

AENC-TQST-LAN-REP-0005

Norwich to Tilbury

Volume 4: Compulsory acquisition information

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Final Issue E

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Planning Inspectorate Reference: EN020027

Infrastructure Planning (Applications: Prescribed Forms and Procedure)
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Crown Body / Interest Holder	Crown Interest Type	Contact Point(s)	Plots subject to CA	Plots subject to CA of Rights	Plots subject to Temporary Possession	Status of Engagement and Progress	RAG
Crown Estate (Escheat / Bona Vacantia) - 1 Interaction	Freehold	Bandele Aiyeola Government Legal Department (GLD) Bona Vacantia Division (BVD)	N/A	B-16/41 B-16/42 B-16/43 B-16/44	B-16/41 B-16/42 B-16/43 B-16/44	The Applicant has been engaging with the Treasury Solicitor since August 2025 when information was provided on the Project and affected land title. A Crown appointed surveyor has been to site to value the parcel of land and intends to send the Applicant an offer letter. Last correspondence received on the 24th March 26, confirming that the issue was still being looked at. Applicant responded asking for a clear timeframe to when the matter can be resolved, and currently awaiting a further response. 24th April Offer letter and Heads of terms sent to the Applicant for consideration. Offer and Heads of Terms accepted by the Applicant on 27th April. Completion of the acquisition to take place on or before 18/08/2026. It is the Applicants intension to conclude the matter before the end of the examination. Applicant received email 19th May confirming that The Treasury Solicitor has instructed TLT LLP in relation to the conveyancing for the proposed sale and they will be in contact shortly. 18/06/26 the Applicant received via email the ‘engrossment Transfer’ in relation to the conveyance, and the Applicant is currently internally processing / executing the transfer. Transaction remains on track to complete by the close of examination. Applicant completed the purchase / Transfer of the land on the 13/07/26. The Applicant will submit any necessary updates to the relevant land referencing documents at Deadline 8.	

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Ministry of Defence (MOD) - 5 Interactions	Crown rights & Potential Crown Rights	DIO Land Management Services	N/A	B-16/76, 16/81, 16/83	B-16/76, 16/81, 16/83	13/11/2025 contact made with MOD Estates Team and initial information provided.	
				B-17/39,17/48, 17/49, 17/50, 17/52, 17/54, 17/55, 17/58, 17/59, 17/60, 17/61, 17/62, 17/63,17/64, 17/65, 17/66, 17/67, 17/70, 17/76, 17/85	B-17/39,17/48, 17/49, 17/50, 17/52, 17/54, 17/55, 17/58, 17/59, 17/60, 17/61, 17/62, 17/63,17/64, 17/65, 17/66, 17/67, 17/70, 17/76, 17/85	Teams meeting took place 30/01/26 between Gus Kerswell (MOD) and Stephen Boughton (Applicant) to discuss the Project and possible interactions.	
				C-6/38, 6/39, 6/41, 6/42, 6/52, 7/1, 7/2, 7/3, 8/1, 16/23	C-6/38, 6/39, 6/41, 6/42, 6/52, 7/1, 7/2, 7/3, 8/1, 16/23	25/02/2026 Further information provided to the MOD via email, including register titles, maps and description of works.	
				C-16/23a, 16/26, 16/30, 16/33, 16/34, 16/36, 16/36a	C-16/23a, 16/26, 16/30, 16/33, 16/34, 16/36, 16/36a	Email received 05/03/26 from Gus Kerswell stating "Please may I say thank you to for all the land records, shape files and interaction documents you have sent to myself at DIO Estates, which after review I have shared with my internal within the Ministry of Defence (MOD). As a result, I have liaised with my internal Safeguarding Team colleagues, who are in the process of formulating a response to the National Grid Norwich to Tilbury Development Consent Order (DCO).	
				H-6/24e, 6/71, 6/71f, 6/84a	H-6/24e, 6/71, 6/71f, 6/84a	Thus, I do not anticipate that DIO Estates will be making an individual submission to the DCO, as I have passed my land-based comments to the MOD Safeguarding Team for their use. I hope this information is useful to you and again please may I thank you for your support and engagement". Applicant currently waiting a response from the MOD contact, with chaser emails sent on 12th, 19th and 27th May. Applicant received email 04/06/26 confirming 'The MOD Land Management Services (LMS), on the information provided by the DCO to date, is content to confirm that there are currently no land impacts on the MOD landed estate. However, LMS reserves its position should the DCO route or design change in the future'. 26/06/26 The Applicant issued draft consent wording to the MOD, with the request that the MOD submit this to the ExA at Deadline 6. Applicant sent chaser email 13/07/26 asking the MOD to confirm if they have submitted confirmation of consent to the ExA at Deadline 6, and if not requesting that they do so at Deadline 7. On the 15/07/26 the Applicant and the ExA received confirmation of consent from the MOD via email.	

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