

A46 Coventry Junctions (Walsgrave) Scheme Number: TR010066

8.2 Land and Rights Negotiations Tracker

APFP Regulation 5(2)(q)

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

Planning Act 2008

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

A46 Coventry Junctions (Walsgrave)
Development Consent Order 202[x]

LAND AND RIGHTS NEGOTIATIONS TRACKER

Regulation Number	Regulation 5(2)(q)
Planning Inspectorate Scheme Reference	TR010066
Application Document Reference	TR010066/EXAM/8.2
Author	A46 Coventry Junctions (Walsgrave) Project Team, National Highways

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1. Introduction

1.1. Purpose of this document

- 1.1.1. The Examining Authority has requested the submission of a Land Rights Tracker.
- 1.1.2. This Tracker explains the status of negotiations with affected persons and will be updated during the examination.
- 1.1.3. This tracker adopts the example provided by the Examining Authority (ExA) from the Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus, 16 May 2024, last updated 16 December 2024. ([Pre-application Land and Rights Negotiations Tracker template.docx](#)), with minor amendments to the layout, headings and restricted inputs in certain columns to provide further clarity and functionality making the data more accessible. Section 3 below explains the purpose and content of each of the columns of this tracker. The row that is titled "Notes to the ExA" explains the function of each column.
- 1.1.4. This Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus (Dec 2024) states:

“The development of a pre-application Land and Rights Negotiations Tracker will help the Inspectorate to understand the issues, monitor progress and target advice at the pre-application stage. Experience shows that unresolved land and rights issues can complicate and extend the duration of post-submission stages. The Inspectorate’s support will help the applicant to prepare and optimise the Compulsory Acquisition and Temporary Possession evidence within the application, potentially giving rise to fewer Examining Authority written and oral questions and smoother, possibly faster, post-submission stages. The pre-application Land and Rights Negotiations Tracker will provide the basis for a detailed post-submission Land Rights Tracker which will be requested by the appointed Examining Authority.”

The applicant’s role: To prepare mature and robust evidence to support the application for compulsory acquisition and temporary possession powers in the draft DCO. This evidence will be developed around a pre-application Land and Rights Negotiations Tracker, which will ultimately form part of the submitted application. The Land and Rights Negotiations Tracker will provide a live and consolidated view of the status of negotiations and inform pre-application interactions between the applicant and the Inspectorate. The applicant will be frank/ upfront about barriers and the likelihood of individual and/ or collective land and rights issues affecting the smoothness and duration of the examination. The applicant will prepare mature versions of the draft DCO, draft Land Plans (including special category land and crown land information), draft Book of Reference, draft Statement of Reasons and draft Funding Statement for review

by the Inspectorate within the timeframes agreed in the pre-application Programme Document.

Inspectorate's role: *To elevate the status of the Land and Rights Negotiations Tracker as key evidence informing pre-application interactions with the applicant. The Inspectorate will monitor and query the status of issues identified in the Land and Rights Negotiations Tracker with the applicant, issuing advice on the impacts (and mitigations) for post-submission stages."*

- 1.1.5. The Land and Rights Negotiations Tracker was not submitted at the time of Development Consent Order (DCO) submission by National Highways (the "Applicant"), as this information was contained within Annex B of the Statement of Reasons (**APP-008**) and due to the status of the Application being so close to DCO submission when the new guidance was published. Updates to negotiations have been captured within this Tracker and this will continue to be updated through the course of examination, where necessary; and the Applicant does not intend to make further updates to Annex B of the Statement of Reasons (**APP-008**).
- 1.1.6. This Tracker, alongside the Statement of Reasons (**APP-008**) provides mature and robust evidence to support the Applicant's case for compulsory acquisition and temporary possession; and demonstrates how the Applicant has resolved / attempted to resolve issues in the negotiation of acquire land by agreement" makes us compliant with Planning Act 2008: 'Guidance related to procedures for compulsory acquisition of land' (DCLG, September 2013) (the CA Guidance).

2. Description of Rights

- 2.1.1. The Land Plans (**APP-012**) show land and rights over which compulsory acquisition and temporary possession powers are sought, and the powers being sought are also listed in the Book of Reference (**AS-016**).
- 2.1.2. On the Land Plans, the plots are coloured to show the type of power that is required over each plot of land to deliver the Project:

Colour on Land Plans	Type of Acquisition
Pink	Permanent Acquisition of all interests in land
Blue	Permanent Acquisition of Rights over land
Green	Land to be used temporarily

3. Explanation of Tracker Headings

3.1.1. The Planning Inspectorate's template¹ has been used to produce the tracker:

Ref	Land interest ¹	Type of interest ²	Powers sought ³	Plots affected ⁴	Status of negotiations with land interest	Likelihood of resolution prior to submission of the application/ during the Examination
[x]						
[x]						
[x]						
[x]						
[x]						
[x]						
[x]						

1. The name/ organisation of the interest in the land, where applicable including any land agent's name

2. The category of the interest, within s43 of the Planning Act 2008

3. The type of power(s) sought in the Development Consent Order, including one or more from: Compulsory Acquisition of Land (CAL), Compulsory Acquisition of Rights (CAR), Compulsory Acquisition of Subsoil (CAS), Temporary Possession (TP)

4. Where/ when known, the reference for the plots affected in the draft Land Plans and draft Book of Reference

¹ [Pre-application Land and Rights Negotiations Tracker template.docx](#)

4. A46 Coventry Junctions (Walsgrave) Scheme – Land and Rights Negotiations Tracker

The table below shows the progress of negotiations with affected persons. Please note that the table is correct at the date of submission.

1. The name/ organisation of the interest in the land, where applicable including any land agent's name
2. The category of the interest, within s43 of the Planning Act 2008
3. The type of power(s) sought in the Development Consent Order, including one or more from: Compulsory Acquisition of Land (CAL), Compulsory Acquisition of Rights (CAR), Compulsory Acquisition of Subsoil (CAS), Temporary Possession (TP)
4. Where/ when known, the reference for the plots affected in the draft Land Plans and draft Book of Reference

Ref	Land Interest Name/Organisation and Land Agents Name (if applicable)	Type of Interest	Powers sought (Permanent/ Temporary)	Plot(s) affected	Compulsory Acquisition (Y/N)	Side Agreement(s)	Status of negotiations with land interest	Likelihood of resolution prior to submission of the application/ during the Examination
1	2	3	4					
1	Ian Sinclair Grindal	Category 1	(a) Permanent	2/3b, 2/3c, 2/3g 3/2a, 3/2b, 3/2c	Y	N/A	<p><i>17 September 2024</i></p> <p>Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation.</p> <p><i>30 September 2024</i></p> <p>A response was received from the Agent (Fisher German) on 30 September 2024, confirming that they are instructed to commence negotiations on behalf of the Grindal Family & Walsgrave Hill Farm Partnership.</p> <p>Rather than returning the supplied forms, Fisher German were instructed by the above-named clients to write to confirm that as part of their ongoing instructions they will be representing both parties in relation to any discussions surrounding acquisition by agreement. The email was confirmation that the clients wish to proceed on this basis.</p>	Highly likely

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1	2	3	4					
							<p><i>18 October 2024</i></p> <p>Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms.</p> <p><i>30 October 2024</i></p> <p>Teams meeting held to discuss, and explanation of District Valuer Services (DVS) view that the Scheme represents betterment to the owners as it unlocks land for development. DVS view is that the surrounding road network is so congested (the reason for the Scheme) that it would be either very costly or not possible safely for the network to accommodate another junction which would be necessary to access the land for residential development. Fisher German to consider this.</p> <p><i>1 November 2024</i></p> <p>Email to Fisher German to confirm position as discussed in Teams meeting of 30 October 2024 – DVS position as outlined on Wednesday 30 October 2024 is that with regard to the subject land DVS believes that the proposed Scheme represents significant betterment to the owners of the land by enabling the allocated residential development on land to the west of the A46 to take place and giving some degree of hope value for development to land situated to the east of the A46. Absent the proposed Scheme, DVS believes that the existing road network is unlikely to safely to be able to accommodate any more junctions or traffic generated by development on the subject land.</p> <p><i>20 December 2024</i></p> <p>Voicemail message to Agent to call to discuss further the above matters.</p> <p><i>22 January 2025</i></p> <p>Telcon Agent to discuss outstanding issues regarding both properties – with regard to the options agreement position the</p>	

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1		2	3	4				
							<p>same she has nothing to add. Lucy Anthony (main agent) is leaving Fisher German and Simon Tivey of Fisher German will be taking matters forward.</p> <p><i>11 March 2025</i></p> <p>Email to Simon Tivey Fisher German to ask for confirmation regarding possible changes to ownership structure and to suggest another meeting to see if any progress can be made.</p> <p><i>23 April 2025</i></p> <p>Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony).</p> <p>Follow up email sent to Lisa, also copying in Simon Tivey to request a response from Fisher German to try to progress a number of outstanding matters regarding Hungerley Hall Farm and Walsgrave Hill Farm.</p>	
			(b) Temporary	2/3a, 2/3f 3/2d, 3/2e	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 1(a) above.	
			(c) New rights and temporary	2/3d, 2/3e	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	
2	Ian Sinclair Grindal	Category 2	(a) Permanent	1/7a, 1/9a 2/1a, 2/1h, 2/1i, 2/1j, 2/1k, 2/1l, 2/1i,	Y	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 1(a) above.	

Ref 1	Land Interest Name/Organisation and Land Agents Name (if applicable)	Type of Interest 2	Powers sought (Permanent/ Temporary) 3	Plot(s) affecte d 4	Compulsory Acquisition (Y/N)	Side Agreement(s)	Status of negotiations with land interest	Likelihood of resolution prior to submission of the application/ during the Examination
				2/5a, 2/5b, 2/5c 3/1a, 3/1b, 3/1c, 3/1d				
			(b) Temporary	1/7b, 1/9b 2/1b, 2/1d, 2/1e, 2/1f, 2/1g 2/8	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 1(a) above.	
			(c) New rights and temporary		N	N/A	Not applicable.	
3	Anthony John Ridgway	Category 1	(a) Permanent	3/4a, 3/4b, 3/4d 4/2b, 4/2c, 4/2e, 4/2f	Y	N/A	<p>17 September 2024</p> <p>Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation.</p> <p>30 September 2024</p> <p>A response was received from the Agent (Fisher German) on 30 September 2024, confirming that they are instructed to commence negotiations on behalf of the Grindal Family & Walsgrave Hill Farm Partnership.</p> <p>Rather than returning the supplied forms, Fisher German were instructed by the above-named clients to write to confirm that as part of their ongoing instructions they will be representing both</p>	

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1	2	3	4					
							<p>parties in relation to any discussions surrounding acquisition by agreement. The email was confirmation that the clients wish to proceed on this basis.</p> <p><i>18 October 2024</i></p> <p>Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms.</p> <p><i>30 October 2024</i></p> <p>Teams meeting held to discuss, and explanation of District Valuer Services (DVS) view that the Scheme represents betterment to the owners as it unlocks land for development. DVS view is that the surrounding road network is so congested (the reason for the Scheme) that it would be either very costly or not possible safely for the network to accommodate another junction which would be necessary to access the land for residential development. Fisher German to consider this.</p> <p><i>1 November 2024</i></p> <p>Email to Fisher German to confirm position as discussed in Teams meeting of 30 October 2024 – DVS position as outlined on Wednesday 30 October 2024 is that with regard to the subject land DVS believes that the proposed Scheme represents significant betterment to the owners of the land by enabling the allocated residential development on land to the west of the A46 to take place and giving some degree of hope value for development to land situated to the east of the A46. Absent the proposed Scheme, DVS believes that the existing road network is unlikely to safely to be able to accommodate any more junctions or traffic generated by development on the subject land.</p> <p><i>20 December 2024</i></p> <p>Voicemail message to Agent to call to discuss further the above matters.</p>	

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1		2	3	4				
							<p>22 January 2025</p> <p>Telcon Agent to discuss outstanding issues regarding both properties – with regard to the options agreement position the same she has nothing to add. Lucy Anthony (main agent) is leaving Fisher German and Simon Tivey of Fisher German will be taking matters forward.</p> <p>11 March 2025</p> <p>Email to Simon Tivey Fisher German to ask for confirmation regarding possible changes to ownership structure and to suggest another meeting to see if any progress can be made.</p> <p>23 April 2025</p> <p>Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony).</p> <p>Follow up email sent to Lisa, also copying in Simon Tivey to request a response from Fisher German to try to progress a number of outstanding matters regarding Hungerley Hall Farm and Walsgrave Hill Farm.</p>	
			(b) Temporary	3/4c, 3/4e 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 3(a) above.	
			(c) New rights and temporary		N		Rights included in letter sent 17 September 2024 mentioned above.	
4	Anthony John Ridgway	Category 2	(a) Permanent	4/1b	Y	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 3(a) above.	

Ref 1	Land Interest Name/Organisation and Land Agents Name (if applicable) 2	Type of Interest 3	Powers sought (Permanent/ Temporary) 4	Plot(s) affecte d 5	Compulsory Acquisition (Y/N) 6	Side Agreement(s) 7	Status of negotiations with land interest 8	Likelihood of resolution prior to submission of the application/ during the Examination 9
			(b) Temporary		N	N/A	Not applicable.	
			(c) New rights and temporary		N	N/A	Not applicable.	
5	Coventry City Council	Category 1	(a) Permanent	2/1a, 2/1h, 2/1i, 2/1k, 2/5a, 2/5b, 2/5c, 2/6, 4/1b	Y	N/A	<p>Coventry City Council are both owner and occupier. This is based on the highway vesting with CCC upon its adoption pursuant to s263(1) of the Highways Act 1980.</p> <p>The Applicant has been in discussions with Coventry City Council as Highway Authority about these plots. The following plots will be transferred to Coventry City Council upon completion of works:</p> <ul style="list-style-type: none"> • 2/1a – This will be National Highways owned and maintained • 2/1h – This is the existing B4082 corridor. • 2/1i – This is the existing B4082 corridor and Clifford Bridge roundabout. • 2/1k - This is the existing B4082 corridor and Clifford Bridge roundabout. • 2/5a – This is the existing B4082 corridor and Clifford Bridge roundabout. • 2/5b - This is the existing B4082 corridor and Clifford Bridge roundabout. • 2/5c - This is the existing B4082 corridor and Clifford Bridge roundabout. • 2/6 - This is the existing B4082 corridor and Clifford Bridge roundabout. 	Highly likely

Ref 1	Land Interest Name/Organisation and Land Agents Name (if applicable) 2	Type of Interest 2	Powers sought (Permanent/ Temporary) 3	Plot(s) affecte d 4	Compulsory Acquisition (Y/N)	Side Agreement(s)	Status of negotiations with land interest	Likelihood of resolution prior to submission of the application/ during the Examination
							<p>Coventry City Council are an occupier of plot 4/1b but this will be retained in the Applicant's ownership. Plot 4/1b is the Faber Road accommodation bridge. As the Applicant is not undertaking any work on this bridge it is suggested it stays as the current arrangement.</p> <p>The Applicant has not engaged in negotiations for these plots as the realigned B4082 will be transferred back to Coventry City Council's ownership and thus did not consider negotiation by agreement necessary</p> <p>Coventry City Council have raised no objections to the permanent acquisition of these plots.</p>	
			(b) Temporary	2/1e, 2/1f, 2/2, 2/3a, 2/4 2/7, 2/8	N		<p><i>17 September 2024</i></p> <p>Applicant sent a letter to Coventry City Council with the heading "A46 Coventry Junctions (Walsgrave) Scheme – Letter seeking consent to discuss the acquisition of land by agreement". The letter was aimed at beginning conversations with Coventry City Council about acquiring the land parcels 2/7 & 2/8 by agreement as land was originally proposed to be acquired permanently as shown on original Land Plans (APP-012).</p> <p><i>26 February 2025</i></p> <p>Coventry City Council's Transport and Development Design Manager responded asking for clarity as to why land on Clifford Bridge Road was required to be permanently acquired.</p> <p><i>10 March 2025</i></p> <p>The Applicant responded confirming the reasons for requiring the land parcels which were for installing loops and any associated works for the signalised pedestrian crossing being installed as part of the Scheme.</p>	Highly likely

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							<p>10 March 2025</p> <p>Coventry City Council, through the Transport and Development Design Manager responded, raising concerns about acquiring the land permanently due to planned future works in the area of Clifford Bridge Road and inquired if the work could be done via a license agreement.</p> <p>15 April 2025</p> <p>Applicant agreed to change the land requirement for parcels 2/7 & 2/8 from permanent possession to temporary possession which would still allow the Applicant to undertake the required work as part of the Scheme. The Applicant committed to continue working with Coventry City Council to enter into a license agreement if preferred.</p>	
			(c) New rights and temporary	2/3e	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	
6	Coventry City Council	Category 2	(a) Permanent	<p>1/7a, 1/9a</p> <p>2/1j, 2/1l, 2/3b, 2/3c, 2/3g,</p> <p>3/1a, 3/1b, 3/1c, 3/1d, 3/2a,</p>	Y	N/A	Discussions to date have focused on permanent acquisition of land, set out in row 5(a) above.	

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				3/2b, 3/2c				
			(b) Temporary	1/7b, 1/9b 2/1b, 2/1d, 2/1g, 2/3f, 3/2d, 3/2e	N	N/A	Discussions to date have focused on permanent acquisition of land, set out in row 5(a) above.	
			(c) New rights and temporary	2/3d	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	
7	C.J. Grindal & Son (Occupier of Grindal and Ridgway Land)	Category 1	(a) Permanent	2/3b, 2/3c, 2/3g 3/2a, 3/2b, 3/2c, 3/4a, 3/4b, 3/4d 4/2b, 4/2c, 4/2e, 4/2f	Y	N/A	<p><i>17 September 2024</i></p> <p>Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation.</p> <p><i>30 September 2024</i></p> <p>A response was received from the Agent (Fisher German) on 30 September 2024, confirming that they are instructed to commence negotiations on behalf of the Grindal Family & Walsgrave Hill Farm Partnership.</p> <p>Rather than returning the supplied forms, Fisher German were instructed by the above-named clients to write to confirm that as part of their ongoing instructions they will be representing both parties in relation to any discussions surrounding acquisition by agreement. The email was confirmation that the clients wish to proceed on this basis.</p> <p><i>18 October 2024</i></p>	Highly likely

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							<p>Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms.</p> <p><i>30 October 2024</i></p> <p>Teams meeting held to discuss, and explanation of District Valuer Services (DVS) view that the Scheme represents betterment to the owners as it unlocks land for development. DVS view is that the surrounding road network is so congested (the reason for the Scheme) that it would be either very costly or not possible safely for the network to accommodate another junction which would be necessary to access the land for residential development. Fisher German to consider this.</p> <p><i>1 November 2024</i></p> <p>Email to Fisher German to confirm position as discussed in Teams meeting of 30 October 2024 – DVS position as outlined on Wednesday 30 October 2024 is that with regard to the subject land DVS believes that the proposed Scheme represents significant betterment to the owners of the land by enabling the allocated residential development on land to the west of the A46 to take place and giving some degree of hope value for development to land situated to the east of the A46. Absent the proposed Scheme, DVS believes that the existing road network is unlikely to safely to be able to accommodate any more junctions or traffic generated by development on the subject land.</p> <p><i>20 December 2024</i></p> <p>Voicemail message to Agent to call to discuss further the above matters.</p> <p><i>22 January 2025</i></p> <p>Telcon Agent to discuss outstanding issues regarding both properties – with regard to the options agreement position the same she has nothing to add. Lucy Anthony (main agent) is</p>	

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							<p>leaving Fisher German and Simon Tivey of Fisher German will be taking matters forward.</p> <p><i>11 March 2025</i></p> <p>Email to Simon Tivey Fisher German to ask for confirmation regarding possible changes to ownership structure and to suggest another meeting to see if any progress can be made.</p> <p><i>23 April 2025</i></p> <p>Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony).</p> <p>Follow up email sent to Lisa, also copying in Simon Tivey to request a response from Fisher German to try to progress a number of outstanding matters regarding Hungerley Hall Farm and Walsgrave Hill Farm.</p>	
			(b) Temporary	2/3a, 2/3f 3/2d, 3/2e, 3/4c, 3/4e 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 7(a) above.	
			(c) New rights and temporary	2/3d, 2/3e	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	
8		Category 2	(a) Permanent	3/1b, 3/1d	Y	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 7(a) above.	

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	C.J. Grindal & Son (Occupier of Grindal and Ridgway Land)		(b) Temporary		N	N/A	Not applicable.	
			(c) New rights and temporary		N	N/A	Not applicable.	
9	Robert James Grindal	Category 1	(a) Permanent	2/3b, 2/3c, 2/3g 3/2a, 3/2b, 3/2c	Y	N/A	<p><i>17 September 2024</i></p> <p>Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation.</p> <p><i>30 September 2024</i></p> <p>A response was received from the Agent (Fisher German) on 30 September 2024, confirming that they are instructed to commence negotiations on behalf of the Grindal Family & Walsgrave Hill Farm Partnership.</p> <p>Rather than returning the supplied forms, Fisher German were instructed by the above-named clients to write to confirm that as part of their ongoing instructions they will be representing both parties in relation to any discussions surrounding acquisition by agreement. The email was confirmation that the clients wish to proceed on this basis.</p> <p><i>18 October 2024</i></p> <p>Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms.</p> <p><i>30 October 2024</i></p> <p>Teams meeting held to discuss, and explanation of District Valuer Services (DVS) view that the Scheme represents betterment to the owners as it unlocks land for development. DVS view is that the surrounding road network is so congested (the reason for the Scheme) that it would be either very costly or not possible safely for the network to accommodate another junction which would be</p>	Highly likely

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							<p>necessary to access the land for residential development. Fisher German to consider this.</p> <p><i>1 November 2024</i></p> <p>Email to Fisher German to confirm position as discussed in Teams meeting of 30 October 2024 – DVS position as outlined on Wednesday 30 October 2024 is that with regard to the subject land DVS believes that the proposed Scheme represents significant betterment to the owners of the land by enabling the allocated residential development on land to the west of the A46 to take place and giving some degree of hope value for development to land situated to the east of the A46. Absent the proposed Scheme, DVS believes that the existing road network is unlikely to safely to be able to accommodate any more junctions or traffic generated by development on the subject land.</p> <p><i>20 December 2024</i></p> <p>Voicemail message to Agent to call to discuss further the above matters.</p> <p><i>22 January 2025</i></p> <p>Telcon Agent to discuss outstanding issues regarding both properties – with regard to the options agreement position the same she has nothing to add. Lucy Anthony (main agent) is leaving Fisher German and Simon Tivey of Fisher German will be taking matters forward.</p> <p><i>11 March 2025</i></p> <p>Email to Simon Tivey Fisher German to ask for confirmation regarding possible changes to ownership structure and to suggest another meeting to see if any progress can be made.</p> <p><i>23 April 2025</i></p>	

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							<p>Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony).</p> <p>Follow up email sent to Lisa, also copying in Simon Tivey to request a response from Fisher German to try to progress a number of outstanding matters regarding Hungerley Hall Farm and Walsgrave Hill Farm.</p>	
			(b) Temporary	2/3a, 2/3f 3/2d, 3/2e	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 9(a) above.	
			(c) New rights and temporary	2/3d, 2/3e	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	
10	Robert James Grindal	Category 2	(a) Permanent	1/7a, 1/9a 2/1a, 2/1h, 2/1i, 2/1j, 2/1k, 2/1l, 2/5a, 2/5b, 2/5c, 3/1a, 3/1b, 3/1c, 3/1d	Y	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 9(a) above.	

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			(b) Temporary	1/7b, 1/9b 2/1b, 2/1d, 2/1e, 2/1f, 2/1g 2/8	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 9(a) above.	
			(c) New rights and temporary		N	N/A	Not applicable.	
11	Hugo Robert Armitage	Category 1	(a) Permanent	3/4a, 3/4b, 3/4d 4/2b, 4/2c, 4/2e, 4/2f	Y	N/A	<p><i>17 September 2024</i></p> <p>Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation.</p> <p><i>30 September 2024</i></p> <p>A response was received from the Agent (Fisher German) on 30 September 2024, confirming that they are instructed to commence negotiations on behalf of the Grindal Family & Walsgrave Hill Farm Partnership.</p> <p>Rather than returning the supplied forms, Fisher German were instructed by the above-named clients to write to confirm that as part of their ongoing instructions they will be representing both parties in relation to any discussions surrounding acquisition by agreement. The email was confirmation that the clients wish to proceed on this basis.</p> <p><i>18 October 2024</i></p>	

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							<p>Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms.</p> <p><i>30 October 2024</i></p> <p>Teams meeting held to discuss, and explanation of District Valuer Services (DVS) view that the Scheme represents betterment to the owners as it unlocks land for development. DVS view is that the surrounding road network is so congested (the reason for the Scheme) that it would be either very costly or not possible safely for the network to accommodate another junction which would be necessary to access the land for residential development. Fisher German to consider this.</p> <p><i>1 November 2024</i></p> <p>Email to Fisher German to confirm position as discussed in Teams meeting of 30 October 2024 – DVS position as outlined on Wednesday 30 October 2024 is that with regard to the subject land DVS believes that the proposed Scheme represents significant betterment to the owners of the land by enabling the allocated residential development on land to the west of the A46 to take place and giving some degree of hope value for development to land situated to the east of the A46. Absent the proposed Scheme, DVS believes that the existing road network is unlikely to safely to be able to accommodate any more junctions or traffic generated by development on the subject land.</p> <p><i>20 December 2024</i></p> <p>Voicemail message to Agent to call to discuss further the above matters.</p> <p><i>22 January 2025</i></p> <p>Telcon Agent to discuss outstanding issues regarding both properties – with regard to the options agreement position the same she has nothing to add. Lucy Anthony (main agent) is</p>	

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							<p>leaving Fisher German and Simon Tivey of Fisher German will be taking matters forward.</p> <p><i>11 March 2025</i></p> <p>Email to Simon Tivey Fisher German to ask for confirmation regarding possible changes to ownership structure and to suggest another meeting to see if any progress can be made.</p> <p><i>23 April 2025</i></p> <p>Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony).</p> <p>Follow up email sent to Lisa, also copying in Simon Tivey to request a response from Fisher German to try to progress a number of outstanding matters regarding Hungerley Hall Farm and Walsgrave Hill Farm.</p>	
			(b) Temporary	3/4c, 3/4e 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 11(a) above.	
			(c) New rights and temporary		N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	
12	Hugo Robert Armitage	Category 2	(a) Permanent	4/1b	Y	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 11(a) above.	
			(b) Temporary		N	N/A	Not applicable.	
			(c) New rights and temporary		N	N/A	Not applicable.	

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13	Jonathan Seymour Chandos Bathurst	Category 1	(a) Permanent	3/4a, 3/4b, 3/4d 4/2b, 4/2c, 4/2e, 4/2f	Y	N/A	<p><i>17 September 2024</i></p> <p>Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation.</p> <p><i>30 September 2024</i></p> <p>A response was received from the Agent (Fisher German) on 30 September 2024, confirming that they are instructed to commence negotiations on behalf of the Grindal Family & Walsgrave Hill Farm Partnership.</p> <p>Rather than returning the supplied forms, Fisher German were instructed by the above-named clients to write to confirm that as part of their ongoing instructions they will be representing both parties in relation to any discussions surrounding acquisition by agreement. The email was confirmation that the clients wish to proceed on this basis.</p> <p><i>18 October 2024</i></p> <p>Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms.</p> <p><i>30 October 2024</i></p> <p>Teams meeting held to discuss, and explanation of District Valuer Services (DVS) view that the Scheme represents betterment to the owners as it unlocks land for development. DVS view is that the surrounding road network is so congested (the reason for the Scheme) that it would be either very costly or not possible safely for the network to accommodate another junction which would be necessary to access the land for residential development. Fisher German to consider this.</p> <p><i>1 November 2024</i></p>	

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1	2	3	4					
							<p>Email to Fisher German to confirm position as discussed in Teams meeting of 30 October 2024 – DVS position as outlined on Wednesday 30 October 2024 is that with regard to the subject land DVS believes that the proposed Scheme represents significant betterment to the owners of the land by enabling the allocated residential development on land to the west of the A46 to take place and giving some degree of hope value for development to land situated to the east of the A46. Absent the proposed Scheme, DVS believes that the existing road network is unlikely to safely to be able to accommodate any more junctions or traffic generated by development on the subject land.</p> <p><i>20 December 2024</i></p> <p>Voicemail message to Agent to call to discuss further the above matters.</p> <p><i>22 January 2025</i></p> <p>Telcon Agent to discuss outstanding issues regarding both properties – with regard to the options agreement position the same she has nothing to add. Lucy Anthony (main agent) is leaving Fisher German and Simon Tivey of Fisher German will be taking matters forward.</p> <p><i>11 March 2025</i></p> <p>Email to Simon Tivey Fisher German to ask for confirmation regarding possible changes to ownership structure and to suggest another meeting to see if any progress can be made.</p> <p><i>23 April 2025</i></p> <p>Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony).</p> <p>Follow up email sent to Lisa, also copying in Simon Tivey to request a response from Fisher German to try to progress a</p>	

Ref 1	Land Interest Name/Organisation and Land Agents Name (if applicable) 2	Type of Interest 2	Powers sought (Permanent/ Temporary) 3	Plot(s) affecte d 4	Compulsory Acquisition (Y/N)	Side Agreement(s)	Status of negotiations with land interest	Likelihood of resolution prior to submission of the application/ during the Examination
							number of outstanding matters regarding Hungerley Hall Farm and Walsgrave Hill Farm.	
			(b) Temporary	3/4c, 3/4e 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 13(a) above.	
			(c) New rights and temporary		N	N/A	Not applicable.	
14	Jonathan Seymour Chandos Bathurst	Category 2	(a) Permanent	4/1b	Y	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 13(a) above.	
			(b) Temporary		N	N/A	Not applicable.	
			(c) New rights and temporary		N	N/A	Not applicable.	
15	Stephen John Ridgway	Category 1	(a) Permanent	3/4a, 3/4b, 3/4d 4/2b, 4/2c, 4/2e, 4/2f	Y	N/A	<p><i>17 September 2024</i></p> <p>Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation.</p> <p><i>30 September 2024</i></p> <p>A response was received from the Agent (Fisher German) on 30 September 2024, confirming that they are instructed to commence negotiations on behalf of the Grindal Family & Walsgrave Hill Farm Partnership.</p> <p>Rather than returning the supplied forms, Fisher German were instructed by the above-named clients to write to confirm that as part of their ongoing instructions they will be representing both</p>	

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1	2	3	4					
							<p>parties in relation to any discussions surrounding acquisition by agreement. The email was confirmation that the clients wish to proceed on this basis.</p> <p><i>18 October 2024</i></p> <p>Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms.</p> <p><i>30 October 2024</i></p> <p>Teams meeting held to discuss, and explanation of District Valuer Services (DVS) view that the Scheme represents betterment to the owners as it unlocks land for development. DVS view is that the surrounding road network is so congested (the reason for the Scheme) that it would be either very costly or not possible safely for the network to accommodate another junction which would be necessary to access the land for residential development. Fisher German to consider this.</p> <p><i>1 November 2024</i></p> <p>Email to Fisher German to confirm position as discussed in Teams meeting of 30 October 2024 – DVS position as outlined on Wednesday 30 October 2024 is that with regard to the subject land DVS believes that the proposed Scheme represents significant betterment to the owners of the land by enabling the allocated residential development on land to the west of the A46 to take place and giving some degree of hope value for development to land situated to the east of the A46. Absent the proposed Scheme, DVS believes that the existing road network is unlikely to safely to be able to accommodate any more junctions or traffic generated by development on the subject land.</p> <p><i>20 December 2024</i></p> <p>Voicemail message to Agent to call to discuss further the above matters.</p>	

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1		2	3	4				
							<p>22 January 2025</p> <p>Telcon Agent to discuss outstanding issues regarding both properties – with regard to the options agreement position the same she has nothing to add. Lucy Anthony (main agent) is leaving Fisher German and Simon Tivey of Fisher German will be taking matters forward.</p> <p>11 March 2025</p> <p>Email to Simon Tivey Fisher German to ask for confirmation regarding possible changes to ownership structure and to suggest another meeting to see if any progress can be made.</p> <p>23 April 2025</p> <p>Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony).</p> <p>Follow up email sent to Lisa, also copying in Simon Tivey to request a response from Fisher German to try to progress a number of outstanding matters regarding Hungerley Hall Farm and Walsgrave Hill Farm.</p>	
			(b) Temporary	3/4c, 3/4e 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 15(a) above.	
			(c) New rights and temporary		N	N/A	Not applicable.	
16	Stephen John Ridgway	Category 2	(a) Permanent	4/1b	Y	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 15(a) above.	

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1	2	3	4					
			(b) Temporary		Y	N/A	Not applicable.	
			(c) New rights and temporary		N	N/A	Not applicable.	
Protective Provisions								
1	Severn Trent Water Limited (ST)			1/1c, 2/1h, 2/1i, 2/3a, 2/3b, 2/3c, 2/3d, 2/3e, 2/3f, 2/3g, 2/5b, 3/2a, 3/2b, 3/2c, 3/2d, 3/2e, 3/4a, 3/4b, 3/4c, 3/4d, 3/4e, 4/1a, 4/2a, 4/2b, 4/2c, 4/2d, 4/2e, 4/2f, 5/1,	N	No	Protective Provisions for the benefit of electricity, gas, water and sewerage providers have been included in Part 1 of Schedule 9 of the draft Development Consent Order (DCO) (APP-005), and were provided to ST. ST has confirmed that the Protective Provisions are acceptable.	Agreement has been reached on the basis of the Protective Provisions.

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2	National Grid Electricity Distribution (East Midlands) Plc (NGED)			1/1a, 1/1b, 1/2, 1/3, 1/4, 1/6a, 1/7a, 1/8, 1/9a, 2/1a, 2/1h, 2/1i, 2/3a, 2/3f, 2/3g, 2/4, 2/5b, 2/6, 2/7, 4/1a,		TBC	Protective Provisions included in Part 1 of Schedule 9 of the draft DCO (APP-005) were provided to NGED. NGED has requested a modification to the Protective Provisions and an asset protection agreement. NGED submitted a Relevant Representation (RR-003). The Applicant is considering the request and discussions with NGED are ongoing.	The Applicant is confident that agreement will be reached prior to the end of the Examination.
3	National Grid Electricity Transmission (NGET) National Grid Telecoms (NGT)			1/1a, 1/1b, 1/1c, 1/1d, 1/3, 1/4, 1/6a, 1/7a, 2/1h, 2/3a, 2/3f, 2/3g, 2/4		TBC	Protective Provisions included in Part 1 of Schedule 9 of the draft DCO were provided. NGT has requested that additional protections are agreed. The Applicant is considering the request and discussions with NGT are ongoing.	The Applicant is confident that agreement will be reached prior to the end of the Examination.
4	Vodafone			1/1a, 1/1b, 1/1c, 1/1d, 1/3, 1/4,	N	TBC	Protective Provisions for the benefit of operators of electronic communications code networks included in Part 2 of Schedule 9 of the draft DCO (APP-005) were provided to Vodafone.	The Applicant is confident that agreement will be reached prior to the

Ref 1	Land Interest Name/Organisation and Land Agents Name (if applicable) 2	Type of Interest 2	Powers sought (Permanent/ Temporary) 3	Plot(s) affected 4	Compulsory Acquisition (Y/N)	Side Agreement(s)	Status of negotiations with land interest	Likelihood of resolution prior to submission of the application/ during the Examination
				1/6a, 1/7a, 2/3a, 2/4,			<p>Vodafone has requested a side agreement that includes a modification to the Protective Provisions related to access to Vodafone's apparatus during the works, particularly where emergency repairs are required, and an indemnity in respect of impacts in connection with the draft DCO (APP-005).</p> <p>Vodafone did not submit a Relevant Representation.</p> <p>The Applicant is considering the request and discussions with Vodafone are ongoing.</p>	end of the Examination.
5	Openreach Limited (OL)			1/1b, 1/1c, 2/1a, 2/1h, 2/1i, 2/5b, 2/7, 4/1a, 4/1b, 5/1	N	No	<p>Protective Provisions included in Part 2 of Schedule 9 of the draft DCO (APP-005) were provided to OL.</p> <p>OL advised that it had no comments on the draft protective provisions. OL did not submit a Relevant Representation.</p>	Agreement has been reached on the basis of the draft Protective Provisions.
6	Environment Agency (EA)			N/A	N	TBC	<p>No Protective Provisions were included in the draft DCO relating to the EA.</p> <p>The EA submitted a Relevant Representation (RR-012). The EA has requested bespoke Protective Provisions and the Applicant is considering this request. Discussions with the EA are ongoing.</p>	The Applicant is confident that agreement will be reached prior to the end of the Examination.