

A46 Coventry Junctions (Walsgrave) Scheme Number: TR010066

8.2 Land and Rights Negotiations Tracker

The Infrastructure Planning (Examination Procedure) Rules 2010
Rule 17(1)

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(Examination Procedure) Rules 2010

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

LAND AND RIGHTS NEGOTIATIONS TRACKER

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Rev 0	April 2025	Procedural Deadline A
Rev 1	May 2025	Deadline 1
Rev 2	June 2025	Deadline 3
Rev 3	July 2025	Deadline 4
Rev 4	August 2025	Deadline 5

CONTENTS

1. Introduction.....4

1.1. Purpose of this document4

2. Description of rights6

3. Summary of updates to land and rights negotiations since the last deadline7

4. Explanation of tracker headings.....9

5. A46 Coventry Junctions (Walsgrave) Scheme – Land and Rights Negotiations Tracker 10

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. Summary of updates to land and rights negotiations since the last deadline

Summary of updates between Procedural Deadline A (25 April 2025) and Deadline 1 (27 May 2025):

3.1.1. The Land and Rights Negotiations Tracker has been updated to show:

- Correspondence between the District Valuer and the Agent for all landowners at Hungerley Hall Farm and trustees of Walsgrave Hill Farm regarding the pending formation of a land pool trust.
 - Hungerley Hall Farm: Ian Sinclair Grindal, C.J. Grindal & Son (Occupier of Grindal and Ridgway Land) Robert James Grindal
 - Walsgrave Hill Farm: Anthony John Ridgway; Hugo Robert Armitage; Jonathan Seymour Chandos Bathurst; Stephen John Ridgway
- Updates to include further Category 2 parties. Most of which are subject to temporary possession of land and therefore negotiations have not been undertaken, as negotiations to date have focused on permanent acquisition of land.
- Updates to parties regarding protective provisions.

Summary of updates between Deadline 1 (27 May 2025) and Deadline 3 (24 June 2025):

3.1.2. The Land and Rights Negotiations Tracker has been updated to show:

- Correspondence between the District Valuer and the Agent for all landowners at Hungerley Hall Farm regarding the pending formation of a land pool trust.
- Updates with regards to Warwickshire County Council plot 1/1c, the land on Brinklow Road will be used temporarily for the Scheme.
- Updates to protective provisions – utility operator names and plots.

Summary of updates between Deadline 3 (24 June 2025) and Deadline 4 (22 July 2025):

3.1.3. The Land and Rights Negotiations Tracker has been updated to show:

- Updates with regards to formation of Western Land Pool Trust for land to the west of the A46.

- Updates to protective provisions.

Summary of updates between Deadline 4 (22 July 2025) and Deadline 5 (22 August 2025):

3.1.4. The Land and Rights Negotiations Tracker has been updated to show:

- Updates to protective provisions with utility providers.

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4. Explanation of tracker headings

1.1.1. 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](#)

5. 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	Ian Sinclair Grindal	Category 1	(a) Permanent	2/3b, 2/3c, 2/3g 3/2a, 3/2b, 3/2c	Y	N/A	<i>17 September 2024</i> Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation. <i>30 September 2024</i> 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. 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	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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					
							agreement. The email was confirmation that the clients wish to proceed on this basis. <i>18 October 2024</i> Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms. <i>30 October 2024</i> 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. <i>1 November 2024</i> 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 be able to accommodate any more junctions or traffic generated by development on the subject land. <i>20 December 2024</i> Voicemail message to Agent to call to discuss further the above matters.	

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							<i>22 January 2025</i> 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. <i>11 March 2025</i> 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. <i>23 April 2025</i> Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony). Follow up email sent to Lisa Lansdowne, 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. <i>25 April 2025</i> Reply to Fisher German via email to suggest a Teams meeting for Friday 2 May 2025. <i>7 May 2025</i> Teams meeting with Simon Tivey and Lisa Lansdowne of Fisher German regarding Hungerley Hall Farm & Walsgrave Hill Farm. The two ownerships are being reconfigured into two Land Ownership Trusts, one to the west of the A46, one to the east of	

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			the A46. Fisher German will send the DVS and the project team an email detailing the change in ownership entities. With regard to negotiations for the Applicant to acquire option agreements, these negotiations would need to align with the new ownerships so DVS will need to be reinstructed by the Applicant once the landowners have confirmed the details of the new ownership structure to the Applicant. Fisher German will email the project team and DVS with details of the new ownership structure. Fisher German also needs to confirm its instructions from the new entities to act in the matter. <i>28 May 2025</i> A meeting was held between the Applicant and Fisher German to in relation to the land pool trusts. Land Pool Trusts: - Fisher German confirmed they are still in the process of formalising new instructions from the new landowners and that they are acting for both the new owners and existing owners. - Fisher German advised that there will be two land pool trusts – one for land at the east of the A46 and one for land at the west of the A46. Fisher German is expected to provide the information on the new land pool trust within the next few weeks. <i>16 June 2025</i> - Fisher German emailed to suggest a meeting for 26 June 2025. <i>26 June 2025</i>	

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1		2	3	4				
							Meeting held between Fisher German and the Applicant with regards to the formation of a Land Pool Trust. Ownership details were to be confirmed by email from Fisher German. 7 July 2025 Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	
			(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.	N/A
			(c) New rights and temporary	2/3d, 2/3e	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	N/A
2	Ian Sinclair Grindal	Category 2	(a) Permanent	1/7a, 1/9a 2/1a, 2/1h, 2/1i, 2/1j, 2/1k,	Y	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 1(a) above.	N/A

V

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	5	6	7	8	9
				2/1l, 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.	N/A
			(c) New rights and temporary		N	N/A	Not applicable.	N/A
3	Anthony John Ridgway (as trustees of the Walsgrave Hill Farm Partnership)	Category 1	(a) Permanent	3/4a, 3/4b, 4/2b, 4/2c, 4/2e	Y	N/A	<i>17 September 2024</i> Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation. <i>30 September 2024</i> 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. 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	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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1							parties in relation to any discussions surrounding acquisition by agreement. The email was confirmation that the clients wish to proceed on this basis. <i>18 October 2024</i> Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms. <i>30 October 2024</i> 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. <i>1 November 2024</i> 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 be able to accommodate any more junctions or traffic generated by development on the subject land. <i>20 December 2024</i>	

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1							Voicemail message to Agent to call to discuss further the above matters. <i>22 January 2025</i> 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. <i>11 March 2025</i> 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. <i>23 April 2025</i> Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony). Follow up email sent to Lisa Lansdowne, 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. <i>25 April 2025</i> Reply to Fisher German via email to suggest a Teams meeting for Friday 2 May 2025. <i>7 May 2025</i> Teams meeting with Simon Tivey and Lisa Lansdowne of Fisher German regarding Hungerley Hall Farm & Walsgrave Hill Farm.	

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1	2	3	4					
							The two ownerships are being reconfigured into two Land Ownership Trusts, one to the west of the A46, one to the east of the A46. Fisher German will send the DVS and the project team an email detailing the change in ownership entities. With regard to negotiations for the Applicant to acquire option agreements, these negotiations would need to align with the new ownerships so DVS will need to be reinstructed by the Applicant once the landowners have confirmed the details of the new ownership structure to the Applicant. Fisher German will email the project team and DVS with details of the new ownership structure. Fisher German also needs to confirm its instructions from the new entities to act in the matter. <i>8 May 2025</i> A meeting was held between the Applicant and Fisher German to in relation to the land pool trusts. Land Pool Trusts: - Fisher German confirmed they are still in the process of formalising new instructions from the new landowners and that they are acting for both the new owners and existing owners. - Fisher German advised that there will be two land pool trusts – one for land at the east of the A46 and one for land at the west of the A46. Fisher German is expected to provide the information on the new land pool trust within the next few weeks. <i>16 June 2025</i> - Fisher German emailed to suggest a meeting for 26 June 2025. <i>26 June 2025</i>	

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					
							Meeting held between Fisher German and the Applicant with regards to the formation of a Land Pool Trust. Ownership details were to be confirmed by email from Fisher German. 7 July 2025 Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	
			(b) Temporary	3/4c, 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 3(a) above.	N/A
			(c) New rights and temporary		N	N/A	Not applicable	N/A
4	Anthony John Ridgway (as trustees of the Walsgrave Hill Farm Partnership)	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.	N/A
			(b) Temporary		N	N/A	Not applicable.	N/A

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
			(c) New rights and temporary		N	N/A	Not applicable.	N/A
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	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. 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: 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. 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	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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							accommodation bridge. As the Applicant is not undertaking any work on this bridge it is suggested it stays as the current arrangement. 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 Coventry City Council have raised no objections to the permanent acquisition of these plots.	
			(b) Temporary	2/1e, 2/1f, 2/2, 2/3a, 2/4 2/7, 2/8	N	N/A	<i>17 September 2024</i> 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). <i>26 February 2025</i> 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. <i>10 March 2025</i> 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.	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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1	2	3	4	5	6	7	8	9
							<i>10 March 2025</i> 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. <i>15 April 2025</i> 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.	
			(c) New rights and temporary	2/3e	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	N/A
6	Coventry City Council	Category 2	(a) Permanent	1/7a, 1/9a 2/1j, 2/1l, 2/3b, 2/3c, 2/3g, 3/1a, 3/1b, 3/1c, 3/1d, 3/2a, 3/2b, 3/2c	Y	N/A	Discussions to date have focused on permanent acquisition of land, set out in row 5(a) above.	N/A

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				
			(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.	N/A
			(c) New rights and temporary	2/3d	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	N/A
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	<i>17 September 2024</i> Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation. <i>30 September 2024</i> 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. 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. <i>18 October 2024</i>	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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1	2	3	4					
							Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms. <i>30 October 2024</i> 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. <i>1 November 2024</i> 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 be able to accommodate any more junctions or traffic generated by development on the subject land. <i>20 December 2024</i> Voicemail message to Agent to call to discuss further the above matters. <i>22 January 2025</i> 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	

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1	2	3	4					
							leaving Fisher German and Simon Tivey of Fisher German will be taking matters forward. <i>11 March 2025</i> 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. <i>23 April 2025</i> Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony). Follow up email sent to Lisa Lansdowne, 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. <i>25 April 2025</i> Reply to Fisher German via email to suggest a Teams meeting for Friday 2 May 2025. <i>7 May 2025</i> Teams meeting with Simon Tivey and Lisa Lansdowne of Fisher German regarding Hungerley Hall Farm & Walsgrave Hill Farm. The two ownerships are being reconfigured into two Land Ownership Trusts, one to the west of the A46, one to the east of the A46. Fisher German will send the DVS and the project team an email detailing the change in ownership entities. With regard to negotiations for the Applicant to acquire option agreements, these negotiations would need to align with the new ownerships so DVS will need to be reinstructed by the Applicant once the landowners have confirmed the details of the new ownership structure to the Applicant. Fisher German will email the	

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1							project team and DVS with details of the new ownership structure. Fisher German also needs to confirm its instructions from the new entities to act in the matter. <i>8 May 2025</i> A meeting was held between the Applicant and Fisher German to in relation to the land pool trusts. Land Pool Trusts: - Fisher German confirmed they are still in the process of formalising new instructions from the new landowners and that they are acting for both the new owners and existing owners. - Fisher German advised that there will be two land pool trusts – one for land at the east of the A46 and one for land at the west of the A46. Fisher German is expected to provide the information on the new land pool trust within the next few weeks. <i>16 June 2025</i> - Fisher German emailed to suggest a meeting for 26 June 2025. <i>26 June 2025</i> Meeting held between Fisher German and the Applicant with regards to the formation of a Land Pool Trust. Ownership details were to be confirmed by email form Fisher German. <i>7 July 2025</i> Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land	

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1		2	3	4				
							Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	
			(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.	N/A
			(c) New rights and temporary	2/3d, 2/3e	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	N/A
8	C.J. Grindal & Son (Occupier of Grindal and Ridgway Land)	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.	N/A
			(b) Temporary		N	N/A	Not applicable.	N/A
			(c) New rights and temporary		N	N/A	Not applicable.	N/A

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1	2	3	4					
9	Robert James Grindal	Category 1	(a) Permanent	2/3b, 2/3c, 2/3g, 3/2a, 3/2b, 3/2c	Y	N/A	<i>17 September 2024</i> Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation. <i>30 September 2024</i> 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. 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. <i>18 October 2024</i> Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms. <i>30 October 2024</i> 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.	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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1	2	3	4					
							<i>1 November 2024</i> 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 be able to accommodate any more junctions or traffic generated by development on the subject land. <i>20 December 2024</i> Voicemail message to Agent to call to discuss further the above matters. <i>22 January 2025</i> 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. <i>11 March 2025</i> 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. <i>23 April 2025</i> Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony).	

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1	2	3	4					
							Follow up email sent to Lisa Lansdowne, 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. <i>25 April 2025</i> Reply to Fisher German via email to suggest a Teams meeting for Friday 2 May 2025. <i>7 May 2025</i> Teams meeting with Simon Tivey and Lisa Lansdowne of Fisher German regarding Hungerley Hall Farm & Walsgrave Hill Farm. The two ownerships are being reconfigured into two Land Ownership Trusts, one to the west of the A46, one to the east of the A46. Fisher German will send the DVS and the project team an email detailing the change in ownership entities. With regard to negotiations for the Applicant to acquire option agreements, these negotiations would need to align with the new ownerships so DVS will need to be reinstructed by the Applicant once the landowners have confirmed the details of the new ownership structure to the Applicant. Fisher German will email the project team and DVS with details of the new ownership structure. Fisher German also needs to confirm its instructions from the new entities to act in the matter. <i>8 May 2025</i> A meeting was held between the Applicant and Fisher German to in relation to the land pool trusts. Land Pool Trusts: Fisher German confirmed they are still in the process of formalising new instructions from the new landowners	

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1	2	3	4					
							and that they are acting for both the new owners and existing owners. - Fisher German advised that there will be two land pool trusts – one for land at the east of the A46 and one for land at the west of the A46. Fisher German is expected to provide the information on the new land pool trust within the next few weeks. 16 June 2025 - Fisher German emailed to suggest a meeting for 26 June 2025. 26 June 2025 Meeting held between Fisher German and the Applicant with regards to the formation of a Land Pool Trust. Ownership details were to be confirmed by email from Fisher German. 7 July 2025 Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	

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1	2	3	4	5	6	7	8	9
			(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.	N/A
			(c) New rights and temporary	2/3d, 2/3e	N	N/A	Rights included in letter sent 17 September 2024 mentioned above.	N/A
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.	N/A
			(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.	N/A
			(c) New rights and temporary		N	N/A	Not applicable.	N/A

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	5	6	7	8	9
11	David Wilson Homes Yorkshire Limited	Category 2	(a) Permanent	1/7a, 1/9a 2/1a, 2/1h, 2/1i, 2/1k, 2/1l, 2/3b, 2/3c, 2/3g, 2/5a, 2/5b, 2/5c 3/1, 3/1b, 3/1c, 3/1d, 3/2a, 3/2b, 3/2c	Y	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
			(b) Temporary	1/7b, 1/9b 2/1b, 2/1d, 2/1e, 2/1f 2/1g, 2/3a, 2/3f, 2/8, 3/2d, 3/2e	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
			(c) New rights and temporary	2/3d, 2/3e	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
12	Neos Networks Limited	Category 2	(a) Permanent	1/1c	Y	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
13	CityFibre Holdings Limited	Category 2	(a) Permanent	1/1c, 1/1d	Y	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
14	Colt Technology Services	Category 2	(a) Permanent	1/1c, 1/1d	Y	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
15	TrustMGT (PT) Limited	Category 1	(a) Permanent	1/6a	Y	N/A	Letter sent to land interest by National Highways on 22 May 2025 with regards to acquisition of land by negotiation.	The Applicant is confident that agreement will be reached prior to the end of the Examination.
		Category 2	(a) Permanent	1/7a, 1/7b, 1/9a, 1/9b, 2/1a, 21/h, 2/1i, 2/1j, 2/1l, 2/3b, 2/3c, 2/3g, 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.	N/A

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1		2	3	4				
				3/2a, 3/2b, 3/2c				
			(b) New right temporary	2/3d, 2/3e	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
			(c) Temporary	2/1b, 2/1d, 2/1e, 2/1f, 2/1g, 2/3a, 2/3f, 2/8, 3/2d, 3/2e	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
16	Hugo Robert Armitage (as trustees of the Walsgrave Hill Farm Partnership)	Category 1	(a) Permanent	3/4a, 3/4b 4/2b, 4/2c, 4/2e	Y	N/A	<i>17 September 2024</i> Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation. <i>30 September 2024</i> 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.	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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1	2	3	4					
							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. <i>18 October 2024</i> Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms. <i>30 October 2024</i> 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. <i>1 November 2024</i> 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 be able to accommodate any more junctions or traffic generated by development on the subject land.	

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1		2	3	4			<i>20 December 2024</i> Voicemail message to Agent to call to discuss further the above matters. <i>22 January 2025</i> 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. <i>11 March 2025</i> 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. <i>23 April 2025</i> Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony). Follow up email sent to Lisa Lansdowne, 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. <i>25 April 2025</i> Reply to Fisher German via email to suggest a Teams meeting for Friday 2 May 2025. <i>7 May 2025</i>	

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1	2	3	4					
							Teams meeting with Simon Tivey and Lisa Lansdowne of Fisher German regarding Hungerley Hall Farm & Walsgrave Hill Farm. The two ownerships are being reconfigured into two Land Ownership Trusts, one to the west of the A46, one to the east of the A46. Fisher German will send the DVS and the project team an email detailing the change in ownership entities. With regard to negotiations for the Applicant to acquire option agreements, these negotiations would need to align with the new ownerships so DVS will need to be reinstructed by the Applicant once the landowners have confirmed the details of the new ownership structure to the Applicant. Fisher German will email the project team and DVS with details of the new ownership structure. Fisher German also needs to confirm its instructions from the new entities to act in the matter. <i>8 May 2025</i> A meeting was held between the Applicant and Fisher German to in relation to the land pool trusts. Land Pool Trusts: - Fisher German confirmed they are still in the process of formalising new instructions from the new landowners and that they are acting for both the new owners and existing owners. - Fisher German advised that there will be two land pool trusts – one for land at the east of the A46 and one for land at the west of the A46. Fisher German is expected to provide the information on the new land pool trust within the next few weeks. <i>16 June 2025</i> Fisher German emailed to suggest a meeting for 26 June 2025.	

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1	2	3	4					
							26 June 2025 Meeting held between Fisher German and the Applicant with regards to the formation of a Land Pool Trust. Ownership details were to be confirmed by email from Fisher German. 7 July 2025 Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	
			(b) Temporary	3/4c 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 11(a) above.	N/A
			(c) New rights and temporary		N	N/A	Not applicable.	N/A
17	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.	N/A

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1		2	3	4				
			(b) Temporary		N	N/A	Not applicable.	N/A
			(c) New rights and temporary		N	N/A	Not applicable.	N/A
18	Jonathan Seymour Chandos Bathurst (as trustees of the Walsgrave Hill Farm Partnership)	Category 1	(a) Permanent	3/4a, 3/4b 4/2b, 4/2c, 4/2e	Y	N/A	<i>17 September 2024</i> Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation. <i>30 September 2024</i> 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. 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. <i>18 October 2024</i> Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms. <i>30 October 2024</i> Teams meeting held to discuss, and explanation of District Valuer Services (DVS) view that the Scheme represents betterment to	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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1	2	3	4					
							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. <i>23 April 2025</i> Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony). Follow up email sent to Lisa Lansdowne, 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. . <i>25 April 2025</i> Reply to Fisher German via email to suggest a Teams meeting for Friday 2 May 2025. <i>7 May 2025</i> Teams meeting with Simon Tivey and Lisa Lansdowne of Fisher German regarding Hungerley Hall Farm & Walsgrave Hill Farm. The two ownerships are being reconfigured into two Land Ownership Trusts, one to the west of the A46, one to the east of the A46. Fisher German will send the DVS and the project team an email detailing the change in ownership entities. With regard to negotiations for the Applicant to acquire option agreements, these negotiations would need to align with the new ownerships so DVS will need to be reinstructed by the Applicant once the landowners have confirmed the details of the new ownership structure to the Applicant. Fisher German will email the project team and DVS with details of the new ownership structure. Fisher German also needs to confirm its instructions from the new entities to act in the matter.	

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1							<i>8 May 2025</i> A meeting was held between the Applicant and Fisher German to in relation to the land pool trusts. Land Pool Trusts: - Fisher German confirmed they are still in the process of formalising new instructions from the new landowners and that they are acting for both the new owners and existing owners. - Fisher German advised that there will be two land pool trusts – one for land at the east of the A46 and one for land at the west of the A46. Fisher German is expected to provide the information on the new land pool trust within the next few weeks. <i>16 June 2025</i> Fisher German emailed to suggest a meeting for 26 June 2025. <i>26 June 2025</i> Meeting held between Fisher German and the Applicant with regards to the formation of a Land Pool Trust. Ownership details were to be confirmed by email form Fisher German. <i>7 July 2025</i> Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land	

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1		2	3	4				
							Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	
			(b) Temporary	3/4c 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 13(a) above.	N/A
			(c) New rights and temporary		N	N/A	Not applicable.	N/A
19	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.	N/A
			(b) Temporary		N	N/A	Not applicable.	N/A
			(c) New rights and temporary		N	N/A	Not applicable.	N/A
20	Stephen John Ridgway (as trustees of the Walsgrave Hill Farm Partnership)	Category 1	(a) Permanent	3/4a, 3/4b 4/2b, 4/2c, 4/2e	Y	N/A	<i>17 September 2024</i> Letter sent to land interest by National Highways on 17 September 2024 with regards to acquisition of land by negotiation.	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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1							<i>30 September 2024</i> 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. 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. <i>18 October 2024</i> Opening email to Fisher German to open negotiations for National Highways to enter into options agreements for land required at both farms. <i>30 October 2024</i> 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. <i>1 November 2024</i> 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	

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1							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. <i>20 December 2024</i> Voicemail message to Agent to call to discuss further the above matters. <i>22 January 2025</i> 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. <i>11 March 2025</i> 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. <i>23 April 2025</i> Telephone call unanswered by Lisa Lansdowne from Fisher German (who has replaced Lucy Anthony). Follow up email sent to Lisa Lansdowne, 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. <i>25 April 2025</i>	

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1		2	3	4			Reply to Fisher German via email to suggest a Teams meeting for Friday 2 May 2025. <i>7 May 2025</i> Teams meeting with Simon Tivey and Lisa Lansdowne of Fisher German regarding Hungerley Hall Farm & Walsgrave Hill Farm. The two ownerships are being reconfigured into two Land Ownership Trusts, one to the west of the A46, one to the east of the A46. Fisher German will send the DVS and the project team an email detailing the change in ownership entities. With regard to negotiations for the Applicant to acquire option agreements, these negotiations would need to align with the new ownerships so DVS will need to be reinstructed by the Applicant once the landowners have confirmed the details of the new ownership structure to the Applicant. Fisher German will email the project team and DVS with details of the new ownership structure. Fisher German also needs to confirm its instructions from the new entities to act in the matter. <i>8 May 2025</i> A meeting was held between the Applicant and Fisher German to in relation to the land pool trusts. Land Pool Trusts: - Fisher German confirmed they are still in the process of formalising new instructions from the new landowners and that they are acting for both the new owners and existing owners. - Fisher German advised that there will be two land pool trusts – one for land at the east of the A46 and one for land at the west of the A46. Fisher German is expected	

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1		2	3	4				
							to provide the information on the new land pool trust within the next few weeks. <i>16 June 2025</i> Fisher German emailed to suggest a meeting for 26 June 2025. <i>26 June 2025</i> Meeting held between Fisher German and the Applicant with regards to the formation of a Land Pool Trust. Ownership details were to be confirmed by email from Fisher German. <i>7 July 2025</i> Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	
			(b) Temporary	3/4c 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land, set out in row 15(a) above.	N/A

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
			(c) New rights and temporary		N	N/A	Not applicable.	N/A
21	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.	N/A
			(b) Temporary		Y	N/A	Not applicable.	N/A
			(c) New rights and temporary		N	N/A	Not applicable.	N/A
22	British Telecommunications plc	Category 2	(a) Permanent	1/1b, 1/1c, 2/1a, 2/1h, 2/1i, 2/5b, 2/7, 4/1a, 4/1b, 5/1	Y	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
23	Rolls-Royce plc	Category 2	(a) Permanent	3/4a, 3/4b, 3/4d, 4/2b, 4/2c, 4/2e, 4/2f	Y	N/A	Negotiations to date have focused on permanent acquisition of land,	N/A
			(b) Temporary	3/4c, 3/4e, 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land,	N/A
24	National Gas Transmission plc	Category 2	(a) Permanent	3/4a, 3/4b, 3/4d,	Y	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4	5	6	7	8	9
				4/2b, 4/2c, 4/2e, 4/2f				
			(b) Temporary	3/4c, 3/4e 4/2a, 4/2d	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
25	J. G. Gray Limited	Category 2	(a) Permanent	3/4a, 3/4b, 3/4d	Y	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
			(b) Temporary	3/4c, 3/4e	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
26	Jane Ann Kinnaid	Category 2	(a) Temporary	2/2	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
27	Richard John Keble	Category 2	(a) Temporary	2/2	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
28	George Wimpey North Yorkshire Limited	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
29	Manjeet Kaur Stone	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
30	Russel Stone	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
31	Jennifer Lynn Sojkowsk	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
32	Robert Frank Richard Sojkowski	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
33	Steven Paul Fretwell	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
34	Susan Jane Fretwell	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
35	Elaine Carroll	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
36	Scott Graham McConnachie	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
37	Kevin Alan Burrows	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
38	Emily Louise Burrows	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
39	Kevin Robert Price	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
40	Margaret Mary Price	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
41	Carol Ann Carroll	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
42	Peter Joseph Carroll	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
43	Anita Roma Olliver	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
44	Richard Trevor Olliver	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
45	Denis Clinch	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
46	Linda Christine Clinch	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
47	Dinesh Ramji Bhardwa	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
48	Tara Bhardwa	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
49	Linda Margaret Weller	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
50	Samuel Paul Weller	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
51	Bindu Thakrar	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
52	Nikhil Damodar Devji Thakrar	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
53	Arthur Terence Wood	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
54	Elaine Mary Wood	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
55	Gillian Leah Kinder	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
56	Adam Lea Kinder	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
57	Edward Ian Kiddie	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
58	Rona Ann Kiddie	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
59	Sharron Kim May-Russell	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
60	Steven Ronald May-Russell	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
61	Enid Knights	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
62	James Alfred Knights	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
63	Graham Warwick Lord	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
64	Wendy Lord	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
65	Babbette Gina Cheryl Williams	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
66	Ronald Forster	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
67	The Executor of Susan Jane Forster	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
68	Kamaljit Tugnait	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
69	Naresh Tugnait	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
70	Pavan Kumar Kalia	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
71	Vinay Kumar Kalia	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
72	Brian Leslie Slater	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
73	Patricia Joan Slater	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
74	Lee Adam Lowndes	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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75	Melanie Jane Lowndes	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
76	Amarjeet Kaur Rai	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
77	Pardeep Singh Rai	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
78	John Clive Williams	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
79	Christine Rees	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
80	Stuart David Rees	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
81	Gillian Clare Sadreddini	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
82	Sayed Mojtaba Sadreddini	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
83	Lynda Anne Godfrey	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
84	Neil George Godfrey	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
85	Gopal Malhotra	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
86	Om Prabha Malhotra	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
87	Priya Malhotra	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
88	Sawarn Malhotra	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
89	Jagjit Kaur Josen	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
90	Jasvinder Singh	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
91	Lorraine Seddon	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
92	Paul John Seddon	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
93	Julie Anne Tallis	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
94	The Executor of Raymond Michael Tallis	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
95	Tracey Forster	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
96	Andrew Peter Cross	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
97	Jennifer Elizabeth Cross	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
98	Glyn David Spencer	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
99	Janice Rosemary Spencer	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
100	Andrew Wilson	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
101	Sally Rebecca Wilson	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
102	Dinubhai Lallubhai Mistry	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
103	Jashuben Dinubhai Mistry	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
104	Darrell John Jones	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
105	Michelle Jones	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
106	Falguni Chhaganbhai Patel	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
107	Nilesh Dilip Lad	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
108	Gareth David Ebbrell	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
109	Susan Ellen Metcalf	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
110	John Vincent Tanner	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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111	Karen Linda Tanner	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
112	David Lindsay Apps	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
113	Jane Apps	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
114	Lorraine Anne Collins	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
115	Neil John Morby	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
116	Kirsty Leigh Wallace	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
117	Stephen James Wallace	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
118	Kalaiairasy Thuraivan	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
119	Sivalingham Thuraivan	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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					
120	Harjinder Kaur Dulai	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
121	Ravinder Singh Dulai	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
122	Terrance John Lippiatt	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
123	Michael Robert Brunt	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
124	Divyen Ishwarbhai Mistry	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
125	Margaret Anne Burge	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
126	Peter Henry Burge	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
127	David Dennis Anderton	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
128	Joy Elizabeth Hinds	Category 2	(a) Temporary	2/4			Negotiations to date have focused on permanent acquisition of land.	

Ref 1	Land Interest Name/Organisation and Land Agents Name (if applicable) 2	Type of Interest 3	Powers sought (Permanent/ Temporary) 4	Plot(s) affected 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
129	Kevin David Pearson	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
130	Ashwin Panchal	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
131	Damiyanti Panchal	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
132	Amanda Jane O'Halloran	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
133	Martin Paul O'Halloran	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
134	Paul Robert Carpenter	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
135	Sarah Wendy Carpenter	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
136	Karl Mark Taylor	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
137	Gurbakash Kaur Kailey	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A

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1	2	3	4					
138	Jaspal Singh Kailey	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
139	Christine Rose Sunter-Storey	Category 2	(a) Temporary	2/4	N	N/A	Negotiations to date have focused on permanent acquisition of land.	N/A
140	Warwickshire County Council	Category 1	(a) Permanent	1/1c	Y	N/A	Letter sent to land interest by National Highways on 23 May 2025 with regards to acquisition of land by negotiation. Letter sent by email to Adrian Hart and Nick Dauncey at Warwickshire County Council. 28 May 2025 Email from Warwickshire County Council requesting more information on the proposed acquisition of plot 1/1c, querying why the carriageway of the B4428 is required for permanent acquisition, and asking what the implications of the acquisition would be for Warwickshire County Council during the duration of the works, and any future maintenance/improvement of the B4428. Warwickshire County Council requested a phone call with the Applicant to discuss plot 1/1c. 29 May 2025 Phone call between the Applicant and Warwickshire County Council to discuss land interests in plot 1/1c. The Applicant initially proposed permanent possession of each of the separate freehold interests in plot 1/1c Plot 1/1c is made up of the surface of Brinklow Road the subsoil under the surface of the A46, and the flying freehold of the A46 main line. Warwickshire County Council is the occupier of Plot 1/1c, excluding the subsoil interest. Warwickshire County Council and the Applicant agreed that the surface of Brinklow Road would now only be subject to temporary	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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					
							possession. The remaining interests in plot 1/1c would be permanently acquired. Plot 1/1 remains pink on the Land Plans (PD1-001). The wording in Schedule 8 of the draft DCO (REP1-002) submitted at Deadline 3 has been amended to state that for plot 1/1c, such of plot 1/1c as is vested in Warwickshire County Council, the land would be subject to 'Temporary access to facilitate works to the A46 as it crosses Brinklow Road'. 6 June 2025 Email from Applicant to Warwickshire County Council confirming the above proposal following on from the phone call on the 29 May 2025.	
141	Ian Sinclair Grindal (as Trustee of The Western Land Pooling Trust)	Category 1	a) Permanent	3/4a(i), 3/4d			7 July 2025 Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	The Applicant is confident that agreement will be reached prior to the end of the Examination.
			b) Temporary	3/4e 4/2a(i), 4/2f			Negotiations to date have focused on permanent acquisition of land.	N/A

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					
142	Robert James Grindal (as Trustee of The Western Land Pooling Trust)	Category 1	a) Permanent	3/4a(i), 3/4d			7 July 2025 Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	The Applicant is confident that agreement will be reached prior to the end of the Examination.
			b) Temporary	3/4e 4/2a(i), 4/2f			Negotiations to date have focused on permanent acquisition of land.	N/A
143	Jonathan Seymour Chandos Bathurst (as Trustee of The Western Land Pooling Trust)	Category 1	a) Permanent	3/4a(i), 3/4d			7 July 2025 Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course.	The Applicant is confident that agreement will be reached prior to the end of the Examination.

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					
							Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	
			b) Temporary	3/4e 4/2a(i), 4/2f			Negotiations to date have focused on permanent acquisition of land.	N/A
144	Stephen John Ridgway (as Trustee of The Western Land Pooling Trust)	Category 1	a) Permanent	3/4a(i), 3/4d			<i>7 July 2025</i> Fisher German sent the Applicant information on ownership, Beneficial Owners and Partnership summary / Transfer document in respect of the formation of The Walsgrave Hill Western Land Pool Trust to the west of the A46. The Book of Reference (REP3-007) and Land Plans (REP3-002) have been updated at Deadline 4 to reflect the information provided, though the Applicant notes that the changes have not yet been formally registered at the Land Registry. Fisher German said that it would share information regarding an Eastern Land Pool Trust in due course. Fisher German also raised a number of comments relating to the principle of the compulsory acquisition of land and Scheme design within the Eastern and Western Land Pool Trusts. The Applicant is currently in the process of considering these and will continue to engage with Fisher German to address these.	The Applicant is confident that agreement will be reached prior to the end of the Examination.
			b) Temporary	3/4e 4/2a(i), 4/2f			Negotiations to date have focused on permanent acquisition of land.	N/A

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				
Protective Provisions								
1	Severn Trent Water Limited (ST)	Category 2	(a) Permanent	1/1c, 2/1h, 2/1i, 2/3a, 2/3b, 2/3c, 2/3g, 2/5b, 3/2a, 3/2b, 3/2c, 3/4a, 3/4b, 3/4d, 4/1a, 4/2b, 4/2c, 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.
			(b) Temporary	2/3f, 3/2d, 3/2e, 3/4c, 3/4e, 4/2a, 4/2d,				

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				
			(c) New rights and temporary	2/3d, 2/3e				
2	National Grid Electricity Distribution (East Midlands) Plc (NGED)	Category 2	(a) Permanent	1/1a, 1/1b, 1/2, 1/3, 1/4, 1/6a, 1/7a, 1/8, 1/9a, 2/1a, 2/1h, 2/1i, 2/3g, 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). NGED has provided an asset protection agreement and associated modified Protective Provisions. The Applicant is considering these. Negotiations are ongoing.	The Applicant is confident that agreement will be reached prior to the end of the Examination.
			(b) Temporary	2/3a, 2/3f, 2/4				
3	National Grid Electricity Transmission (NGET)	Category 2	(a) Permanent			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. 24 June 2025	No further correspondence with NGET is required.

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					
							NGET confirmed they do not have any apparatus within the Order Limits. NGT have been split out in this table and are under reference 10 below.	
			(b) Temporary					
4	Vodafone	Category 2	(a) Permanent	1/1a, 1/1b, 1/1c, 1/1d, 1/3, 1/4, 1/8, 1/6a, 1/7a 1/9a 2.1h, 2/3g, 2/3f	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. 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). Vodafone did not submit a Relevant Representation. The Applicant is considering the request and discussions with Vodafone are ongoing.	The Applicant is confident that agreement will be reached prior to the end of the Examination.
			(b) Temporary	2/3a, 2/4				
5	Openreach Limited (OL)	Category 2	(a) Permanent	1/1b, 1/1c, 2/1a, 2/1h, 2/1i,	N	No	Protective Provisions included in Part 2 of Schedule 9 of the draft DCO (APP-005) were provided to OL.	Agreement has been reached on the basis of the draft Protective Provisions.

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				
				2/5b, 2/7, 4/1a, 4/1b, 5/1			OL advised that it had no comments on the draft protective provisions. OL did not submit a Relevant Representation.	
6	Environment Agency (EA)	N/A	N/A	N/A	N	TBC	No Protective Provisions were included in the draft DCO relating to the EA. 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. <u>The EA confirmed in the Statement of Common Ground filed on 22 July 2025 for Deadline 4 that it is no longer seeking any protective provisions.</u>	The Applicant is confident that agreement will be reached prior to the end of the Examination. EA is not seeking protective provisions.
7	Neos Networks Limited (Neos)	Category 2	(a) Permanent	1/1c			The Applicant contacted Neos via email on 23 May 2025 to discuss protected provisions. On 11 June 2025, a solicitor for Neos requested further information. On 16 June 2025, further information was provided to Neos. <u>On 4 July 2025, Neos contacted the Applicant requesting information. On 20 August 2025, the Applicant responded providing further information and confirming that the Neos apparatus would not be affected by the proposed scheme</u> A response is awaited.	The Applicant is confident that agreement will be reached prior to the end of the Examination.
8	CityFibre Holdings Limited	Category 2	(a) Permanent	1/1c, 1/1d			The Applicant contacted CityFibre Holdings Limited via email on 23 May 2025 to discuss protected provisions. <u>On 20 August 2025, the Applicant sent an email to CityFibre confirming that the CityFibre apparatus will not be affected by the proposed scheme, therefore the matter is resolved and no further action is required, and a response is awaited.</u>	<u>The Applicant has notified CityFibre that the project will have no impact on their apparatus (although the generic protective provisions will still be available to</u>

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				them) and is waiting confirmation that they have no further concerns. The Applicant is confident that agreement will be reached prior to the end of the Examination.
9	Colt Technology Services (Colt)	Category 2	(a) Permanent	1/1d, 1/1c			The Applicant contacted Colt Technology Services Limited via email on 23 May 2025 to discuss protected provisions and a response is awaited. Colt requested further contact be made if the DCO works are likely to affect or expose the Colt apparatus. As the DCO works are not likely to affect or expose the Colt apparatus, no further action is required. <u>On 20 August 2025, the Applicant sent an email to Colt confirming that the Colt apparatus will not be affected by the scheme, therefore the matter is resolved and no further action is required.</u>	<u>The Applicant has notified Colt that the project will have no impact on their apparatus (although the generic protective provisions will still be available to them).</u> Agreement has been reached on the basis of the draft Protective Provisions.
10	National Grid Telecoms Limited (NGT)	Category 2	(a) Permanent	1/1a, 1/1b, 1/1c, 1/1d,			Protective Provisions included in Part 1 of Schedule 9 of the draft DCO were provided. NGT has requested that additional protections are agreed. <u>The Applicant proposed amendments to the additional protections proposed by NGT. On 20 August 2025, NGT responded to the</u>	The Applicant is confident that agreement will be reached prior to the

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				
				1/3, 1/4, 1/6a, 1/7a, 1/8, 2/1a, 2/1h, 2/3g			Applicant's proposed changes. The Applicant is considering the request-response and discussions with NGT are ongoing.	end of the Examination.
			(b) Temporary	2/3a, 2/3f, 2/4				