

A46 Newark Bypass

TR010065

7.17 Final Schedule of Changes to the Book of Reference

**Planning Act 2008
Rule 8(1)(c)**

Infrastructure Planning (Examination Procedure) Rules 2010

April 2025

Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

A46 Newark Bypass Development Consent Order 202[x]

7.17 FINAL SCHEDULE OF CHANGES TO THE BOOK OF REFERENCE

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Author:	A46 Newark Bypass Project Team, National Highways

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Rev 2	October 2024	Schedule of changes at examination deadline 1
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Rev 4	February 2025	Schedule of changes at examination deadline 5
Rev 5	February 2025	Schedule of changes at examination deadline 6
Rev 6	April 2025	Schedule of changes at examination deadline 8

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1 Introduction

1.1 Purpose of this document

1.1.1 This Schedule of Changes to the Book of Reference (this “Schedule”) relates to an application made by National Highways (the “Applicant”) on 26 April 2024 to the Secretary of State for Transport via the Planning Inspectorate (the “Inspectorate”) under the Planning Act 2008 (the “2008 Act”) for a Development Consent Order (DCO). The application was accepted for examination on 23 May 2024. If made, the DCO would grant consent for the A46 Newark Bypass (the “Scheme”). A detailed description of the Scheme can be found in the Introduction to the Application **[AS-002]** and in Chapter 2 (The Scheme) of the Environmental Statement **[APP-046]**.

1.1.2 This Schedule should be read in conjunction with the most recent Book of Reference **[REP6-008]** and Land Plans **[REP6-002]**. This Schedule details changes in land ownership information identified through ongoing engagement with landowners and a Land Registry edition date check.

1.1.3 Most of the changes to the Book of Reference made at Deadline 6 relate to land in which Network Rail has an interest following a land review that was undertaken with Network Rail in February 2025. As a result of that review, the Book of Reference has been changed to reflect the fact that in many cases air space rights are to be acquired in place of the acquisition of railway land. There has been no increase in the overall land take as a result of these changes. In all cases the rights sought to be acquired have been downgraded.

2 Schedule of Changes

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
2/2e	Acquisition of airspace and rights over approximately 336 square metres of land and railway known as Nottingham to Lincoln line, situated to the west of the A46, Newark	Acquisition of airspace rights over approximately 336 square metres of land and railway known as Nottingham to Lincoln line, situated to the west of the A46, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
2/2f	Temporary possession of land and acquisition of airspace of approximately 55 square metres of land and railway known as Nottingham to Lincoln line, situated to the west of the A46, Newark	Temporary possession of land and acquisition of airspace rights of approximately 55 square metres of land and railway known as Nottingham to Lincoln line, situated to the west of the A46, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
2/2g	Acquisition of airspace and rights over approximately 214 square metres of land, railway known as Nottingham to Lincoln line, and bridge carrying highway above known as A46, Newark	Acquisition of airspace rights over approximately 214 square metres of land, railway known as Nottingham to Lincoln line, and bridge carrying highway above known as A46, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
2/2n	Temporary possession of land and airspace rights to be permanently acquired of approximately 35 square metres of land and railway line known as Nottingham to Lincoln line situated to the west of the A46, Newark	Temporary possession of land and acquisition of airspace rights of approximately 35 square metres of land and railway line known as Nottingham to Lincoln line situated to the west of the A46, Newark	Land Requirement Type wording amended following review of wording for specific plots supplied by Network Rail airspace plots review in March 2025, to ensure land requirement type is clear and consistent within Book of Reference and Land Plans.
2/4c	Acquisition of airspace and rights over approximately 54 square metres of land, railway and bridge carrying highway above known as A46, Newark	Acquisition of airspace rights over approximately 54 square metres of land, railway and bridge carrying highway above known as A46, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
2/4d	Acquisition of airspace and rights over approximately 87 square metres of land, railway and bridge carrying highway above known as A46, Newark	Acquisition of airspace rights over approximately 87 square metres of land, railway and bridge carrying highway above known as A46, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
3/1r	Acquisition of airspace and rights over approximately 135 square metres of land, railway and bridge carrying A46 situated to the west of Kings Waterside Marina the River Trent, Newark	Acquisition of airspace rights over approximately 135 square metres of land, railway and bridge carrying A46 situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
3/1r1	Acquisition of airspace and rights over approximately 24 square metres of land and railway situated to the west of Kings Waterside Marina the River Trent, Newark	Acquisition of airspace rights over approximately 24 square metres of land and railway situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
3/1s	Acquisition of airspace and rights over approximately 117 square metres of land, railway and bridge carrying A46 highway situated to the west of Kings Waterside Marina the River Trent, Newark	Acquisition of airspace rights over approximately 117 square metres of land, railway and bridge carrying A46 highway situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
3/2w	Acquisition of airspace and rights over approximately 8 square metres of land situated to the west of Kings Waterside Marina the River Trent, Newark	Acquisition of airspace rights over approximately 8 square metres of land situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
3/2cc1	Acquisition of airspace and rights over approximately 214 square metres of land, railway, and bridge carrying A46 highway, situated to the west of Kings Waterside Marina the River Trent, Newark	Acquisition of airspace rights over approximately 214 square metres of land, railway, and bridge carrying A46 highway, situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
3/2cc2	Acquisition of airspace and rights over approximately 67 square metres of land and railway, situated to the west of Kings Waterside Marina the River Trent, Newark	Acquisition of airspace rights over approximately 67 square metres of land and railway, situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
3/2cc3	Acquisition of airspace and rights over approximately 224 square metres of land and railway, situated to the west of Kings Waterside Marina the River Trent, Newark	Acquisition of airspace rights over approximately 224 square metres of land and railway, situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
3/2cc4	Acquisition of airspace and rights over approximately 152 square metres of land, railway, and bridge carrying A46 highway situated to the west of Kings Waterside Marina the River Trent, Newark	Acquisition of airspace rights over approximately 152 square metres of land, railway, and bridge carrying A46 highway situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
3/2dd	Temporary possession of land and airspace rights to be permanently acquired of approximately 5 square metres of land and railway situated to the west of Kings Waterside Marina the River Trent, Newark	Temporary possession of land and acquisition of airspace rights of approximately 5 square metres of land and railway situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following review of wording for specific plots supplied by Network Rail airspace plots review in March 2025, to ensure land requirement type is clear and consistent within Book of Reference and Land Plans.
3/2ee	Acquisition of airspace and rights over approximately 163 square metres of land, railway, and bridge carrying A46 highway situated to the west of Kings Waterside Marina the River Trent, Newark	Acquisition of airspace rights over approximately 163 square metres of land, railway, and bridge carrying A46 highway situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
3/2v	Temporary possession of land and airspace rights to be permanently acquired of approximately 8 square metres of land situated to the west of Kings Waterside Marina the River Trent, Newark	Temporary possession of land and acquisition of airspace rights of approximately 8 square metres of land situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following review of wording for specific plots supplied by Network Rail airspace plots review in March 2025, to ensure land requirement type is clear and consistent within Book of Reference and Land Plans.
3/2y	Temporary possession of land and airspace rights to be permanently acquired of approximately 32 square metres of land and railway situated to the west of Kings Waterside Marina the River Trent, Newark	Temporary possession of land and acquisition of airspace rights of approximately 32 square metres of land and railway situated to the west of Kings Waterside Marina the River Trent, Newark	Land Requirement Type wording amended following review of wording for specific plots supplied by Network Rail airspace plots review in March 2025, to ensure land requirement type is clear and consistent within Book of Reference and Land Plans.
3/17a		Canal & River Trust National Waterways Museum Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW (Co. Reg. 07807276) <i>(in respect of rights of access)</i>	Following Land Registry review rights of access have been amended to align with Deed of Easement information.
4/1f1	Temporary possession of land and acquisition of airspace of approximately 20 square metres of land adjacent to railway situated to the west of Quibells Lane, Newark	Temporary possession of land and acquisition of airspace rights of approximately 20 square metres of land adjacent to railway situated to the west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
4/1f2	Temporary possession of land and acquisition of airspace of approximately 141 square metres of land adjacent to railway land and bridge carrying highway known as A46 situated to the west of Quibells Lane, Newark	Temporary possession of land and acquisition of airspace rights of approximately 141 square metres of land adjacent to railway land and bridge carrying highway known as A46 situated to the west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
4/1g	Acquisition of airspace and rights over approximately 57 square metres of land, operational railway land and bridge carrying highway known as A46 situated to the west of Quibells Lane, Newark	Acquisition of airspace rights over approximately 57 square metres of land, operational railway land and bridge carrying highway known as A46 situated to the west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
4/1l	Leasehold Column National Grid Electricity Distribution (East Midlands) plc Avonbank Feeder Road Bristol BS2 0TB (Co. Reg. 02366923) (in respect of utilities apparatus)	Occupier Column National Grid Electricity Distribution (East Midlands) plc Avonbank Feeder Road Bristol BS2 0TB (Co. Reg. 02366923) (in respect of utilities apparatus)	Interest placed into occupier column following utility review and land registry refresh review in March 2025
4/2k	Freehold Column Nether Dutton Hydro Limited Wellington House 273-275 High Street London Colney St. Albans AL2 1HA (Co. Reg. 10105554)	Leasehold Column Nether Dutton Hydro Limited Wellington House 273-275 High Street London Colney St. Albans AL2 1HA (Co. Reg. 10105554)	Leasehold title review from land registry refresh carried out in March 2025. Entry was placed in Freehold column initially.

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
4/5n		Canal & River Trust National Waterways Museum Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW (Co. Reg. 07807276) <i>(in respect of rights of access)</i>	Following Land Registry review rights of access have been amended to align with Deed of Easement information.
4/5o		Canal & River Trust National Waterways Museum Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW (Co. Reg. 07807276) <i>(in respect of rights of access)</i>	Following Land Registry review rights of access have been amended to align with Deed of Easement information.
4/6b	William Patrick Barker Deevon Farm Farndon Road Newark NG24 4RS	Description column Leasehold title NT544805 William Patrick Barker Deevon Farm Farndon Road Newark NG24 4RS <i>(in respect of grazing land)</i>	Entry added in following land registry refresh carried out in March 2025

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
4/8a	Category 2 column	Canal & River Trust National Waterways Museum Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW (Co. Reg. 07807276) <i>(in respects of rights to pass and repass over the land as more particularly described by a Deed of Easement dated 10 February 2010 registered under title NT446834 for the benefit of accessway adjacent to River Trent and to the west of East Coast Mainline Railway line)</i>	Following Land Registry review for the title register NT446834 in March 2025, Deed of Easement information has been reviewed and inserted regarding the right to pass and re-pass over accessway land.
4/8b	Category 2 column	Canal & River Trust National Waterways Museum Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW (Co. Reg. 07807276) <i>(in respects of rights to pass and repass over the land as more particularly described by a Deed of Easement dated 10 February 2010 registered under title NT446834 for the benefit of accessway adjacent to River Trent and to the west of East Coast Mainline Railway line)</i> Network Rail Infrastructure Limited Waterloo General Office London SE1 8SW (Co. Reg. 02904587) <i>(in respect of rights of access)</i>	Following Land Registry review for the title register NT446834 in March 2025, Deed of Easement information has been reviewed and inserted regarding the right to pass and re-pass over accessway land. Network Rail have also been placed in this plot as precaution as they have access rights on the plot to the south and north adjoining plot 4/8b.

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
4/9a		Canal & River Trust National Waterways Museum Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW (Co. Reg. 07807276) <i>(in respect of rights of access)</i>	Following Land Registry review rights of access have been amended to align with Deed of Easement information.
4/9b		Canal & River Trust National Waterways Museum Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW (Co. Reg. 07807276) <i>(in respect of rights of access)</i>	Following Land Registry review rights of access have been amended to align with Deed of Easement information.
4/10a		Canal & River Trust National Waterways Museum Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW (Co. Reg. 07807276) <i>(in respect of rights of access)</i>	Following Land Registry review rights of access have been amended to align with Deed of Easement information.
4/12a	Temporary possession of land and acquisition of airspace of approximately 18 square metres of land adjacent to operational railway land, situated to the west of Quibells Lane, Newark	Temporary possession of land and acquisition of airspace rights of approximately 18 square metres of land adjacent to operational railway land, situated to the west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
4/12b	Temporary possession of land and acquisition of airspace of approximately 40 square metres of land and railway situated to the west of Quibells Lane, Newark	Temporary possession of land and acquisition of airspace rights of approximately 40 square metres of land and railway situated to the west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
4/12c	Temporary possession of land and acquisition of airspace of approximately 25 square metres of land adjacent to railway land, situated to the west of Quibells Lane, Newark	Temporary possession of land and acquisition of airspace rights of approximately 25 square metres of land adjacent to railway land, situated to the west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
4/12c1	Acquisition of airspace and rights over approximately 288 square metres of railway land beneath bridge carrying A46 highway, situated to the west of Quibells Lane, Newark	Acquisition of airspace rights over approximately 288 square metres of railway land beneath bridge carrying A46 highway, situated to the west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
4/12d	Acquisition of airspace and rights over approximately 27 square metres of railway land situated to the west of Quibells Lane, Newark	Acquisition of airspace rights over approximately 27 square metres of railway land situated to the west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
4/12e	Acquisition of airspace and rights over approximately 8 square metres of railway land situated to the west of Quibells Lane, Newark	Acquisition of airspace rights over approximately 8 square metres of railway land situated to the west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
4/12f	Acquisition of airspace and rights over approximately 78 square metres of railway land situated to the south of Newark Crossing, Newark	Acquisition of airspace rights over approximately 78 square metres of railway land situated to the south of Newark Crossing, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
4/12g	Temporary possession of land and airspace rights to be permanently acquired of approximately 26 square metres of operational railway situated to the north of Newark Crossing and to the west of Quibells Lane, Newark	Temporary possession of land and acquisition of airspace rights of approximately 26 square metres of operational railway situated to the north of Newark Crossing and to the west of Quibells Lane, Newark	Land Requirement Type wording amended following review of wording for specific plots supplied by Network Rail airspace plots review in March 2025, to ensure land requirement type is clear and consistent within Book of Reference and Land Plans.
4/12g1	Temporary possession of land and airspace rights to be permanently acquired of approximately 78 square metres of railway land situated to the north of Newark Crossing and to the west of Quibells Lane, Newark	Temporary possession of land and acquisition of airspace rights of approximately 78 square metres of railway land situated to the north of Newark Crossing and to the west of Quibells Lane, Newark	Land Requirement Type wording amended following review of wording for specific plots supplied by Network Rail airspace plots review in March 2025, to ensure land requirement type is clear and consistent within Book of Reference and Land Plans.
4/12i	Temporary possession of land and acquisition of airspace of approximately 87 square metres of land adjacent to railway land, situated to the north of Newark Crossing west of Quibells Lane, Newark	Temporary possession of land and acquisition of airspace rights of approximately 87 square metres of land adjacent to railway land, situated to the north of Newark Crossing west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.
4/12i1	Acquisition of airspace and rights over approximately 444 square metres of land and railway situated to the north of Newark Crossing west of Quibells Lane, Newark	Acquisition of airspace rights over approximately 444 square metres of land and railway situated to the north of Newark Crossing west of Quibells Lane, Newark	Land Requirement Type wording amended following Network Rail airspace plots review in March 2025.

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
5/3m	Unknown Unoccupied Unregistered – U100077	Freehold – NT298171 Edmund George William Thornhill The Granary 24A The Street Diddington St Neots PE19 5XU Quay Hill Trustee Company Limited Sullivan Court Wessex Way Colden Common Winchester SO21 1WP (Co. Reg. 05405579) <i>(in respect of manorial rights relating to all mines and material of every description (but not those vested in British Coal) registered under title NT298171)</i> Clumber Trustee Company Limited Sullivan Court Wessex Way Colden Common Winchester SO21 1WP (Co. Reg. 05405560) <i>(in respect of manorial rights relating to all mines and material of every description (but not those vested in British Coal) registered under title NT298171)</i> Quay Hill Trustee Company Limited Sullivan Court	Land Registry refresh identified land title NT298171 covers plot of previously identified unregistered land (U100077) following refresh of land registry data in March 2025

Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
		<p>Wessex Way Colden Common Winchester SO21 1WP (Co. Reg. 05405579) (in respect of manorial rights relating to all mines and material of every description (but not those vested in British Coal) registered under title NT298171)</p>	

Category 3 Land			
Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
N/A	Adam Abraham, 25a Churton Street, London, SW1V 2LY	Adam Abraham, Saree Place, 16 Whidborne Street, London, WC1H 8EU	Land Registry edition date check undertaken in March 2025 identified a change in address from desktop verification.
N/A	Alan Leslie Goode, 4 Trent Villas, Farndon Road, Newark, NG24 4SL	Matthew Anderson, 4 Trent Villas, Farndon Road, Newark, NG24 4SL	Land Registry edition date check undertaken in March 2025, new freehold owner identified for 4 Trent Villas, Farndon Road, Newark, NG24 4SL and Land at the front of 4 Trent Villas, Farndon Road, Newark
N/A	Susan Ann Wilsher, 20 Sandy Park, Fen Road, Chesterton, Cambridge, CB4 1TH In respect of: Paddock 10, Tolney Lane, Newark	Leo Samuel Price, 1 Hiramms Paddocks, Tolney Lane, Newark, NG24 1DA Mantana Rene Price, 1 Hiramms Paddocks, Tolney Lane, Newark, NG24 1DA In respect of: Paddock 10, Tolney Lane, Newark	Land Registry edition date check undertaken in March 2025 identified a change in owner and address from desktop verification.
N/A	Kent Blaxill and Co. Limited, 129-139 Layer Road, Colchester, CO2 9JY	Kent Blaxill and Co. Limited (in administration), C/O Kroll Advisory Limited, The Shard 32 London Bridge Street, London, SE1 9SG (Co. Reg. 00083667)	Companies House check undertaken in March 2025 indicated that Kent Blaxill and Co. Limited is now in administration and registered office address has changed to include insolvency practice contact details.
N/A	Toolstation Limited, Lodge Way House, Lodge Way, Northampton, NN5 7UG	Toolstation Limited, Ryehill House Ryehill Close, Lodge Farm Industrial Estate, Northampton, NN5 7UA (Co. Reg. 04372131)	Companies House check undertaken in March 2025 indicated Toolstation Limited's registered office has changed.

Category 3 Land			
Plot Number(s)	Details as at Examination Deadline 6 – February 2025	Details as at Examination Deadline 8 – April 2025	Comments as at Deadline 8
N/A	Tenebris Limited, Woodview, The Close, Averham, Newark, NG23 5RP	Tenebris Limited, Maidstone Cottage, The Close, Averham, Newark, United Kingdom, NG23 5RP	Companies House check undertaken in March 2025 indicated Tenebris Limited's registered office has changed.

Table 3.1 in the Book of Reference was updated at Deadline 8 with the new following additions:

Table 3.1 - Relationship with the Land Plans and DCO			
Colour of the plot on Land Plans	Description of the plot in the Book of Reference	Principal land use power sought	Principal relevant DCO Article
Orange	"Acquisition of airspace rights over...."	Creation and Compulsory acquisition of new airspace rights	Article 29
Purple	"Temporary possession of land and airspace rights to be permanently acquired..."	Temporary possession and use of land and Creation and Compulsory acquisition of new airspace rights	Article 40 Article 29