

M54 to M6 Link Road

TR010054

8.8 LIU(C) Statement of Common Ground with Robert Edward Rowe

APFP Regulation 5(2)(q)

Planning Act 2008

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

Volume 8

April 2021

Infrastructure Planning

Planning Act 2008

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

**M54 to M6 Link Road
Development Consent Order 202[]**

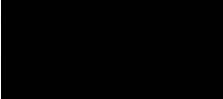
**8.8 LIU(C) Statement of Common Ground with
Robert Edward Rowe**

Regulation Number	Regulation 5(2)(q)
Planning Inspectorate Scheme Reference	TR010054
Application Document Reference	8.8 LIU(C)
Author	M54 to M6 Link Road Project Team and Highways England

Version	Date	Status of Version
1 (P01)	July 2020	First draft for landowner review
2 (P03)	November 2020	Issue to ExA for Deadline 1
3 (P04)	January 2021	Issue to ExA for Deadline 4
4 (P05)	February 2021	Issue to ExA for Deadline 6
5 (P06)	March 2021	Issue to ExA for Deadline 8 - Final version

STATEMENT OF COMMON GROUND

This Statement of Common Ground has been prepared and agreed by (1) Highways England Company Limited and (2) Robert Edward Rowe.

Signed 
Andrew Kelly
Project Manager
on behalf of Highways England
Date: 06/04/2021

Signed 
Robert Edward Rowe
Owner
on behalf of Robert Edward Rowe
Date: 31/03/2021

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1 Introduction

1.1 Purpose of this document

- 1.1.1 This Statement of Common Ground ('SoCG') has been prepared in respect of an application for a Development Consent Order ('the Application') under section 37 of the Planning Act 2008 ('PA 2008') for the proposed M54 to M6 Link Road ('the Scheme') made by Highways England Company Limited ('Highways England' or 'HE') to the Secretary of State for Transport ('Secretary of State').
- 1.1.2 This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All documents are available on the Planning Inspectorate website.
- 1.1.3 This SoCG has been produced to confirm to the Examining Authority where agreement has been reached between the parties, and where agreement has not been reached. SoCGs are an established means in the planning process of allowing all parties to identify and so focus on specific issues that may need to be addressed during the examination.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by (1) Highways England as the applicant and (2) Robert Edward Rowe ('RRO' or 'Landowner').
- 1.2.2 Highways England became the Government-owned Strategic Highways Company on 1 April 2015. It is the highway authority in England for the strategic road network and has the necessary powers and duties to operate, manage, maintain and enhance the network. Regulatory powers remain with the Secretary of State. The legislation establishing Highways England made provision for all legal rights and obligations of the Highways Agency, including in respect of the Application, to be conferred upon or assumed by Highways England.
- 1.2.3 The Landowner is the freehold owner of plots 4/14a, 4/14b, 4/14c, 4/14d, 4/14e, 4/14f, 4/14h, 4/14i, 4/15, 6/1b, 6/1c, 6/1d, 6/1e and 6/8 as identified on the Land Plans [AS-007/2.2]. The Scheme changes as accepted by the Examining Authority merge plots 4/14a and 4/14b (with both plots then part of 4/14a). There is therefore no plot 4/14b on the Scheme changes version of the plans [AS-65/2.2].

1.3 Terminology

- 1.3.1 In the tables in the Issues chapter of this SoCG, 'Not Agreed' indicates a final position. 'Agreed' indicates where the issue has been resolved.
- 1.3.2 It can be taken that any matters not specifically referred to in the Issues chapter of this SoCG are not of material interest or relevance to the Landowner and therefore have not been the subject of any discussions between the parties. As such, those matters can be read as agreed, only to the extent that they are either not of material interest or relevance to the Landowner.

2 Record of Engagement

2.1.1 A summary of the meetings and correspondence that has taken place between Highways England and the Landowner in relation to the Application is outlined in Table 2-1.

Table 2-1: Record of Engagement

Date	Form of correspondence	Key topics discussed and key outcomes
30/11/2017	Meeting with RRo, Amey (TB), District Valuer (SD) and HE (AK)	Discussion on route options. Noted that RRo did not respond to non-statutory consultation held in 2017. RRo was interested in the Scheme options and their impact on current access arrangements. Tower House Farm has multiple businesses/interests on site. Car boot site is located off Mill Lane, operates 52 weeks a year. RRo requested to be consulted with future options regarding junction improvements/access provisions.
08/10/2018	Meeting with RRo, Amey (TB), District Valuer (SD) and HE (AK)	Potential site compound discussed with RRo. TB discussed geotechnical surveys in principle with RRo. RRo outlined potential development of M54 J1 and the impacts it may have to Tower House Farm re visibility / screening / noise. RRo confirmed there are plans for 3 barn conversions to residential at Tower House Farm.
13/02/2019	Meeting with RRo, Amey (TB), District Valuer (SD) and Gateley Hamer (SB)	RRo concerned over proximity of the dumbbell roundabouts by Tower House Farm. RRo concerned it has moved closer to Tower House since last meeting. RRo stated that the access track needs to be extended / re-connected to A460 to ensure

		access is not lost when severing existing access track. Discussion around mineral extraction and whether Hansons have planning permission or not.
23/05/2019	Letter from Gateley Hamer to RRo	S42 consultation pack. Included Land Interest Plans showing areas of land ownership, areas of land that may be required for the Scheme and the Order limits. The draft Environmental Masterplan was also made available online, indicating initial thoughts on areas required for environmental mitigation.
11/09/2019	Meeting with RRo, Amey (TB), District Valuer (SD) and Gateley Hamer (SB)	RRo confirmed that they did not attend the consultation or respond to the S42 Consultation or Land Information Questionnaire due to it being difficult to understand. RRo confirmed he is keeping a diary of time spent on the Scheme for potential compensation claim. RRo concerned about potential access issues south of M54 J1 at Mill Ride Farm due to traffic management on M54 J1. RRo requested gates on the access track and access to Tower House Farm to restrict public / unwanted access. RRo confirmed that until a land agent was appointed, he was the main contact. RRo also confirmed that when (expected) a land agent is appointed he still wants to be told of discussions/involved in all meetings. SD commented if a land agent was appointed, that reasonable fees would be paid by Highways England subject to an agreed scope of instruction.
03/10/2019	Letter from Gateley Hamer to RRo	Land acquisition discussion letter.
04/11/2019	Landowner meeting with project team	RRo raised concerns over the quality of the surface of the yard access track during the construction phase of works. Needs to be HGV appropriate. RRo wishes to remind design team of the size of the vehicles using the access route and yard – HGV sized and articulated.

		RRo requires 24 hours access to yard at all times. RRo requires early visibility and consultation on the Traffic Management Plan to ensure access requirements. RRo reminded Highways England that the access and yard also serves three residential properties with planning for a further three. RRo stated that it is essential that Highways England provide a northern internal agricultural access track which will need to be gated. RRo requires access gates off both roundabouts. RRo stated no land agent instructed or expected to be at this point. RRo stated that there is a large land take (80 acres) of agricultural land taken leaving a small amount of grazing land plus impact upon yard space. RRo stated the proposed Scheme will pose significant operational issues in the yard area due to reducing the turning head of the hard standing. RRo stated that the land benefits from natural spring water and would like assurances that the spring water will not be affected as a result of the Scheme.
11/11/2019	Letter sent from GH to RRo	Supplementary consultation documents arrived with Landowners including revised plans showing areas proposed for permanent and temporary land acquisition. Also included links to revised Environmental Masterplan and General Arrangement Plan to help explain the reasons for land acquisition.

09/12/2019	Supplementary consultation response letter from RRo to project team	RRo concerned regarding the area of land taken from agricultural to environmental mitigation. RRo raised concern with temporary land now being permanently required for the Scheme. RRo raised why other landowners are not as affected in respect to land required for environmental mitigation. RRo's perception that increased areas of environmental mitigation will attract anti-social behaviour. RRo requests the outcome of the proposals and notes that they want to retain as much land as possible.
24/01/2020	SoCG introductory Letter sent	Introductory SoCG letter addressing concerns raised within latest supplementary consultation response.
09/03/2020	Letter from HE to RRo	S56 – Notifying persons of accepted application.
10/03/2020	Meeting with RRo & JR and Project team: TF & TP	Team provided an update on the Scheme, what has happened since the last meeting and programme going forward - Application submitted, accepted for examination and relevant representations period open. Introduction to a number of changes to RRo's yard on General Arrangement drawings. TF explained that a new forked access had been incorporated into the design to assist with vehicles turning in yard and removing the need for additional turning head in retained land. Project team advised of the inclusion of an internal farm access track to replace the existing and remove the need for farm vehicles to use public highway. RRo highlighted that the access to the yard has to be high quality and fit for fragile motor homes. Unsuitable roads can cause windscreen issues and can damage the vehicles, high degrees of flex.

		RRo has an issue with the project taking productive agricultural land for environmental mitigation. RRo concerned who will manage the land once the land required for the southern site compound (plot 4/14e, 4/14f) has been taken and planted for environmental mitigation. TP explained the land needs to be managed for biodiversity benefit to mitigate the impacts of the construction and operation of the new road. In response to TP's explanation, RRo was concerned that the land will be subject to unsociable and destructive behaviour from motorbikes and quad bike trespassers. RRo feels aggrieved that Hilton Park is dictating the impacts on his land. The project team explained that Hilton Park is a locally designated Historic Landscape area which has to be considered in the assessment and mitigation design. RRo explained there is limited replacement agricultural land in the area. RRo asked why can the land above yard (plot 4/14i) not be used for permanent environmental mitigation? RR would be open to providing thick wooded borders for environmental mitigation and attenuation pond around plot 4/14e and 4/14f and possibly retain a squared off field in the centre. RRo requested that the attenuation pond in plot 4/14f be moved to a more southerly point in the field. RRo wishes to retain as much land as possible. Project team suggests there is potential for land to be returned back to RRo subject to restrictive covenants. TP to review maintenance requirements of mitigation areas. RRo concerned that the Scheme is still taking 50% of the yard space limiting operations in the future.
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		RRo concerned that the future maintenance of access road 4/14h will be a liability considering that Hanson Quarries has a right of access. RRo suggested an access route through the woodland at Lower Pool. The project team noted that alternative routes through Hilton Park have been reviewed but would have impacts on the Hilton Park land and Allow Ltd land, affecting woodland, private gardens and historic landscape.
17/04/2020	Letter from HE to RRo	Updated S56 letter and Notice notifying landowners of accepted application and extension of relevant representations period due to Covid19.
19/05/2020	Email from RRo to HE	Summary of previous issues raised at meeting dated 10/03/2020.
27/07/2020	Letter from HE to RRo	SoCG, provisional maintenance schedule & environmental mitigation approach issued.
28/07/2020	Letter from HE to RRo	Notification of change request sent.
21/08/2020	Letter from HE to RRo	Supplementary consultation consultee letter sent.
02/09/2020	Email from SB to JR	Discussion and proposal to relocate environmental mitigation from land on the western side of the new link road, to the eastern side. Proposition for landowner to enter into a legal agreement with Highways England to either sell land by agreement or grant Highways England all necessary rights to deliver the environmental mitigation.
07/09/2020	Email from JR to SB	Confirmation that landowners wish to enter into agreements regarding the eastern land. Landowner puts forward alternative land for environmental mitigation off Mill Lane and offers further details upon request.
07/09/2020	Email from SB to JR	Request for further information and plan for alternative land put forward for environmental mitigation.
08/09/2020	Email from JR to SB	Plan attached and clarification of alternative land offered for environmental mitigation.

09/09/2020	Email from SB to JR	Acknowledgement of plan, question raised of alternative land ownership and location of proposed site compound.
09/09/2020	Email from JR to SB	Confirmation of land ownership for alternative land proposals and confirmation landowner agrees the location of the site compound.
14/09/2020	Email from TF to JR	Email containing proposed draft land plans ahead of landowner meeting.
15/09/2020	Letter from HE to RRo	Follow up letter sent to Landowner concerning land by agreement.
17/09/2020	Meeting at Tower House Farm with landowners: JR & RRo Project team: RRa & TF in person. Conference call attendees: TP, TW, AK & SD	Review of water spring and pump house. Review of revised land plans and identified proposed changes made to reduced land take. RRa highlighted that as a result of design change 6, there is a reduction of land take requirements around the yard area of the land holding. Review of proposed southern compound. Discussion on land access and project commencement on site – Spring 2022. Review of consultation documentation for design change 1 & 6. RRo and JR agreed in principal that the changes are a positive on their holding and are supportive of the proposals. Discussion regarding proposed alternative land put forward for environmental mitigation. Discussion and action for project team to issue draft HoTs. Review of SoCG issued on 27/07/2020.
21/09/2020	Email from RRo to HE	DCO changes consultation response received.
03/11/2020	Email from SB to JR	Updated draft SoCG issued to landowner for review and comment.
26/11/2020	Email from SB to JR	Follow up email asking if the Landowner has any comments relating to the draft SoCG issued on 03/11/2020.

27/11/2020	Email from TF to JR	Email containing proposed draft Heads of Terms relating to the relocation of the southern compound and environmental mitigation.
04/12/2020	Email and letter from HE to RRo	Email and letter pack sent with updated survey schedule, plan and licence agreement for requested surveys.
07/12/2020	Call from TF to JR	Request for confirmation of receipt of SoCG issued 03/11/2020, HoT issued 27/11/2020 and survey licence agreement issued 04/12/2020.
09/12/2020	Call received from JR to SB	Call to discuss licence agreement terms and compensation.
09/12/2020	Email from JR to SB	Comments submitted concerning draft SoCG issued on 03/11/2020.
09/12/2021	Email from JR to TF	Update on progression of Option agreement HoT.
11/01/2021	Email from TF to RRo	Updated draft SoCG issued to landowner for review and comment.
12/01/2021	Email from JR to TF	Comments in response to D4 submission of SoCG. Agreement to SoCG issues, with the exception requiring visibility of traffic management plan prior to works starting.
26/01/2021	Emails from TF to JR	Updated draft SoCG issued to landowner for review and comment.
01/02/2021	Email from JR to TF and SB	Comments received on HoT.
02/02/2021	Email from TF to JR	Request for comments and response on updated SoCG.
03/02/2021	Call from JR to TF	Discussions regarding HoT progress and clarification of comments on SoCG.
03/02/2021	Email from JR to TF	Additional comments in response to D4 submission. Agreement to SoCG issues, with the exception requiring visibility of traffic management plan prior to works starting, HoT update and request for alternative land proposal for environmental mitigation to be considered later in the process.
17/02/2021	Email from JR to TF	Request for update on HoT progress.

17/02/2021	Email from TF to JR	Update on HoT progress and request for solicitors' details to streamline communications between parties.
17/02/2021	Email from TF to JR	Updated draft SoCG issued to landowner for review and comment relating to two outstanding issues.
03/03/2021	Email from TF to JR	Request for comments following submission at D6 and update on timescales.
06/03/2021	Email from JR to TF	Queries relating to remaining issues under discussion, separation of alternative Environmental Mitigation HoT from SoCG process and review of draft Order.
12/03/2021	Email from TF to JR	Comments in response to Landowner queries relating to outstanding issues under discussion.
15/03/2021	Call received from JR to TF	Discussions on outstanding issues, SoCG timescales and project timescales.
15/03/2021	Email from TF to JR	Email directing Landowner to Planning Inspectorate's project website and links to receive project updates.
22/03/2021	Email from TF to JR	Request for comments on updated D6 SoCG.
24/03/2021	Email from JR to TF	Comments received relating to outstanding issues under discussion to bring them to an agreed position, queries regarding compulsory acquisition and program of works.
30/04/2021	Email from TF to JR	Updated final SoCG version issued to landowner for review and signature.
30/04/2021	Voicemail from TF left with JR.	Outlining the signature process and timescales.
06/04/2021	Telecoms from TF to JR	Discussions confirming RR signature on final SoCG and returned posting.
06/04/2021	Email from TF to JR	Written confirmation and follow up from earlier telephone call that the SoCG had been signed and posted on 5 th April 2021.
06/04/2021	Email from JR to TF	Confirmation from JR that the SoCG has been signed and returned in the post.

2.1.2 It is agreed that this is an accurate record of the key meetings and consultation undertaken between (1) Highways England and (2) the Landowner in relation to the issues addressed in this SoCG.

3 Issues

3.1 Introduction and General Matters

3.1.1 This chapter sets out the 'issues' which are agreed, not agreed, or are under discussion between the Landowner and Highways England.

3.2 Issues

3.2.1 The table below shows those matters which have been agreed or yet to be agreed by the parties, including a reference number for each matter, and the date and method by which it was agreed (if relevant).

Table 3-1: Issues

Document/Meeting	Landowner Comment	Highways England Response	Status	Agreement likely ¹
Landowner meeting 4th November 2019	Internal northern access track required to remove need for farm vehicles to use public highway.	An internal access track has been added to the design.	Agreed	Agreed
	Private accesses from roundabout requested to be gated.	Highways England can confirm the private access off the proposed new A460 roundabout to Tower House Farm will be gated. See Appendix B for the fencing drawing (Ref [HE514465-ACM-HFE-Z2_SW_PR_Z-DR-CH-1004]). The exact specification of the gates is to be confirmed following detailed design.	Agreed	Agreed

¹ Indication on likelihood that the matter will be agreed by the close of the Examination period as rate by the applicant (app) and the Interested Party (IP). Dark green = agreed, light green = high likelihood of agreement, orange = medium likelihood of agreement, pink = low likelihood of agreement, red = not agreed

	Landowner is concerned the new proposed layout of the yard will create restricted access and operational issues.	Highways England has noted the Landowner's concerns and in response has proposed a change to the alignment of the slip road leading on to the M54 eastbound to reduce the impact on the yard at Tower House Farm (change 6 in the documents submitted to the Planning Inspectorate on 9 October 2020). The proposed alignment would minimise the amount of required land take in the yard to just the very south-western corner and will retain more of the existing access track along the southern boundary of the yard. Furthermore, Highways England has incorporated a forked access to the Tower House Farm yard to assist with vehicles turning in the yard and removing the need for an additional turning head, this was discussed at a meeting with the landowner on 10/03/2020. This change was incorporated into the design prior to submission of the DCO application in January 2020. Therefore, it is considered that the impact on the yard has been minimised and HGVs and motorhomes will be able to continue to access the yard with little impact on operations.	Agreed	Agreed
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Supplementary Consultation response 9th December 2019	Concern regarding the amount of land take required for environmental mitigation at Tower House Farm and land owned at Mill Lane.	Highways England acknowledge the Landowner's concern regarding the use of land at Tower House Farm and Mill Lane and that the Scheme design has developed in these areas since initial conversations with the Landowner. During construction of the link road, this area of land will contain a construction compound and will therefore be cleared of vegetation. The landscape design must account for habitats lost to the Scheme in this and other locations along with the existing landscape character of the area and so must include a matrix of habitat types. The proposed area in question is adjacent to the habitat loss and therefore well located for ecological mitigation. An environmental technical note was issued to RRo 27/07/2020 detailing the need and rationale for the area, location and type of environmental mitigation to be provided on the Landowner's land.	Agreed	Agreed
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	Concern if land is taken out of private ownership and is planted with trees, that these areas of land will become a potential nuisance area attracting scrambling and quad biking and this will cause great disturbance for the local residents of Featherstone, Hilton, Shareshill and Saredon.	Highways England acknowledge the concerns raised regarding the changes in land ownership as a result of the Scheme. It is anticipated that all mitigation areas, created as a result of the construction of the link road, will be fenced off to prevent unauthorised access and minimise the potential for unsociable behaviour.	Agreed	Agreed
	The environmental mitigation plan dated 8th November 2019 now shows our land you wish to acquire with some trees but majority being grassland. Further concern regarding the increase in permanent land take since the statutory consultation and request for retaining some of the permanent land take areas.	The landscape design must account for habitats lost to the Scheme along with the existing landscape character of the area and so must include a matrix of habitat types, including for the loss of grassland areas. The proposed areas of species rich grassland would be managed to replicate the benefits of hay meadow management. An environmental technical note and draft maintenance schedule was issued to RRo on 27/07/2020 detailing the need for and rationale of the proposed environmental mitigation to be provided. Highways England will continue to engage with the Landowner and it may be possible to return the land to the Landowner's	Agreed	Agreed

		ownership, subject to conclusion of an appropriate legal agreement.		
Landowner meeting 10/03/2020 and email received from landowner to Highways England on 19/05/2020	Landowner seeks assurances that the access to Tower House Farm will be high quality and sufficient for large HGV's such as motorhomes	Access and proposed road surfaces will be sufficient for the existing business uses. The Landowner has raised concerns about the fragility of the motorhomes on unsuitable road surfacing. It is therefore proposed that the access is constructed to a suitable standard with surfacing bound material to accommodate the motorhomes. Large articulated vehicles will still be able to access Tower House Farm therefore operations will still be able to continue at the yard. Discussions regarding temporary access during construction are ongoing with the Landowner.	Agreed	Agreed

	Landowner offered alternative land for environmental mitigation (land above yard, plot 4/14i). Landowner would be amenable to providing thick wooded borders for Environmental Mitigation and attenuation pond around plot 4/14e and 4/14f as to retain a squared off field in the centre.	Highways England is considering the possibility of using alternative land and wooded borders in plot 4/14f for environmental mitigation following discussions with the Landowner who wishes to retain as much of the freehold interest of plot 4/14f as possible. The change was not submitted as part of the Scheme changes submitted in October 2020 and is not currently part of the Scheme before the Examining Authority. Proposed draft Heads of Terms relating to the relocation of the southern compound environmental mitigation area were issued to the Landowner on 27/11/2020 via email to JR. Highways England has been advised by the Landowner that they are seeking legal advice and will respond in due course.	Agreed	Agreed
	Landowner has requested to retain as much land as possible. If land is required and potentially returned subject to a legal agreement; the landowner would like to know what the maintenance requirements are for land	HE agrees in principle that the Landowner could retain ownership of land required for environmental mitigation subject to legal agreement requiring retention, management and maintenance in line with the requirements on the DCO if/when made. This is, in principle, acceptable for the mitigation as currently proposed or the alternative location, if taken forward. Maintenance schedules were issued in 27/07/20 as part of an earlier version of the	Agreed	Agreed

	subject to environmental mitigation	SoCG to provide an indication of potential requirements, but there is the potential for this to change as the Application moves through the DCO process.		
	Concern regarding future maintenance of access road (Hanson Quarries also have a right of access)	Highways England is content to progress an agreement to allow the Landowner to retain ownership of the access track to the rear of Hilton Hall subject to the Landowner granting third party users equivalent rights of access to those rights currently provided. It is proposed that maintenance of the access track will primarily be the responsibility of the Landowner with contributions payable from the third party users of the access track based on their proportion of use.	Agreed	Agreed
	Landowner advised that Tower House Farm benefits from a natural spring water supply and wants assurances that the supply or quality will not be affected as a result of the proposed scheme	Highways England will endeavour not to affect the existing natural spring water supply and will be consulting with its in-house water specialist team. Highways England has obtained further information from the Landowner with regard to the location and use of the spring during the meeting on 17/09/2020.	Agreed	Agreed
	Landowner advises that the proposed attenuation pond is in the wrong location and suggests the pond should be located	The location of the attenuation pond has been reviewed and Highways England has discussed the conclusions with the landowner.	Agreed	Agreed

	further south of the current proposed location.	The current location of the attenuation pond is considered to be the optimal location at the low point in the topography near the outfall, with an existing access that can be utilised from the A460. Highways England has discussed the conclusions with the landowner.		
	Landowner requires early sight of traffic management plan	An Outline Traffic Management Plan was submitted with the Application [APP-223/7.5] and is available on the Planning Inspectorate website. A revised version has also been submitted with the Scheme changes on 9 October 2020 [AS-116/7.5] to account for proposed changes to the Scheme design. The Construction Traffic Management Plan would be produced to discharge Requirement 10 on the draft Order so is unlikely to be finalised until late 2021. Highways England will share its contents with the Landowner prior to submitting to the Secretary of State. Agreed subject to suitable access being provided during construction and communicating proposed traffic management arrangements with the landowner.	Agreed	Agreed

Response to consultation on proposed DCO changes.	Land take extent and maintenance requirements for existing track alignment shown in change no 2.	Highways England notes the landowners concerns and will continue discussions with the landowner to address these concerns whilst ensuring the access track is available for intended use. Agreed subject to suitable access being provided during construction and communicating proposed traffic management arrangements with the landowner.	Agreed	Agreed
	Tower House Farm access requirements during construction	Access to Tower House Farm will be maintained at all times and proposed new road surfaces will be sufficient for the existing business uses. Highways England met with the Landowner on site on 17/09/2020 and agreed that a meeting with the works contractor would be arranged to provide further detail and assurances. Agreed subject to suitable access being provided during construction and communicating proposed traffic management arrangements with the landowner.	Agreed	Agreed
	Evidence required to show change to	Following concerns raised by the Landowner in regard to the impact on the	Agreed	Agreed

	alignment to reduce the impact on Tower House Farm reflected in change No 6 We are very much in agreement to have as little impact on Tower House Farm as possible. We can see from the proposed scheme that the changes to the alignment of the slip road reduce the impact on Tower House Farm on the map. The main concerns to us are that we still could be very badly affected as the red line is still close around the main yard area. We are not fully convinced that we will get as much land back as expected. We feel more evidence is needed to show that we will not be adversely affected as we know the red line is the worst-case scenario. We do not want	yard at Tower House Farm, Highways England have reviewed the design and proposed a change in slip road alignment to minimise the impact in this area. Change 6 has been accepted by the Examining Authority. Revised Land Plans showing the changes to land take requirements have been provided via email and discussed during a meeting on site between Highways England and the Landowner on 17/09/2020. The change will reduce the area to be permanently acquired and reduce the impact on the Landowner as far as possible. Highways England will not have the powers pursuant to the Order to compulsorily acquire land beyond that shown in the Land Plans, even if the area remains within the Order limits (the red line). Therefore, for acquisition it is the land parcels on the Land Plans that are important rather than the Order limits.		
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	to be in a situation where this will be the case. This concerns us about the amount of yard we will have back after the motorway is completed.			
Landowner meeting 10/03/2020	Land retention and alternative land offered for environmental mitigation – Southern Compound	Highways England welcomes the support from the Landowner for use of its land during construction. RRo suggested during site meeting on 10/03/2020 relocating the environmental mitigation for plots 4/14f to plots 4/14i (i.e. southern alternative mitigation land). Highways England is preparing to issue draft Heads of Terms to explore the potential for the southern alternative mitigation land i.e. to move the environmental mitigation from plot 4/14f to 4/14i. As indicated above, this change was not submitted as part of the Scheme changes submitted in October 2020 and is not currently part of the Scheme before the Examining Authority. Notwithstanding this, Highways England is agreeable to entering	Agreed	Agreed

		into discussions about how this change might be achieved.		
JR emailed project team 09/12/2020 and 24/03/2021	Land retention and environmental mitigation alternatives at Tower House and at Mill Lane. The Tower House land we have sent our solicitors the Heads of Terms, hopefully will get this one sorted out.	Highways England welcome this progress update. Highways England has received initial comments and queries from RRo and JR in an email dated 01/02/2021. Both HE and the Landowner's legal advisor are engaged in discussions. The Landowners have confirmed this matter can be dealt with outside of the SoCG process.	Agreed	Agreed
JR emailed project team 07/09/2020 and 03/02/2021	Land retention and alternative land offered for environmental mitigation – Northern Compound	JR emailed 07/09/2020 with a further email 03/02/2021 offering alternative land outside of the Order limits for environmental mitigation off Mill Lane, adjacent to Hadcroft Farm west of plots 6/1c, 6/1d and 6/1e (referred to as the alternative northern mitigation land). The suggested northern alternative land would remove the need for compulsory acquisition of plots 6/1c, 6/1d and 6/1e. Highways England would still require the aforementioned plots on a temporary basis for use as temporary compound for construction works. Highways England has reviewed the Landowners suggested alternative. Due to	Not agreed	Not agreed

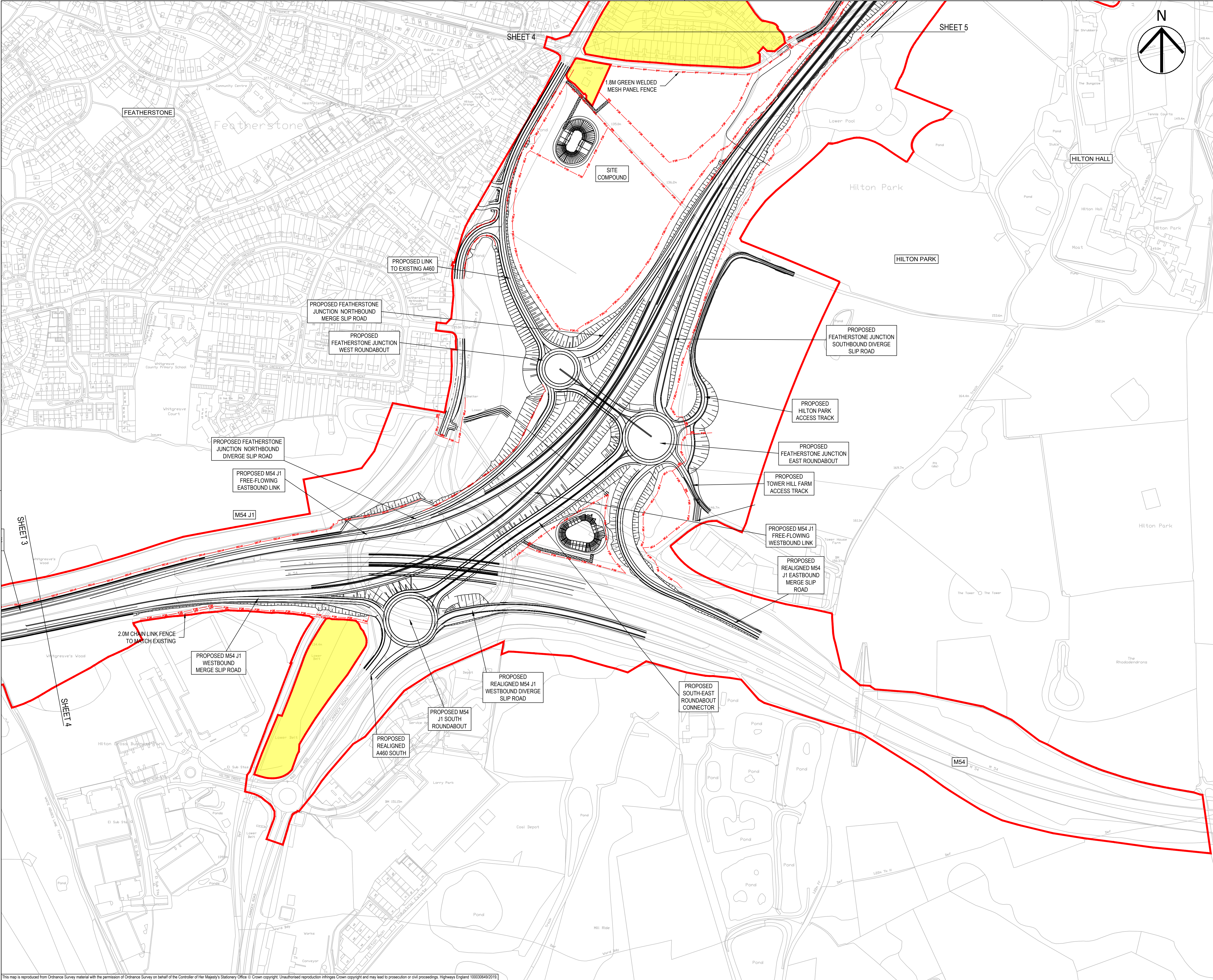
		the alternative land being outside of the order limits and the lateness of the request received (07/09/2020) Highways England is unable to incorporate this change into the Scheme.		
	From the start, we have been in strong agreement with both site compounds to be on our land. We have no objection for both land parcels to be used as a site compound.	Highways England welcomes the support from the Landowner and his daughter.	Agreed	Agreed
JR emailed project team 09/12/2020 and 03/02/2021	Landowner wishes to push forward with land retention and environmental mitigation alternatives at Mill Lane.	Highways England welcomes this confirmation from the Landowner and his daughter. Highways England has reviewed the Mill Lane alternative site. Unfortunately, the proposed alternative site falls outside of the Scheme's limits. A change to the proposed limits at this point in the Development Consent Order process will require consultation and approval from the Examining Authority who will need to be satisfied that the change can be made and considered within the existing examination timetable. Highways England has considered this matter in detail and does not consider it possible to secure the change required within the examination	Not agreed	Not agreed

		timetable. It is therefore not possible to progress with the proposed Mill Lane alternative.		
JR emailed project team 24/03/2021	Articles and Requirements - We have not reviewed this document comprehensively, so at this time have no comments.	Highways England has not received any comments on the Article or Requirements on the draft Order from the Landowner.	Agreed	Agreed

Appendix A - Initials and details of individuals involved

Initials	Name	Role	Organisation
AK	Andrew Kelly	Project Manager	Highways England
HE	Highways England	Referred to when responding through M54 email mailbox/address	Highways England
JH	Jon Harvey	Stakeholder manager	AECOM
JR	Joanne Rowe	Landowner	N/A
RRa	Rob Ramshaw	Project Manager	AECOM
RRo	Robert Rowe	Landowner	N/A
SB	Sam Blaize	Principal Surveyor	Gateley Hamer
SD	Simon Davis	District Valuer	Valuation Office Agency
TP	Tamara Percy	Environment Lead	AECOM
TF	Toby Feirn	Principal Surveyor	Gateley Hamer
TB	Tom Bennett	Previous stakeholder manager	Amey

Appendix B – Fencing drawing



- NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION.
 2. DO NOT SCALE FROM THIS DRAWING. USE ONLY PRINTED DIMENSIONS.
 3. ALL DIMENSIONS IN MILLIMETRES, ALL CHAINAGES, LEVELS AND COORDINATES ARE IN METRES UNLESS DEFINED OTHERWISE.
 4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PROJECT HEALTH & SAFETY FILE FOR ANY IDENTIFIED POTENTIAL RISKS.
 5. ALL DETAILS ARE INDICATIVE ONLY AND SUBJECT TO AGREEMENT WITH SCC.

- KEY
- EXISTING FENCING
 - POST AND 3 RAIL FENCING TO HCD/H15
 - POST AND 3 RAIL FENCING WITH HEDGE
 - CLOSE BOARD FENCING (1.8m HIGH) TO HCD/H14
 - 2.4m HIGH ENVIRONMENTAL BARRIERS
 - RELOCATION OF MILE WALL USING ORIGINAL STONES WHERE POSSIBLE
 - 5M STEEL FIELD GATES TO HCD/H20
 - PUBLIC RIGHT OF WAY BRIDLEWAY GATE
 - PUBLIC RIGHT OF WAY FOOTWAY GATE

First Issue	JP	AM	04/07/19	P01
Fencing detail added to inform DCO	HS	RR	08/01/21	P02
Dark Lane Fencing Updated	EL	RR	12/02/21	P03
Revision Details	By	Check	Date	Suffix

Purpose of issue

SUITABLE FOR INFORMATION

Client
Highways England
The Cube
199 Wharfside Street
Birmingham
B1 1RN

highways england

Development Consent Order Number

TR010054

Project Title

M54 to M6 Link Road

Development Consent Order Drawing Number

TR010054/APP/2.9

Drawing Title

**FENCING
SHEET 4 OF 10**

Designed	Drawn	Checked	Approved	Date
---	EL	AM	RR	12/02/21
Internal Project No.	Suitability			
60536736	S2			
Scale @ A1	Zone			
1:1250H/1:1250V	Fencing			

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Drawing Number	Highways England PIN	I Originator	I Volume	Rev
HE514465	-ACM	-HFE	-	P03
Z1_SW_PR_Z		DR-CH-1004		
Location	I Type	I Role	I Number	