appended to this document provides examples of where the Project design has been amended directly in response to landowner feedback.
- 1.3.5 In parallel, the Applicant has progressed voluntary negotiations with landowners wherever possible. Populated Heads of Terms have been issued, meetings with landowners and their professional advisers are ongoing, and templates have been amended to reflect feedback received on practical matters such as soil management, drainage, access and accommodation works. Engagement is therefore continuing at an individual level, focused on securing agreements and resolving plot specific concerns.
- 1.3.6 The Applicant recognises that, given the number of land interests affected and the complexity of the Project, negotiations remain ongoing. This does not indicate a lack of engagement but reflects the scale of the Project and the need to consider landowner specific circumstances carefully.

## **1.4 Engagement with Landowners without an Appointed Agent**

- 1.4.1 The Applicant recognises that not all landowners affected by the Project have appointed a professional agent. Where no agent is appointed, the Project's Lands team engages directly and proactively, providing clear and accessible information and opportunities for dialogue. This includes:
- direct written correspondence explaining the Project, the land or rights sought, and the relevant statutory process;
  - provision of clear plans and explanatory material tailored to the individual land interest;
  - offers of one-to one meetings or calls with members of the Lands team or the Applicant's land agents to discuss concerns in plain terms; and
  - Follow up correspondence to address questions or clarify matters raised.
- 1.4.2 The Applicant is mindful of the need to avoid placing unrepresented landowners at a disadvantage. Accordingly, engagement with such landowners focuses on:
- explaining the purpose and effect of Heads of Terms, option agreements and statutory powers in a non technical manner;
  - clearly distinguishing between voluntary negotiations and the separate Development Consent Order process; and
  - allowing appropriate time for landowners to consider information and seek independent advice if they wish.
- 1.4.3 Unrepresented landowners are informed that they may appoint a professional adviser at any stage of the process and that, in line with established practice, the Applicant will meet the reasonable fees of landowners' advisers. The Applicant considers it

important that landowners are aware of this option but does not require or pressure landowners to appoint an agent.

- 1.4.4 Where unrepresented landowners submit Relevant Representations, these are handled in the same structured manner as those submitted by represented parties. The Lands team reviews the matters raised, continues direct engagement, and ensures that issues identified are taken forward through ongoing discussions on land rights, construction access, temporary possession or accommodation works, as appropriate.
- 1.4.5 Overall, the Applicant considers that its approach ensures that landowners without agents are treated fairly, kept informed and supported through the process, and are given genuine opportunities to engage with the Project. This forms part of the Applicant's wider commitment to meaningful engagement and to securing land and rights by agreement wherever reasonably possible.
- 1.4.6 The Applicant also considers that engagement with landowners and their professional representatives has been meaningful, extensive and proportionate to the scale of the Project. This engagement has informed the development of the Project and continues actively during Examination.. A clear audit trail of engagement is provided through the Consultation Report, Statements of Common Ground and ongoing correspondence, which together demonstrate compliance with the Planning Act 2008 and relevant guidance.

## **1.5 Re issuing of Heads of Terms (HoTs)**

- 1.5.1 The Applicant's decision to re issue Heads of Terms (HoTs) for the Project reflects a deliberate and structured approach to engagement, and commitment to ongoing negotiations.
- 1.5.2 Following the initial issue of populated HoTs during 2025, the Applicant received a significant volume of detailed feedback from landowners and their professional advisers. This feedback covered both legal drafting points and practical land use matters, including construction access, soil handling, drainage, accommodation works and interaction with retained land. The Applicant considered it important to review this feedback holistically, rather than responding piecemeal or issuing multiple amendments.
- 1.5.3 As a result, the Applicant took time to allow:
- feedback from landowners and agents to be collated and analysed in the round;
  - alignment between National Grid's land, legal and delivery teams on which amendments could reasonably be accepted; and
  - revisions to be made to the HoT template to ensure consistency, clarity and fairness across the project. This process resulted in an updated HoT template that incorporates changes where appropriate and clearly explains the Applicant's position where requests could not be accommodated. The Applicant considers this approach preferable to issuing numerous bespoke amendments, which could create inconsistency between landowners or uncertainty at later stages of negotiation.

- 1.5.4 The re issue of HoTs is therefore intended to:
- demonstrate that the Applicant has listened to and considered landowner feedback;
  - provide landowners with a clear and settled negotiating position;
  - reduce the risk of prolonged or circular negotiations; and
  - support timely progression to option agreements and, where necessary, completion of deeds
- 1.5.5 Alongside this process, the Applicant has continued active engagement with landowners and their agents through meetings, correspondence and site discussions.
- 1.5.6 The re issue of HoTs does not represent a reset of negotiations, but a consolidation step designed to improve efficiency and transparency for all parties.
- 1.5.7 The Applicant has also adopted a structured programme for re issuing HoTs, including:
- clear communication to landowners on why HoTs are being re issued;
  - defined timescales for consideration and response; and
  - the application of an incentive framework consistent with National Grid’s land rights strategy, intended to encourage timely agreement while remaining voluntary. (8-week period to sign Heads of Terms and a further 12 weeks to complete an option agreement)
- 1.5.8 Overall, the Applicant considers that the re issuing of HoTs represents good practice on a project of this scale. It demonstrates a clear commitment to meaningful engagement, to learning from landowner feedback, and to progressing negotiations on a robust and equitable basis, rather than relying on compulsory acquisition powers except where necessary to ensure delivery.

## **1.6 Relevant Representations**

- 1.6.1 The Applicant confirms that National Grid’s Lands team will continue to engage proactively with landowners throughout the Examination and beyond and will actively address the matters raised in landowner Relevant Representations.
- 1.6.2 Landowner Relevant Representations are not treated as fixed or static objections. Where representations raise land related issues, these are reviewed by the Project’s Lands team alongside existing engagement records and the current status of negotiations. Issues are then taken forward through continued dialogue with landowners and their professional advisers, and, where appropriate, through ongoing Heads of Terms negotiations, option agreements or the preparation of Statements of Common Ground
- 1.6.3 The submission of a Relevant Representation does not curtail engagement. The Applicant continues to seek to resolve landowner concerns through voluntary agreement wherever reasonably possible, including by addressing practical matters such as construction access, temporary possession, accommodation works, soil management and drainage.

- 1.6.4 Matters raised in Relevant Representations are therefore fed directly into the Applicant's land engagement and negotiation strategy.
- 1.6.5 The Lands team will also ensure that responses to landowner Relevant Representations during Examination are accurate, proportionate and consistent with the Detailed Land Rights Tracker, the Book of Reference and the Applicant's compulsory acquisition case. This provides the Examining Authority with a clear and transparent explanation of how landowner concerns are being managed in practice.
- 1.6.6 Overall, the Applicant considers that the continued involvement of the Lands team in addressing landowner Relevant Representations demonstrates an ongoing commitment to meaningful engagement, resolution of issues through negotiation, and minimisation of the need to rely on compulsory acquisition powers except where necessary to ensure delivery of the Project.

## **1.7 Resource**

- 1.7.1 The Applicant recognises the scale and complexity of the land interests affected by the Project and has therefore adopted a structured, proactive and prioritised negotiation strategy. This strategy is delivered through the Applicant's appointed land agents and overseen by the Applicant's internal land team.
- 1.7.2 Key elements of the strategy include:
- Early engagement and continuous dialogue, with negotiations commenced at pre application stage and maintained throughout Examination rather than deferred until after consent.
  - Prioritisation of interests where objections have been raised or where land rights are critical to programme delivery, enabling focused effort on those agreements most likely to be capable of resolution before the close of Examination.
  - Use of appropriate agreement types (easements, licences, and lease agreements)
  - Active issue resolution, with land agents empowered to address landowner concerns relating to access, timing, farming operations, mitigation resolution, with land agents empowered to address landowner concerns relating to access, timing, farming operations, mitigation and compensation, rather than limiting discussions to heads of terms only.
- 1.7.3 The Applicant considers this approach to represent good practice for projects of this scale and to maximise the likelihood of reaching voluntary agreements wherever possible.
- 1.7.4 The Applicant confirms that its land agents are appropriately resourced, with a dedicated project team in place to progress negotiations in parallel across the Order limits. This is supported by internal Applicant resource, including land, legal and consenting specialists, who provide oversight, support and escalation where required.
- 1.7.5 At present, the Project has 15 land surveyors undertaking on site engagement with affected landowners and their appointed representatives.

- 1.7.6 This work is supported by a further 10 office based staff managing enquiries, coordinating meetings, and providing administrative support. The project team also draws, as required, on the wider Fisher German multi-disciplinary organisation of over 500 specialists, including additional land surveyors and expertise in valuation, compensation, minerals, land management, and planning.
- 1.7.7 The Applicant's internal lands team provides strategic oversight, coordination and governance for the delivery of land rights across the Project, while the external lands team (Fisher German) undertakes day to day landowner engagement and negotiations on the Applicant's behalf. This integrated approach ensures that engagement is consistent, appropriately resourced and aligned with the Project programme and statutory requirements.
- 1.7.8 The internal lands team is responsible for setting the overall land strategy, confirming the extent and type of land and rights required, and coordinating inputs from legal, engineering and consenting teams. It provides direction, assurance and escalation support to the external lands team, including oversight of Heads of Terms, negotiation strategy, risk management and progress reporting.
- 1.7.9 The internal lands team also monitors engagement activity and outcomes to ensure that discussions are progressing appropriately, that landowner concerns are fed back into scheme development where relevant, and that the Project's objective of securing land rights through voluntary agreement wherever reasonably possible is consistently applied.

Table 1.1

Feedback Summary	Project Response	Screenshot
<p>Concern about amendments to DCO limits to bring the permanent access for Pylon TB228 away from an established field boundary onto a track that passes within a few metres of residential property and passes through the middle of a farmyard that houses cattle and turkeys. With this, concern that the ability to manage their property in a bio secure manner has the potential to be affected / Suggest that the access road to Pylon TB228 is rerouted as per plan provided by respondent, as this would reduce risk to business, and compensation payable</p>	<p>National Grid notes the respondent's feedback with regards to the permanent access route and also notes that the most appropriate route also varies in response to seasonal variation in land uses. As the Project progresses into the heads of terms and voluntary agreement stage there will be an opportunity to discuss and agree permanent access rights in more detail. No physical works are required for this permanent access route as part of the Project as this will not be used for construction. Access may be required in the future, for maintenance and surveys and therefore National Grid will look to agree the most suitable access route at that point, taking into account the landowner and National Grid's requirements. Biosecurity mitigation requirements will be discussed and implemented in consultation with the landowner.</p>	<p>Before:</p>  <p>After:</p> 

Feedback Summary	Project Response	Screenshot
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Suggestion to adjust location of pylons RG147-RG152.

National Grid is proposing a change to the 2023 preferred draft alignment between RG147 (now RG148) and RG152 (now RG153) to adjust the alignment to move RG147 to RG150 further east into a field currently used as a paddock rather than a farmed field. This change would also lead to a move of RG152 west into the neighbouring field.

Before:



After:

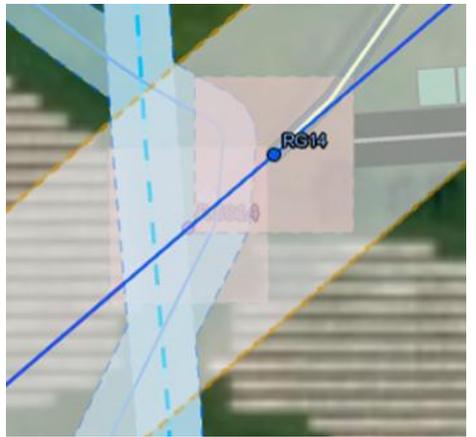


Feedback Summary	Project Response	Screenshot
<p>Suggest that the service road shown to run to the rear of Old School House is removed, and instead access for services is available near to Pylon TB53 (the entrance National Grid will use for that pylon)</p>	<p>National Grid notes the respondent's feedback. This access route is only to be used for future surveys and maintenance and is not going to be used for construction, a road would also not be constructed for this access. When planning for future maintenance we try to ensure there is access for pylons without having to cross multiple land ownerships. The proposed permanent access route no longer routes along the rear of Old School House and instead is routed directly south of TB53.</p>	<p>Before:</p>  <p>After:</p> 

Feedback Summary	Project Response	Screenshot
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Concern about the impact of the Project on solar farm south east of Mulbarton (e.g. overhead line conductors will cross over the existing panel tables significant risk to the table infrastructure during National Grid's installation and construction phase, given that the glass panels are fragile and at high risk of damage), particularly Pylon RG14 as there is a risk onto the site relating to earthing. With this, suggest that Pylon RG14 is relocated further north, outside the solar farm site perimeter. Further, request for information on how National Grid plan to erect and maintain the Project over the solar farm, and suggest that isolations may need to be considered for working above the panel tables during installation (e.g. which will have an impact on production for the site)

In response to this feedback, National Grid has moved pylon RG14 to the north such that it, and the temporary construction access to it, are outside the boundary of the solar site. Oversailing of conductors is unavoidable and the potential issues are acknowledged. Detailed discussions between National Grid contractors and the solar farm operator will establish necessary working arrangements to effectively manage the interface.



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