

A38 Derby Junctions

TR010022

8.33 Schedule of Updates to the Statement of Reasons

Planning Act 2008

Rule 8 (1)(c)(ii)

Infrastructure Planning (Examination Procedure) Rules 2010

Volume 8

November 2019

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Examination Procedure) Rules 2010**

A38 Derby Junctions
Development Consent Order 202[]

Schedule of Updates to the Statement of Reasons

Regulation Number	Rule 8 (1)(c)(ii)
Planning Inspectorate Scheme Reference	TR010022
Application Document Reference	TR010022/APP/8.33
Author	A38 Derby Junctions Project Team, Highways England

Version	Date	Status of Version
Version 1	05 November 2019	Deadline 1 Submission

1 Introduction

Purpose of this document

- 1.1.1 This document has been prepared by the Applicant to set out the updates to the Statement of Reasons ref **[APP-020]**, at **Deadline 1** on 5 November 2019.
- 1.1.2 This document contains a summary of changes to the Statement of Reasons as well as an update of Annex B and Annex C.
- 1.1.3 It is the intention of Highways England to submit further updates during the examination, as appropriate or as directed by the Examining Authority.
- 1.1.4 Highways England will provide a full revision of the Statement of Reasons prior to the end of the Examination.

Statement of Reasons Summary of Changes at Deadline 1

Paragraph	Original text in Statement of Reasons	Amended text in Book of Reference	Reasoning
7.4.5	The Scheme boundary contains the apparatus of Severn Trent Water Limited, National Grid Gas Plc, Western Power Distribution (West Midlands) Plc, Openreach Limited, CityFibre Limited, Virgin Media Limited, Hutchinson 3G UK Holdings, GTC Utility Construction Limited, Cornerstone Telecommunications Infrastructure Limited and E. On UK Plc.	The Scheme boundary contains the apparatus of Severn Trent Water Limited, Cadent Gas Limited, Western Power Distribution (East Midlands) Plc, Openreach Limited, CityFibre Limited, Virgin Media Limited, MBNL (Hutchinson 3G UK Holdings and EE Limited), GTC Utility Construction Limited, Cornerstone Telecommunications Infrastructure Limited (Telephonica UK Limited and Vodaphone Group Plc and E. On UK Plc.	Clarification of telecoms operators and those who own the infrastructure that they place their equipment on. Updating name of National Grid Gas Plc to Cadent Gas Limited.

Annex B

Schedule of progress of negotiations with affected persons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
Abiola Kelvin Ogunjimi	Owner	Permanent	4/10	Y	Land discussions letter sent 11 February 2019. Landowner eligible to serve a blight notice and has been in recent discussion with an agent. Blight notice now submitted and accepted by Highways England. District Valuer instructed 31/10/2019. Arrangements for inspection of the property being made, e-mail to agent 04/11/2019. Envisaged that the property will be acquired under blight provisions during the examination period.
Al Rayan Bank PLC	Owner	Permanent	4/12	Y	Blight notice now submitted in respect of this property and with Highways England for review. Blight claim being progressed, inspection of property undertaken, discussions ongoing with agent. Envisaged that the property will be acquired under blight provisions during the examination period.
Albert Edward Hibbs, Dennis Edwin Hibbs, Rose Alice Horner, Patricia Hibbs	Owner	Temporary	9/3	N	Land discussions letter sent 11 February 2019. Millennium Isle of Man entered into an option agreement in relation to this land following preferred route announcement.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					They are now leading discussions on behalf of the landowners with a view that the site will be brought forward for development. A meeting was held 2 September 2019 to discuss the temporary possession requirement, access to the site and various technical matters. Discussions to be progressed during examination period. Temporary possession only, no land to be acquired. A relevant representation has been made.
Anthony John Lomas	Owner	Temporary and Permanent Rights Temporary and Permanent Rights Temporary	6/2 7/5 7/6	N N N	Meeting 9 November 2018 to discuss survey works and the temporary land requirements for the scheme. Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019 and subsequent correspondence about changes to land requirements. Temporary possession plots, engagement and information provided previously regarding the proposed works to the land as part of site meetings with the landowner and agent in connection with various ground investigation surveys. Agent instructed to deal with any lands matters on behalf of landowner.

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
Bovis Homes Eastern Limited	Owner	Temporary and Permanent Rights	7/10	N	Land acquisition discussions letter sent 11 February 2019. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. Temporary possession plot, affects existing highway and verge no contact from land owner.
Brian William Mawson, Sarah Margaret Mawson	Owner	Permanent	3/24	Y	Land acquisition discussions letter sent 11 February 2019. Statutory blight claim submitted, negotiations ongoing, market value of property agreed. Disturbance claim now provisionally agreed. Acquisition of property forecast May 2019. Property acquired under blight October 2019 and now within Highways England ownership.
Datum Engineering Services Limited	Owner	Temporary Permanent	2/7a 2/7b	N Y	Land acquisition discussions letter sent 11 February 2019. Telephone and email correspondence 19 March 2018, 26 March 2019, negotiations ongoing for acquisition by agreement. Offer made in respect of land 1 April 2019. Negotiations will be progressed prior to and during examination. Current position, landowner to respond to offer in respect of the market value of the land and HOT's to follow any agreement.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
David James Gartside, Marion Anne Gartside	Owner	Permanent	4/3	Y	Meetings with landowner 15 March 2018 and 4 September 2018, eligible to serve a blight notice, agent instructed to advise landowner on options, email 1 November 2018 to agent regarding acquisition by agreement. Telephone call with agent 11 April 2019, agent confirmed that he is instructed to pause ahead of the DCO submission. Negotiations will be progressed prior to and during examination. Discussions ongoing regarding relocation property to support the business, which is currently run from the existing property. Further meetings. 27 June 2019 full inspection of property, 4 July 2019 meeting with landowner and agent to discuss the case and relocation options. Meeting with agent 2 September 2019 to discuss valuation and compensation assessment. Meeting with landowner 23 October 2019 with Highways England to review the current position and way forward. Relevant Representation made.
David Martin Jackson	Owner	Permanent	3/13a 3/13b 3/13c	Y Y Y	Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Telephone conversation 8 April 2019 inviting meeting or further discussion with

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					landowner to discuss the scheme, timetable, DCO process and the blight and compensation provisions. Contact details left with landowner to arrange a convenient time. Messages left with landowner 4 & 17 October to arrange a discussion or meeting regarding the scheme. Letter sent 28 October inviting discussion. No response to date.
Dennis Hibbs	Owner	Temporary	8/1	N	Land discussions letter sent 11 February 2019. Millennium Isle of Man entered into an option agreement in relation to this land following preferred route announcement. They are now leading discussions on behalf of the landowners with a view that the site will be brought forward for development. A meeting was held 2 September 2019 to discuss the temporary possession requirement, access to the site and various technical matters. Discussions to be progressed during examination period. Temporary possession only, no land to be acquired. A relevant representation has been made.
Dennis Hibbs, Rose Alice Horner, Janet	Owner	Temporary	9/1	N	Land discussions letter sent 11 February 2019.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
Brocklehurst, Patricia Hibbs					Millennium Isle of Man entered into an option agreement in relation to this land following preferred route announcement. They are now leading discussions on behalf of the landowners with a view that the site will be brought forward for development. A meeting was held 2 September 2019 to discuss the temporary possession requirement, access to the site and various technical matters. Discussions to be progressed during examination period. Temporary possession only, no land to be acquired. A relevant representation has been made.
Derby City Council	Owner	Temporary Temporary and Permanent Rights Temporary Temporary and Permanent Rights Temporary and Permanent Rights Temporary Permanent Temporary and Permanent Rights Permanent	1/4a 1/4b 2/1a 2/1b 2/1c 2/1d 2/1e 2/1f 2/1g 2/1h 2/1i 2/1j	N N N N N N Y N Y Y Y Y	Land acquisition discussions letter sent 11 February 2019, responded by signed form agreeing to discussions 18 February 2019. Meeting held 1 April 2019 with John Green (Estates Manager) and Tony Morton (Senior Estates Surveyor) to discuss acquisition by agreement. Negotiations will be progressed prior to and during examination. Discussions to be progressed during examination period. Schedule of plots

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
		Permanent	2/1k	Y	being prepared to identify permanent land take area not including existing highway or verge to identify value significant plots for acquisition by agreement purposes.
		Permanent	2/1l	Y	
		Permanent	2/1m	Y	
		Permanent	2/1n	N	
		Permanent	2/1o	N	
		Permanent	2/1p	N	
		Temporary	2/1q	Y	
		Temporary and Permanent Rights	2/1r	N	
		Temporary and Permanent Rights	2/1s	N	
		Temporary and Permanent Rights	2/1t	N	
		Permanent	2/1v	N	
		Permanent	2/1w	Y	
		Temporary	2/5	Y	
		Temporary	2/6	N	
		Temporary	2/8	N	
		Temporary	2/9	N	
		Permanent	2/10	Y	
		Permanent	2/12	Y	
		Temporary	2/14	Y	
		Temporary and Permanent Rights	2/15	Y	
		Temporary and Permanent Rights	2/16	Y	
		Permanent	3/1a	Y	
		Permanent	3/1b	N	
		Permanent	3/1c	N	

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
		Permanent	3/1d	N	
		Permanent	3/1e	Y	
		Permanent	3/1f	Y	
		Permanent	3/1g	N	
		Temporary	3/1h	N	
		Temporary	3/1i	N	
		Temporary	3/1j	N	
		Permanent	3/1k	Y	
		Permanent	3/1l	Y	
		Temporary	3/1m	Y	
		Temporary	3/1n	N	
		Temporary	3/1o	Y	
		Temporary	3/1p	N	
		Permanent	3/1q	N	
		Permanent	3/1r	Y	
		Permanent	3/1s	Y	
		Temporary	3/1t	N	
		Permanent	3/1u	Y	
		Temporary	3/1v	N	
		Temporary and	3/1w	N	
		Permanent Rights	3/1x	N	
		Permanent	3/1y	Y	
		Permanent	3/1z	Y	
		Temporary	3/1aa	N	

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
		Permanent	3/4	N	
		Temporary	3/6	Y	
		Temporary and	3/7	Y	
		Permanent Rights	3/10	Y	
		Temporary and	3/11	Y	
		Permanent Rights	3/20	Y	
		Permanent	3/21	Y	
		Permanent	4/1a	Y	
		Temporary	4/1b	N	
		Temporary	4/1c	N	
		Permanent	4/1d	N	
		Permanent	4/1e	Y	
		Permanent	4/1f	N	
		Permanent	4/1g	Y	
		Permanent	4/1h	N	
		Permanent	4/1i	Y	
		Permanent	4/11	Y	
		Temporary and	5/2	N	
		Permanent Rights	7/1a	N	
		Temporary	7/1b	N	
		Temporary and	7/1c	N	
		Permanent Rights	7/1d	N	
		Permanent	7/1e	N	
		Temporary	7/1f	N	
		Permanent			

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
		Temporary	7/1g	N	
		Permanent	7/1h	N	
		Permanent	7/1i	N	
		Temporary	7/1j	N	
		Temporary	7/2	N	
		Temporary	7/8	N	
		Temporary	7/9	N	
		Temporary	7/11	N	
		Temporary	7/12	N	
		Temporary	7/13	N	
		Temporary	8/2	N	
		Temporary	8/12	N	
		Temporary	8/13	Y	
		Temporary	8/18	N	
		Temporary	8/19	N	
		Temporary	8/20	Y	
		Temporary	9/2	N	
		Temporary	9/4	N	
		Temporary			
		Temporary			
		Temporary			
		Permanent			
		Temporary			

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
		Temporary Permanent Temporary Temporary			
Edward James Godber	Owner	Permanent Temporary Temporary	8/25a 8/25b 8/25c	Y N N	Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Telephone and email exchanges 18, 19 and 25 March 2019. Meeting with landowner and agent to discuss acquisition by agreement held 25 March 2019. Negotiations will be progressed prior to and during examination. Meeting with land agent 3 July 2019 to inspect agricultural land, discussions regarding land value ongoing. HOT's to be issued once agreement reached. Accommodation works to be discussed as part of contractor involvement and detailed design moving forward.
Euro Garages Limited	Owner	Temporary Temporary	3/9a 3/9b	N N	Meeting requests issued via email from Highways England to Euro Garages 22 October 2018.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					Holding reply from Simon Cope (Euro Garages Limited) pending detailed discussions with McDonald's 24 October 2018. Land acquisition discussions letter sent 11 February 2019. Meeting arranged 7 May 2019 with claimant and consultants to discuss the design of the access arrangements to the property together with associated acquisition and compensation matters. Meetings 7 May 2019 and 20 August 2019 to discuss various technical issues regarding access, traffic flows, operation of the site, mitigation measures etc. Land requirement comprises a small area of temporary land take, no acquisition of land involved. Email 27 September from Euro garages agent confirming that their present objective is to mitigate the adverse effects of the scheme and to that end they will continue to engage with Highways England and dependent on the outcome Euro garages may need to participate in the examination.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
Gail Roberts	Owner	Permanent	4/5	Y	Blight notice served and accepted by Highways England 2 August 2018. Negotiations will be progressed prior to and during examination. Market Value of property now agreed, awaiting solicitor details from agent, draft transfer to be progressed and disturbance claim to be agreed in parallel. Acquisition completion to be guided by property owner and dependent on them finding an alternative property. Envisaged completion within examination period.
George Godber, Ruth Marion Godber, George Edward Godber, Joseph Roger Godber, James	Owner	Permanent Temporary	9/6a 9/6b	Y N	Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Telephone and email exchanges 18, 19 and 25 March 2019. Meeting with landowner and agent to discuss acquisition by agreement 25 March 2019. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. Negotiations will be progressed prior to and during examination.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					Meeting with land agent on site 3 July 2019 to inspect agricultural land, discussions regarding land value ongoing. HOT's to be issued once agreement reached. Accommodation works to be discussed as part of contractor involvement and detailed design moving forward.
GG2 Limited	Owner	Temporary Permanent Temporary Permanent Temporary Temporary Permanent Temporary	7/14 7/15 7/17a 7/17b 7/17c 8/3a 8/3b 8/3c	N Y N Y N N Y N	Land acquisition discussions letter sent 11 February 2019. Email to landowner 25 March 2019 to open acquisition by agreement discussions. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. Agent instructed, negotiations will be progressed prior to and during examination. Meeting to discuss acquisition by agreement 3 May 2019. Follow up site meeting 19 June 2019 to discuss practical issues on the ground in terms of access and potential issues for the turf growing business. Agent followed up with a list of issues to be progressed. Email 4 October 2019 to progress discussions over land

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					value and associated matters. Agent to respond in respect of the value of turf growing land. Acquisition by agreement to be progressed during examination.
Haris Properties (Derby) Ltd	Owner	Permanent	2/17	Y	Letter issued 16 April 2019 as late identified party following acquisition of land within DCO order limits. Email 15 July 2019 outlining land requirements and scheme information. On site meeting held with landowner to discuss acquisition by agreement. 24 July 2019. Agent now appointed to progress acquisition by agreement. E-mail 30 October meeting to be arranged between valuers to agree land value. Discussions to be progressed during examination period.
Ian Hunter Thompson	Owner	Permanent	2/18	Y	Land acquisition discussions letter sent 11 February 2019. Telephone and email exchanges 18, 19 March 2019. Meeting with agent on site to discuss acquisition by agreement 27 March 2019. Negotiations will be progressed prior to and during examination.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					Meeting held 11 June 2019 on site with the freeholder and tenant to discuss acquisition by agreement and the Kingsway Link Road and access to the property. Discussions to be progressed during examination. Further meeting to be held to discuss access design and accommodation works when the detail is available.
Malcolm J Beavis	Owner	Permanent Temporary	8/14 8/15	Y N	Meeting 6 February 2019 to discuss survey works, land requirements for the scheme, and compensation. Landowner preference not to discuss acquisition by agreement ahead of any DCO confirmation. No contact from landowner, preference was not to progress acquisition by agreement previously and will await DCO decision. Follow up e-mail to confirm position has been sent.
Jhangiar Razzaq	Owner	Temporary Temporary	7/7a 7/7b	N N	Land discussions letter sent 11 February 2019 Temporary possession plots no contact from land owner no permanent acquisition of land involved.
John Reginald Dutton, Lynne Barrie Dutton	Owner	Permanent	3/23	Y	Blight notice served and accepted by Highways England. Negotiations will be progressed prior to and during

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					examination. The Market Value of the property has been agreed and a draft transfer is being progressed, disturbance claim to be agreed in parallel. Property to be acquired under blight, acquisition timing to be guided by property owner and finding an alternative property.
Kang Kingsway	Owner	Temporary and Permanent Rights Temporary and Permanent Rights Permanent	2/19a 2/19b 2/19c	N N Y	Land acquisition discussions letter sent 11 February 2019. Telephone and email exchanges 18 & 19 March 2019 to discuss acquisition by agreement. Meeting held 8 April on site. Agent appointed to progress acquisition by agreement, negotiations will be progressed prior to and during examination. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. E-mail to joint owners 6 August 2019 to progress acquisition by agreement seeking confirmation that agent appointed to agree values. HOTs to follow agreement.

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
Kier Partnership Homes Limited	Owner	Temporary and Permanent Rights Temporary and Permanent Rights Temporary Temporary	1/3a 1/3b 1/3c 2/3	N N N N	Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Telephone call with Highways England's land consultants and Keir (James Huckerby) 7 March 2019. Subsequent correspondence between parties 10 April 2019. Email from Highways England's land consultants to Keir (James Huckerby) confirming meeting on 29 April 2019.
Simon Morris Linda Morris	Owner	Permanent Temporarily Permanent	8/24a 8/24b 8/24c	Y N N	Land acquisition discussions letter sent 11 February 2019. Landowner confirmed 8 March 2019 content to explore acquisition by agreement and has instructed an agent but landowner unable to meet before May 2019. Meeting with landowners and their agent 28 May 2019. E-mail exchanges regarding acquisition by agreement and woodland grant scheme. Meeting with agent 5 August 2019, email 17 September 2019 comparable woodland sales to agree

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					market value HOTs to be issued once agreement reached.
Mansoor Ahmed Bhatti, Fehimida Mansoor Bhatti	Owner	Permanent	3/27	Y	Land acquisition discussions letter sent 11 February 2019. Meeting with landowner 15 March 2018 to discuss the scheme and blight process. Landowner has instructed agent and in the process of submitting a blight notice. Blight Notice now submitted and accepted. District Valuer instructed, arrangements for inspection of property currently being made. Property to be acquired under blight provisions during examination period.
Marion Reid Morris	Owner	Permanent Temporary Permanent Rights and	8/23a 8/23b	Y N	Land acquisition discussions letter sent 11 February 2019. Landowner confirmed 8 March 2019 content to explore acquisition by agreement and has instructed an agent but landowner unable to meet before May 2019. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					Meeting with landowners and their agent 28 May 2019. E-mail exchanges regarding acquisition by agreement and woodland grant scheme. Meeting with agent 5 August 2019, email 17 September 2019 comparable woodland sales to agree market value HOTs to be issued once agreement reached.
Mark James Smyth, Victoria May Jane Smyth	Owner	Temporary	8/11	N	Land discussions letter sent 11 February 2019. Response received from Mark Smyth on 5 March 2019 requesting information on project in relation to property. No contact from landowners, small area of temporary possession, no land to be acquired.
Matlock Garden Waterlife and Pet Centre Limited	Owner	Temporary and Permanent Rights	8/21	N	Formal consultation letter issued 7 March 2019. Spoke to Max Loeptian 7 March 2019 and exchanged email correspondence on 8 March 2019 providing further detail of the Scheme proposals and clarity on issues raised. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					No contact from land owner, small temporary possession plot, no land to be acquired.
McDonald's Real Estate Limited	Owner	Temporary Temporary	3/8a 3/8b	N N	Meeting 25 July 2018 to discuss access proposals. Traffic signals analysis issued 24 August 2018 to McDonald's and consultants by Highways England. Meeting requests issued via email from Highways England to McDonald's on 28 September, 22 October, 12 November and 1 December 2018 and 10 January 2019. Follow up meeting proposed with the adjoining owner Euro Garages in email 27 March 2019. Meetings 7 May 2019 and 20 August 2019 to discuss various technical issues regarding access, traffic flows, operation of site, mitigation measures etc. Land requirement comprises a small area of temporary land take, no acquisition of land involved. Ongoing discussion with Highways England. Relevant Representation submitted.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
Metropolitan Housing Trust Limited	Owner	Permanent Permanent	3/16a 3/16b	Y Y	Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Project Team consultants spoke to Rachel Asprey (of Metropolitan Housing Trust) and discussed the rationale for the change, and the DCO process more generally. Meeting held on 10 April 2019 on site to discuss project and DCO process. Email correspondence on 12 April from Metropolitan Housing Trust regarding land acquisition. Correspondence between Highways England consultants and Metropolitan Housing Trust on 12 April and 16 April 2019. Landowner has requested that Highways England acquire the residential property 253 Ashbourne Road. Meeting held with property owner 24 October 2019 to understand in more detail the specific impact of the scheme so that a decision can be taken regarding acquisition. Property owner to outline the impacts in writing following on from the meeting and

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					Highways England to confirm position regarding acquisition.
Network Rail (in respect of railway and bridge)	Owner Occupier Occupier	Temporary Permanent Rights Permanent Temporary Permanent	8/5 8/6 8/7 8/8 8/9	N N Y N Y	Extensive dialogue during preliminary bridge design and agreeing outline AIP with meetings held 7 January 2016, 5 December 2016, 23 January 2017 and 8 June 2017.
Norman Hoff, Joy Taylor	Owner	Permanent Temporary	8/16a 8/16b	Y N	Land discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Highways England's land consultants spoke to solicitor's secretary acting on behalf of affected party – informed solicitor on leave until 18 March 2019. Email received 12 March 2019 to extend 7 March 2019 letter response date. Telephone call and E-mail 10 September 2019 to agent setting out land requirements and inviting meeting to discuss acquisition by agreement. Email 13 September 2019 agent taking instructions as owners live abroad. Follow up e-mail 16 September awaiting landowner instruction and would revert. Next step, meeting with the agent to

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					discuss acquisition by agreement, market value and associated matters, HOT's to follow during examination period.
Peter Spencer Dawes, Keith Sutton, Patrick Burnett-Harris, Martin Doughty, David Wilcox, Roland Hosker c/o The University of Derby	Owner	Permanent	4/16	Y	Land acquisition discussions letter sent 11 February 2019. Email exchange 20 March 2019 regarding acquisition by agreement with Peter Dawes. Meeting held on 25 March 2019 with Head of Estate Development. Agent instructed to progress. E-mail 5 September to Derby university to progress acquisition by agreement. Details of agent acting provided by return. 6 September e-mail to agent with land requirements and plans. 1 October 2019 joint site inspection. Discussions regarding acquisition by agreement to be progressed during examination period and HOT's produced following provisional agreement.
Peter Toolan, Kerry Anne Toolan	Owner	Permanent	4/4	Y	Blight notice served and accepted by Highways England. Compensation agreed, acquisition of the property due to complete by end of April 2019. Property acquired under blight April 2019 and now owned by Highways England.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
Roger Alfred Bullivant, Elizabeth Ann Bullivant	Owner	Permanent Temporary Temporary	8/10a 8/10b 8/10c	Y N N	Land acquisition discussions letter sent 11 February 2019 and subsequent telephone and email exchanges regarding acquisition by agreement. Meeting 20 March 2019 to discuss in more detail, value of land provisionally agreed subject to confirmation of by HE regarding enlarging acquisition. Negotiations will be progressed prior to and during examination. Market value of land agreed in principle, various practical matters for the landowner to formalise in terms of the current occupation of the land and vacant possession. Draft HOTs to be issued once resolved.
RSDD 2016 Property Trust	Owner	Permanent Temporary and Permanent Rights Permanent Permanent Temporary and Permanent Rights Permanent Temporary	3/22a 3/22b 3/22c 4/7a 4/7b 4/7c 4/7d 8/10c	Y N Y Y N Y Y Y	Meetings 14 April 2018 and 13 November 2018. Land acquisition discussions letter sent 11 February 2019. Email exchanges 20, 21 March 2019. Meeting held 9 April 2019 to discuss acquisition of land by agreement. Negotiations will be progressed prior to and during examination.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
		Temporary			Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. Meeting 25 June 2019 with Project Team and 18 July 2019 between valuers to progress acquisition by agreement. Agent to review land plots and any development potential. Discussions linked to and to be progressed alongside statement of common ground during examination.
Sainsbury's Propco A Limited	Owner	Temporary and Permanent Rights Permanent Temporary	2/13a 2/13b 2/13c	N Y N	Land acquisition discussions letter sent 11 February 2019. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. No response to by agreement letter, follow up letter required, landowner to be contacted.
Shamim Eijaz Khan	Owner	Permanent Permanent Permanent	3/15a 3/15b 4/6	Y Y Y	Landowner attended public consultation event 8 September 2018, discussed scheme impacts and compensation provisions. Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					and subsequent telephone calls and email correspondence between Highways England's land consultants and affected party (8 March, 22 March, 25 March and 11 April 2019). Meeting held on 29 March 2019 of 255 Ashbourne Road. Eligible for blight claim in respect of No 18 Queensway. Telephone call 18 October 2019 to arrange meeting week commencing 21 October 2019 with landowner to discuss 255 Ashbourne Road following recent meeting with tenant Haven Care Group and also to clarify the position in respect of No 18 Queensway acquisition. Meeting held 24 October 2019 with property owner. Likely blight notice to be submitted towards the end of 2019 in respect of 18 Queensway. Discussed compensation in the event of Haven Care (tenant) relocating from 255 Ashbourne Road. Also discussed agreement in respect of frontage land to be acquired for scheme. To be progressed during examination period, HOTs to be issued following agreement over land value.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
Steven Kenneth Inglis, Susan Inglis	Owner	Permanent	3/14	Y	Meeting 2 February 2018 to discuss scheme impacts and compensation provisions. Land acquisition discussions letter sent 11 February 2019. Additional non-statutory consultation letter was sent 7 March 2019. Email from Highways England's land consultants sent 7 March 2019 detailing rationale for design changes. Telephone conversation with property owner 4 November 2019 regarding acquisition by agreement and basis for this, agent to be appointed to progress during the examination period.
Sutton Turner Houses	Owner	Permanent Permanent Permanent	3/17 3/18 3/19	Y Y Y	Additional non-statutory consultation letter was sent 7 March 2019. Subsequent correspondence and meeting arranged for 16 May 2019. Meeting on 17 October 2019 to discuss a SoCG.
The East Midlands Reserve Forces and Cadets Association	Owner	Temporary and Permanent Rights Temporary	3/5a 3/5b 3/5c	N N Y	Meeting 2 November 2018 to discuss acquisition of land by agreement.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
		Permanent Temporary	3/5d	N	Negotiations will be progressed prior to and during examination. Update letter sent on 16 April notifying landowner of proposed changes to land requirements following design refinements. Meeting 1 May 2019 to discuss acquisition and consent to acquire by agreement. Email 11 June 2019 having discussed with all relevant parties EMRFCA are content in principle to release land required by the scheme and to sign any agreement to that affect subject to agreeing appropriate compensation and accommodation works. A formal agreement is being drafted by Highways England solicitors to deal with this. EMRFCA require an independent valuation of the land before values can be agreed and this is currently being progressed. Accommodation works details and specification to be discussed with scheme consultants/contractor in due course. Formal agreement confirming consent to be produced before the end of the examination period.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
The Estate of Terence Storey	Owner	Permanent	3/25	Y	Blight notice served and accepted by Highways England. Negotiations will be progressed prior to and during examination. Blight claim now agreed in full and final settlement, acquisition completion forecast November 2019.
The Official Custodian for the Charities the Trustees of the Royal School for the Deaf Derby Trust	Owner	Permanent	4/11	Y	Meetings 14 April 2018 and 13 November 2018. Email exchanges 20, 21 March 2019. Meeting held 9 April 2019 to discuss acquisition of land by agreement. Negotiations will be progressed prior to and during examination. Meeting 25 June 2019 with Project Team and 18 July 2019 between valuers to progress acquisition by agreement. Agent to review land plots and any development potential. Discussions linked to and to be progressed alongside statement of common ground during examination.
University of Derby	Owner	Permanent Temporary	4/13a 4/13b	Y N	Land acquisition discussions letter sent 11 February 2019. Email exchange 20 March 2019 acquisition by agreement.

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
					Meeting 25 March 2019 with Andrew Bevan (Head of Estate Development). Agent instructed to progress. Negotiations will be progressed prior to and during examination. E-mail 5 September to Derby university to progress acquisition by agreement. Details of agent acting provided by return. 6 September e-mail to agent with land requirements and plans. 1 October 2019 joint site inspection. Discussions regarding acquisition by agreement to be progressed during examination period.
Mr J & Mrs A Lewis	Owner	Permanent Permanent	3/26 4/18	Y Y	Meeting held 9 August 2018 to discuss scheme impacts and compensation provisions. Acquisition by agreement, investment property to be discussed further with landowner in terms of timing of acquisition and form of agreement. E-mail 18 October 2019 awaiting proposed dates for a meeting with owners to discuss acquisition by agreement, to be progressed during the examination period.

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

Land Interest Name/Organisation and Land Agents' Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Compulsory Acquisition (Y/N):	Status of negotiations with land interest:
Haven Care Group	Tenant	Permanent Permanent	3/15a 3/15b	Y Y	Meeting held with Haven Care Group 3 October 2019 to discuss the scheme impacts and the particular issues relevant to this property and its residents. Relocation is being proposed based on the perceived risk and impacts to residents during the scheme works. Agent to forward a submission outlining preferred way forward to include Highways England facilitating relocation. Highways England then to confirm agreed way forward.

Annex C

Updated Schedule of all Statutory Undertaker and utility providers interests in the Land and progress of negotiations with providers subject to compulsory acquisition of land, rights or temporary possession powers

Statutory Undertaker	Plots	Position at Application
Severn Trent Water Limited	Permanent: 1/1b 1/1d 1/2 2/11 2/12 2/18 2/19c 2/1i 2/1j 2/1k 2/1l 2/1q 2/2b 2/2c 2/2e 2/2f 2/2g 2/2h 2/2j 2/2k 2/2L 2/2m 2/2o 2/2p 2/2u 2/20 2/21 3/1e 3/1k 3/1m 3/1o 3/1r 3/1s 3/1y 3/2a 3/2b	Protective Provisions issued.

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	3/2c	
	3/2e	
	3/2f	
	3/2h	
	3/2i	
	3/7	
	3/8a	
	3/10	
	3/11	
	3/12	
	3/21	
	4/1a	
	4/1e	
	4/1i	
	4/2a	
	4/2h	
	4/2k	
	4/2q	
	4/7a	
	4/14	
	4/15	
	5/3a	
	7/3b	
	7/3c	
	7/4	
	7/15	
	7/17b	
	8/4g	
	8/4j	
	8/4k	
	8/4m	
	8/12	
	8/13	
	8/14	
	8/16a	
	8/20	
	9/5b	
	9/5c	
	Temporary	
	1/4a	
	2/1n	

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	2/1r	
	2/1s	
	3/1c	
	3/1d	
	3/1g	
	3/1h	
	3/1i	
	3/1n	
	3/1t	
	3/4	
	3/8b	
	4/1c	
	4/1f	
	5/1	
	5/2	
	7/1a	
	7/1b	
	7/1c	
	7/1d	
	7/1g	
	7/2	
	7/7a	
	7/7b	
	7/14	
	7/17a	
	8/15	
	8/19	
	Permanent Acquisition of Rights	
	2/1f	
	2/1o	
	2/1p	
	2/19a	
	2/19b	
	3/1p	
	3/1q	
	3/1w	
	3/1x	
	3/9b	
	4/1b	

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	4/1d 6/2 7/5 8/21	
Cadent Gas Limited	Permanent 2/1k 2/1l 2/1m 2/1p 2/11 2/12 2/18 2/19c 2/20 2/2e 2/2h 2/2i 2/2j 2/2l 2/2m 2/2o 3/1f 3/1k 3/1m 3/1o 3/1s 3/1y 3/2a 3/2c 3/2e 3/2h 3/2i 3/2k 3/2o 3/2p 3/3 3/18 3/20 3/21 4/15 4/1a	Protective Provisions issued.

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	4/2a	
	4/2k	
	4/7a	
	7/3f	
	8/13	
	8/20	
	8/3b	
	8/4a	
	8/4d	
	8/4e	
	8/4f	
	8/4l	
	9/5a	
	Temporary:	
	2/1r	
	3/1d	
	3/1g	
	3/1h	
	3/1i	
	3/1n	
	3/4	
	4/1f	
	7/1a	
	7/1b	
	7/1c	
	7/1d	
	7/1f	
	7/1h	
	7/1i	
	7/2	
	7/6	
	7/12	
	7/13	
	7/17a	
	8/18	
	8/19	
	8/2	
	8/3a	
	8/3c	
	9/4	

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	Permanent Rights: 2/1o 2/19a 2/19b 3/1p 3/1q 7/5	
Western Power Distribution (West Midlands) Plc	Permanent: 1/1b 1/1c 1/1d 1/1f 1/1g 1/2 2/1e 2/1h 2/1i 2/1j 2/1k 2/1l 2/1m 2/1v 2/1w 2/2a 2/2b 2/2c 2/2e 2/2f 2/2h 2/2i 2/2j 2/2l 2/2m 2/2n 2/2o 2/2r 2/2s 2/2t 2/2u 2/7b 2/10	Protective Provisions issued.

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	2/12	
	2/13b	
	2/14	
	2/15	
	2/19c	
	2/20	
	3/1e	
	3/1f	
	3/1m	
	3/1o	
	3/1r	
	3/1s	
	3/1u	
	3/1y	
	3/2a	
	3/2b	
	3/2c	
	3/2e	
	3/2f	
	3/2g	
	3/2h	
	3/2o	
	3/2p	
	3/2q	
	3/2r	
	3/7	
	3/11	
	3/13a	
	3/13b	
	3/21	
	4/1a	
	4/1b	
	4/2a	
	4/2c	
	5/3a	
	7/3f	
	7/3g	
	8/13	
	8/17	
	8/2	
	8/20	
	8/4d	
	8/4e	

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	8/4g	
	8/4i	
	8/4j	
	8/4k	
	8/4l	
	8/4m	
	9/5b	
	9/5c	
	9/6a	
	Temporary	
	1/3c	
	2/1r	
	2/1s	
	2/13c	
	3/1d	
	3/1h	
	3/1i	
	3/1n	
	3/1t	
	3/1v	
	3/4	
	4/1c	
	7/1a	
	7/1b	
	7/1c	
	7/1d	
	7/1f	
	7/1h	
	7/1i	
	7/2	
	7/9	
	7/10	
	7/12	
	7/13	
	8/18	
	8/19	
	9/3	
	Permanent Rights	
	1/3b	
	1/4b	

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	2/1f 2/1o 2/1p 2/7a 2/9 2/13a 2/19a 2/19b 3/1g 3/1p 3/1q 3/1w 3/1x 3/1aa 4/1b 9/6b	
Openreach Limited	Permanent 2/1j 2/1k 2/1l 2/1m 2/1q 2/1v 2/1w 2/2c 2/2d 2/2e 2/2f 2/2g 2/2h 2/2i 2/2j 2/2l 2/2m 2/2n 2/2q 2/2s 2/2t 2/2u 2/12 2/18 2/19c 2/20	Protective Provisions issued.

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	2/21	
	3/1e	
	3/1f	
	3/1m	
	3/1o	
	3/1s	
	3/1t	
	3/1y	
	3/2a	
	3/2b	
	3/2c	
	3/2d	
	3/2e	
	3/2g	
	3/2h	
	3/2i	
	3/2k	
	3/2l	
	3/2o	
	3/2p	
	3/2q 3/2r	
	3/5c	
	3/7	
	3/11	
	3/12	
	3/13a	
	3/13b	
	3/18	
	3/19	
	3/20	
	3/21	
	4/1a	
	4/2i	
	4/2k	
	4/15	
	7/3b	
	7/3d	
	7/3e	
	7/3f	
	7/3g	
	8/4d	
	8/4f	
	8/4i	
	8/12	

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	8/13	
	8/20	
	9/5c	
	Temporary:	
	2/1p	
	2/1r	
	2/1s	
	2/3	
	3/1d	
	3/1g	
	3/1h	
	3/1i	
	3/1v	
	3/4	
	3/5b	
	3/8b	
	4/1f	
	7/1a	
	7/1b	
	7/1c	
	7/1d	
	7/1f	
	7/1g	
	7/1j	
	7/2	
	7/10	
	7/12	
	7/13	
	8/18	
	8/2	
	9/3	
	9/4	
	Permanent Rights	
	2/1f	
	2/1o	
	2/19a	
	2/19b	
	3/1aa	
	3/1p	
	3/1q	
	3/1w	

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	3/9b 4/7b	
CityFibre Limited	Permanent: 2/2i	Protective Provisions issued.
	Temporary 2/1r	
	Permanent Rights 2/1o 2/2o	
Virgin Media Limited	Permanent 2/2c 2/2f 2/2i 2/2j 2/2l 2/2o 3/1s 3/1y 3/2g 3/2o 3/2p 3/7 3/13b 3/21 4/1a 7/1a	Protective Provisions issued.

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

	Temporary 2/1r 2/1s 2/2q 3/1d 3/1g 3/1i 3/1n 3/4 7/1b 7/1c 7/1d 7/2 7/10 Permanent Rights 2/1o 2/1p 3/1q	
GTC Utility Construction Limited	Permanent 2/1h 2/1i 2/2b 2/2c 2/2d 2/2f 2/12 Permanent Rights 2/1f	Protective Provisions issued.
MBNL (Hutchinson 3G UK Holdings and EE Limited),	Permanent 2/2f 2/2i 2/2q	Protective Provisions issued.

A38 Derby Junctions

Schedule of Updates to the Statement of Reasons

E. ON UK Plc	Permanent 2/19c	Protective Provisions issued.
Cornerstone Telecommunications Infrastructure Limited (Telephonica UK Limited and Vodaphone Group Plc)	Permanent 3/21	Protective Provisions issued.