OXFORDSHIRE
STRATEGIC RAIL FREIGHT INTERCHANGE

Land and Rights Negotiation Tracker (Tracked)

Document number 4.4
Regulation 5(2)(q)

On behalf of
Oxfordshire Railfreight Limited

October 2026

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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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection
1	[redacted]	Category 1	Acquisition of land [freehold]	2/14	Principal terms agreed. Legal documents are almost finalised and the Applicant expects the agreement can be concluded in the coming weeks.	The Applicant hopes to reach agreement as soon as possible during early Examination.	N		
2	[redacted]	Category 1	Acquisition of land [freehold]	4/1	The Applicant is in discussions with the Interested Party and Richborough, who have an interest over the land via a promotion agreement, to discuss the land requirement. It is understood following a meeting with Richborough on 7 January 2026 that a developer is in the process of acquiring the land interest and the sale was due to complete in February 2026. The Applicant will pick up discussions in relation to the land required following this. As at ~~12~~26 October, the Applicant understands that the sale is still being finalised.	Agreement expected to be reached during Examination, subject to agreement being reached with the new developer.	N		
3	[redacted]	Category 1	Acquisition of land [freehold]	6/4	This land was identified as being unregistered in error due to a fault on HM Land Registry's mapping system. The Interested Party has now confirmed ownership details, however the Applicant understands there are three pending applications with HM Land Registry and is making equiries in relation to these. The Applicant has met with the Interested Party's agent and is making efforts to continue engagement in relation to the land requirement and proposed option terms.	Agreement is expected to be reached during Examination.	N		
4	[redacted]	Category 1	Acquisition of land [leasehold]	5/~~4~~4	Whilst the Applicant has secured a voluntary agreement with the freehold owner, these properties are included on a precautionary basis only, for certainty in the event that the leasehold interest is not terminated and vacant possession is not delivered under the freehold agreement. The Applicant relies on the option agreement and is not directly engaging with the leaseholder.	The Applicant relies on the option agreement to deliver vacant possession and is not negotiating with the leaseholder. No express agreement or required.	N		
5	[redacted]	Category 1	Acquisition of land [freehold]	3/45	Principal terms agreed. Legal documents are well progressed and the Applicant expects the agreement can be concluded in the coming weeks. The legal agreements are complex due to other third party developers with interests in the land.	The Applicant hopes to reach agreement as soon as possible during early Examination.	N		
6	Unregistered land [redacted])	Category 1	Acquisition of land	3/2, 3/6a, 3/6b	27 April 2022 Letter sent to the Interested Party to make them aware of development proposals in advance of the Stage 1 Consultation. No response was received. 9 May 2022 – 4 July 2022 As part of Stage 1 consultation period, further information on the scheme was issued to the Interested Party. No response was received. 19 April 2023 Letter sent to the Interested Party informing them of the DCO pause and scheme review required. No response was received. [Project Pause] 10 September 2024 Letter sent to the Interested Party to confirm scheme review had concluded and formal work to progress preparation of DCO application is commencing. Also requested permission to access land to carry out non-intrusive surveys. Letter returned to sender – 'no such address'. 2 October 2024 Letter sent to the Interested Party to follow-up previous letter sent. Letter returned to sender – 'no such address'. 29 October 2024 TraceIQ search carried out with aim of confirming the Interested Party's contact details. No match found. 17 January 2025 Applicant sent letter to party who lodged Caution according to Land Registry following up previous letters issued. No response was received. 21 February 2025 Site notice erected which included information on the project and a plan of land required. No response received. 23 September 2025 to 4 November 2025 As part of the Stage 2 consultation period, further information on the scheme was issued to the Interested Party. No response was received. As at the time of Procedural Deadline ~~1~~2, the Applicant has not been able to make contact with the owners of this land.	Resolution unlikely due to the Applicant not being able to successfully contact the Interested Party or confirm ownership.	N		
7	Cherwell District Council	Category 1	Acquisition of land [freehold]	7/32a	The Applicant has been in discussions with the Interested Party in relation to the land required throughout the process. The Interested Party is part of the Transport Working Group who have met with the Applicant every 6-8 weeks over the last 4/5 years. The Interested Party has also signed a Planning Performance Agreement (PPA) and the Applicant meets with them on a monthly basis. The Council has provided the Applicant with contact details of the relevant Land/Estates team at the Council. An initial meeting has been held and the Applicant is making efforts to continue engagement in relation to the land requirement and proposed option terms. The Applicant is aiming to circulate draft heads of terms w/c 26 October.	Agreement is expected to be reached during Examination.	N	RR-024	

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8	[redacted]	Category 1	Acquisition of land [freehold]	1/10, 1/11, 1/34, 3/1, 3/68, 3/71, 5/27b, 5/28, 5/30, 5/33, 5/33c	27 May 2021 Letter sent to the Interested Party to make them aware of the development proposals and request permission to access land for non-intrusive surveys. 1 June 2021 A response was received from the Land Agent (Howkins & Harrison), confirming they are instructed to act on behalf of the Interested Party and refusing access for non-intrusive surveys. 4 June 2021 Offered to enter into a licence agreement and set out proposed terms. 15 June 2021 In person meeting with the Land Agent, further to which in principle agreement to enter into a licence agreement to permit non-intrusive surveys was provided. 27 July 2021 Licence agreement permitting non-intrusive surveys was entered into. 11 October 2021 Email sent to the Land Agent requesting to access land for intrusive surveys. Proposed form of licence shared. 20 October 2021 Licence agreement permitting intrusive surveys was entered into, including provision for payment of professional fees. 1 February 2022 Email sent to the Land Agent to open negotiations for the Applicant to enter into an option agreement for land required. 4 March 2022 Confirmed fee undertaking with the Land Agent in relation to land acquisition discussions. 6 May 2022 In person meeting with the Interested Party and the Land Agent to discuss the scheme and land requirements. 9 May 2022 – 4 July 2022 As part of the Stage 1 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. 17 May 2022 – 19 April 2023 Draft option Heads of Terms shared with the Land Agent on 17 May 2022. Following this, a number of both in person and virtual meetings were held with the Land Agent. Despite repeated attempts to engage in writing / telephone / in person, the Land Agent was not always responsive therefore progress on reaching agreement on the option Heads of Terms was limited. 30 August 2022 Licence renewal agreement permitting non-intrusive surveys was entered into. 19 April 2023 Email sent to the Land Agent informing them of the DCO pause and scheme review required. [Project Pause] 9 September 2024 Email sent to the Land Agent to confirm scheme review had concluded and formal work to progress preparation of DCO application is commencing therefore the Applicant would like to pick up previous negotiations. Also requested permission to access land to carry out non-intrusive surveys and sent proposed licence agreement. 25 October 2024 Draft option Heads of Terms shared with the Land Agent. 22 November 2024 Licence agreement permitting non-intrusive surveys was entered into. 20 December 2024 – Present Virtual meeting held with the Land Agent on 20 December 2024 to discuss option agreement Heads of Terms. As previous, discussions centred around differing views on land values. The Applicant put forward the suggestion of splitting out the Heads of Terms into separate agreements so that progress could be made on land areas where there is a reasonable prospect of agreement. Despite repeated attempts to engage in writing / telephone / in person, the Land Agent is not always responsive therefore progress on reaching agreement on the option Heads of Terms has been limited. 23 September 2025 to 4 November 2025 As part of the Stage 2 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. Since the end of statutory consultation, the Applicant has continued to seek engagement with the landowner through its agent, and has issued over 20 letters, emails and telephone messages. No substantive response has been received therefore the Applicant has also contacted the landowner directly via letter, email and telephone and in April managed to speak with them in person during which the landowner advised that the land value being proposed was not considered sufficient and that they were of the view the acquisition would impact their farming business. Since then, the Applicant has continued to contact the landowner and its agent with the aim of discussing their concerns and meeting a mutually beneficial agreement, however until recently they continued to receive no substantive response. On 1 October 2026 the Applicant spoke with the Interested Party in person during which they reiterated that certain terms of the proposed option agreement remained unsatisfactory. As part of this discussion, the Applicant emphasised that the proposed terms were subject to negotiation. On 5 October 2026, the Applicant received correspondence from the land agent previously appointed by the Interested Party (also Howkins & Harrison) confirming that they had been re-instructed to act on the Interested Party's behalf. The Applicant subsequently met with the land agent on 6 October 2026 and revised option terms were tabled on 9 October 2026 which remain subject to negotiation.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	[redacted]		
9	Biffa Waste Services Limited	Category 1	Acquisition of land [leasehold]	6/13	Whilst the Applicant has secured a voluntary agreement with the freehold owner, this plot is included for certainty in the event that the leasehold interest is not terminated and vacant possession is not delivered under the freehold agreement. The Applicant relies on the option agreement and is not directly engaging with the leaseholder.	The Applicant relies on the option agreement to deliver vacant possession and is not negotiating with the leaseholder. No express agreement required.	Y	RR-015	As per RR.
10	[redacted]	Category 1	Acquisition of land [freehold]	6/17, 6/18, 7/21, 7/22, 8/1, 8/2 and 8/17	The Applicant understands that following extensive discussions, Heads of Terms are now agreed and detailed legal negotiations can progress.	Applicant hopes to reach agreement as soon as possible during early Examination.	N		

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~~11~~	~~Howes Lane Projects LLP~~	~~Category 1~~	~~Acquisition of land [freehold]~~	~~9/12 and 9/21~~	~~March 2026~~ ~~This Interested Party has an interest in land around the B4030. At the time of submission, at the request of the County Council, the Applicant proposed a contribution towards improvements in this area, to be secured by Section 106 agreement, in order that the local highway authority can carry out the works.~~ ~~These parcels were required to allow the Applicant to tie in to other highway works being delivered by third parties, but the proposal was to remove this land from the Order Limits once the financial contribution had been agreed. However, in the event the contribution amount was not agreed by the start of the Examination the Applicant would have commenced discussions with the landowner to progress a voluntary agreement.~~ ~~September 2026~~ ~~Since the submission of the Application, the County Council changed its position, and instead of a financial contribution, requires that the default position should be for the Applicant to deliver the improvement scheme at the A4095 roundabout (Work No. 39). This scheme will be entirely on existing highway land. There will then be a 'back up' where, the Council can decide to call upon a s106 contibution instead, and the Applicant will not then deliver the physical works. The Council would call on those funds to deliver a larger scheme at the junction itself. The Council agrees that the Applicant does not need parcels 9/12 and 9/21 to deliver Work No. 39 and therefore these parcels can be removed from the Order limits.~~	~~Land to be removed from the Order limits.~~	~~N~~		
12	[redacted]	Category 1	Acquisition of land [freehold]	3/41	27 May 2021 Letter sent to the Interested Party to make them aware of the development proposals and request permission to access land for non-intrusive surveys. 8 June 2021 Further to discussion with the Interested Party, set out proposed terms of a non-intrusive survey licence agreement, including payments, to facilitate access. 22 June 2021 Proposed form of non-intrusive survey licence shared with the Interested Party. 21 July 2021 Licence agreement permitting non-intrusive surveys was entered into. 11 October 2021 Email sent to the Interested Party requesting to access land for intrusive surveys. Proposed form of licence shared. 17 December 2021 Licence agreement permitting intrusive surveys was entered into. 1 February 2022 Email sent to the Interested Party to open negotiations for the Applicant to enter into an option agreement for land required. 9 February 2022 The Interested Party confirmed they have instructed a Land Agent (Howkins & Harrison) to act on their behalf. 4 March 2022 Confirmed fee undertaking with the Land Agent in relation to land acquisition discussions. 6 May 2022 In person meeting with the Land Agent to discuss the scheme and land requirement. 9 May 2022 – 4 July 2022 As part of the Stage 1 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. 17 May 2022 – 19 April 2023 Draft option Heads of Terms shared with the Land Agent on 17 May 2022. Following this, a number of both in person and virtual meetings were held with the Land Agent. Despite repeated attempts to engage in writing / telephone / in person, the Land Agent was not always responsive therefore progress on reaching agreement on the option Heads of Terms was limited. 19 April 2023 Email sent to the Land Agent informing them of the DCO pause and scheme review required. [Project Pause] 9 September 2024 Email sent to the Land Agent to confirm scheme review had concluded and formal work to progress preparation of DCO application is commencing therefore the Applicant would like to pick up previous negotiations. Also requested permission to access land to carry out non-intrusive surveys and sent proposed licence agreement. 25 October 2024 Draft option Heads of Terms shared with the Land Agent. 19 November 2024 Licence agreement permitting non-intrusive surveys was entered into, including provision for payment of professional fees. 20 December 2024 – Present Virtual meeting held with the Land Agent on 20 December 2024 to discuss option agreement Heads of Terms. Despite repeated attempts to engage in writing / telephone / in person, the Land Agent is not always responsive therefore progress on reaching agreement on the option Heads of Terms has been limited. 23 September 2025 to 4 November 2025 As part of the Stage 2 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. Since the end of statutory consultation, the Applicant has continued to seek engagement with the landowner through its agent, and has issued over 20 letters, emails and telephone messages. No substantive response has been received therefore the Applicant has also contacted the landowner directly via letter, email and telephone and in June managed to speak with them via telephone during which the landowner advised that they have limited scope to engage in matters relating to agreeing an option over land required for the scheme due to conflicting promotion agreement with third party developer. Since then, the Applicant has continued to contact the landowner and its agent to establish whether they can work collaboratively with them and the promotor, however until recently they continued to receive no substantive response. On 5 October 2026, the Applicant received correspondence from the land agent previously appointed by the Interested Party (also Howkins & Harrison) confirming that they had been re-instructed to act on the Interested Party's behalf. The Applicant subsequently met with the land agent on 6 October 2026 and revised option terms were tabled on 9 October 2026 which remain subject to negotiation.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	[redacted]		

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13	[redacted]	Category 1	Acquisition of land [freehold]	3/66, 3/67 and 3/67a	23 July 2021 Land was unregistered. Contacted neighbouring landowner's land agent querying ownership of this plot. Land agent responded stating they would confirm. 12 November 2021 Letter sent to residential property within unregistered land area to request details on ownership and permission to access land for non-intrusive surveys. 16 November 2021 A response was received from the Land Agent (Howkins & Harrison), confirming they are instructed to act on behalf of the Interested Party. Requested terms for non-intrusive survey access. In response, Applicant requested evidence of the Interested Party's ownership. 7 December 2021 Site Notice erected to establish landownership. Subsequently received confirmation title ownership was pending registration. 4 February 2022 Email sent to the Land Agent to open negotiations for the Applicant to enter into an option agreement for land required. 4 March 2022 Confirmed fee undertaking with the Land Agent in relation to land acquisition discussions. 6 May 2022 In person meeting with the Land Agent to discuss the scheme and land requirement. 9 May 2022 – 4 July 2022 As part of the Stage 1 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. 17 May 2022 – 19 April 2023 Draft option Heads of Terms shared with the Land Agent on 17 May 2022. Following this, a number of both in person and virtual meetings were held with the Land Agent. Despite repeated attempts to engage in writing / telephone / in person, the Land Agent was not always responsive therefore progress on reaching agreement on the option Heads of Terms was limited. 19 April 2023 Email sent to the Land Agent informing them of the DCO pause and scheme review required. [Project Pause] 9 September 2024 Email sent to the Land Agent to confirm scheme review had concluded and formal work to progress preparation of DCO application is commencing therefore the Applicant would like to pick up previous negotiations. Also requested permission to access land to carry out non-intrusive surveys. Following this, the Land Agent requested for a licence agreement to be entered into. 25 October 2024 Draft option Heads of Terms shared with the Land Agent. 22 November 2024 Licence agreement permitting non-intrusive surveys was entered into. 20 December 2024 – Present Virtual meeting held with the Land Agent on 20 December 2024 to discuss option agreement Heads of Terms. Despite repeated attempts to engage in writing / telephone / in person, the Land Agent is not always responsive therefore progress on reaching agreement on the option Heads of Terms has been limited. 23 September 2025 to 4 November 2025 As part of the Stage 2 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. Since the end of statutory consultation, the Applicant has continued to seek engagement with the landowner through its agent, and has issued over 20 letters, emails and telephone messages. Until recently, no substantive response had been received therefore the Applicant had also contacted the landowner directly via letter, email and telephone, also with no substantive response. On 5 October 2026, the Applicant received correspondence from the land agent previously appointed by the Interested Party (also Howkins & Harrison) confirming that they had been re-instructed to act on the Interested Party's behalf. The Applicant subsequently met with the land agent on 6 October 2026 and revised option terms were tabled on 9 October 2026 which remain subject to negotiation.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		

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14	[redacted])	Category 1	Acquisition of land [freehold]	7/25, 7/35, 8/4, 8/4a	27 May 2021 Letter sent to the Interested Party to make them aware of the development proposals and request permission to access land for non-intrusive surveys. 2 June 2021 The Interested Party confirmed access for non-intrusive surveys was permitted. 11 October 2021 Email sent to the Interested Party requesting to access land for intrusive surveys. Proposed form of licence shared. 16 December 2021 Received confirmation that the Interested Party had instructed a Land Agent (Howkins & Harrison) to act on their behalf. 2 February 2022 Email sent to the Land Agent to open negotiations for the Applicant to enter into an option agreement for land required. 6 April 2022 Licence agreement permitting intrusive surveys was entered into. 9 May 2022 – 4 July 2022 As part of the Stage 1 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. 18 May 2022 Meeting with the Land Agent to discuss the scheme and land requirement. 6 June 2022 Draft option Heads of Terms shared with the Land Agent on 17 May 2022. 31 August 2022 - 19 April 2023 In person meeting held with the Land Agent on 31 August 2022 to continue discussions in relation to land requirements and the option agreement Heads of Terms. Following meeting, reshared option agreement Heads of Terms and the Land Agent suggested proposed amends. Following this, a number of both in person and virtual meetings were held with the Land Agent to try to progress matters. Despite repeated attempts to engage in writing / telephone / in person, the Land Agent was not always responsive therefore progress on reaching agreement on the option Heads of Terms was limited. 19 April 2023 Email sent to the Land Agent informing them of the DCO pause and scheme review required. [Project Pause] 9 September 2024 Email sent to the Land Agent to confirm scheme review had concluded and formal work to progress preparation of DCO application is commencing therefore the Applicant would like to pick up previous negotiations. Also requested permission to access land to carry out non-intrusive surveys. Following this, the Land Agent requested for a licence agreement to be entered into. 25 October 2024 Draft option Heads of Terms shared with the Land Agent. 22 November 2024 Licence agreement permitting non-intrusive surveys was entered into. 20 December 2024 – Present Virtual meeting held with the Land Agent on 20 December 2024 to discuss option agreement Heads of Terms. A number of meetings were held following this, focused on the mechanisms for converting the existing right of way to a cycle way. Despite repeated attempts to engage in writing / telephone / in person, the Land Agent is not always responsive therefore progress on reaching agreement on the option Heads of Terms has been limited. 23 September 2025 to 4 November 2025 As part of the Stage 2 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. Since the end of statutory consultation, the Applicant has continued to seek engagement with the landowner through its agent, and has issued over 20 letters, emails and telephone messages. No substantive response has been received therefore the Applicant has also contacted the landowner directly via letter, email and telephone and in April managed to speak with them in person during which the landowner indicated they would be willing to reach voluntary agreement. Since then, the Applicant has sought to arrange a meeting with the landowner and their agent to progress discussions on the Heads of Terms however due to the landowner's personal circumstances, they have not yet been able to arrange a meeting. On 1st October 2026, the Applicant managed to speak with the Interested Party again and the Interested Party advised that they have asked their agent to make contact with the Applicant in relation to their comments on the proposed option terms. They also reconfirmed that their intention to reach agreement remains. The Applicant is continuing to make efforts to arrange a meeting with the land agent to progress the option terms and reach agreement.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		
15	[redacted]	Category 1	Acquisition of land	5/16	See above in respect of Savins.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		
~~16~~	~~Meyrick Jones LLP~~	~~Category 1~~	~~Acquisition of land~~	~~2/4 and 2/10~~	~~Principle terms agreed. In legal negotiations.~~	~~The Applicant hopes to reach agreement shortly after the start of the Examination Phase to~~	~~Y~~	~~RR 096~~	~~As per RR.~~

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			~~[freehold]~~			~~to revised as per change application explanation.~~			
17	National Highways Limited	Category 1	Acquisition of land [freehold]	1/18, 1/20c, 1/20f,~~1/20h,~~ 1/30a,1/20g, 1/24a, 1/25a, 1/30b, 3/3, 3/3a, 3/4, 3/5, 3/6, ~~3/6v,~~ 3/7, 3/7a, 3/7b, 3/8, 3/16, 3/17, 3/21a, 3/22, 3/23, 3/24, 3/24a, 3/27, 3/28, 3/31c, 3/34, 3/35, 3/36, 3/39, 3/39a, 3/40, 3/42, 3/55, 3/63, 3/64, 3/64a, 4/7	The Applicant has been in discussions with the Interested Party in relation to the land required and highways solutions throughout the process. The Interested Party is part of the Transport Working Group who have met with the Applicant every 6-8 weeks over the last 4/5 years. The Applicant is liaising with National Highways in respect of the form of protective provisions (not yet fully agreed) for the benefit of the Interested Party which will be included in the draft Order. Agreement on the land arrangements is linked to agreement on those protective provisions. The Applicant has had several positive meetings with National Highways in respect of the protective provisions since the end of statutory consultation (November 2025). The parties have made some progress in agreeing drafting differences but further engagement is required. The Applicant has proposed some novel drafting in the protective provisions which it considers is required as a result of its land investigations, namely: - It has identified plots of land which appear to be National Highways operational land (and which are owned by National Highways) but which are not adopted highway. The Applicant proposes to carry out highway works to this land only and has therefore proposed that such land is adopted by National Highways. This will mean that it will benefit from the highway works and street works powers in the DCO and will not need to be compulsorily acquired. The principle of this is agreed by National Highways but the drafting and precise mechanism to effect this is under discussion; and - The Applicant has also identified land which is National Highways owned but is local adopted highway. This highway will be stopped up as part of the authorised development and will form part of Work Nos. 6 and 8 and the Applicant therefore needs to acquire such land. The Applicant proposes that such land is transferred to it from National Highways, subject to terms to be agreed, in which case it will not be necessary to exercise powers of compulsory acquisition. The Applicant understands this is agreed in principle. The Applicant is now seeking to enter into an agreement for the use/acquisition of their land. The Applicant received NH's comments on the various plots affected on 21 August which did not appear to engage with the principles outlined above and the approach to the drafting of the protective provisions which the Applicant had understood to be agreed. The Applicant still believes agreement can be reached on this approach and replied to NH on 4 September requesting a further meeting to discuss and progress on this basis.	Agreement on protective provisions and land acquisition matters expected to be reached during Examination.	Y	RR-100	As per RR.
18	[redacted]	Category 1	Acquisition of land [freehold]	9/37	Principle terms agreed. In legal negotiations.	The Applicant expects to reach during Examination.	N		
19	Network Rail Infrastructure Limited	Category 1	Acquisition of land interests	2/8, 2/9, 2/13, 5/17, 5/18, 5/19, 5/20, 5/21, 5/22, 5/23,	The Applicant has been in discussions with the Interested Party in relation to the land required throughout the process and holds bi-weekly meetings as well as specific topic workshops with the appropriate technical teams. An Agreed Position Statement was completed prior to the Statutory Consultation in September 2025. A Statement of Common Ground was agreed in May 2026, and submitted to the Planning Inspectorate in August. The Applicant is seeking to negotiate draft protective provisions (not yet agreed) for the benefit of the Interested Party which will be included in the draft Order. Negotiation of the provisions is ongoing, with a revised draft agreement returned to NR on 15 September. The Applicant is now seeking to enter into an agreement for the use/acquisition of their land and several meetings have been held with NR in this regard, as set out below. Bi weekly meetings, which covered topics such as delivery programme progress reports, property related updates and administrative points including arrangements around a possible site visit: 29th July 2026 6th August 2026 13th August 2026 20th August 2026 16th September 2026 21st September 2026 25th September 2026 Property related meetings, which covered the legal documentation needed and the timing of the agreements, internal Network Rail clearance processes, land parcel reviews and comparison with overlay plans of the proposed development: 5th August 2026 11th August 2026 13th August 2026 24th August 2026 14th September 2026	Agreement on protective provisions and land acquisition matters expected to be reached during Examination.	Y	AS-087	As per RR.

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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection
20	Oxfordshire County Council	Category 1	Acquisition of land [freehold]	2/19	The Applicant has been in discussions with the Interested Party in relation to the land required throughout the process. The Interested Party is part of the Transport Working Group who have met with the Applicant every 6-8 weeks over the last 4/5 years. The Interested Party has also signed a Planning Performance Agreement (PPA) and the Applicant meets with them on a monthly basis. The Applicant is now seeking to enter into an agreement for the use/acquisition of their land. The Interested Party will have the benefit of protective provisions in the DCO in its capacity as local highway authority. The Applicant is in contact with the Council's land team and further to an initial meeting in April, Heads of Terms have been circulated and are in discussion. Whilst the Applicant is engaging with the Council, the Applicant ihas also ~~in the process of preparing~~ issued heads of terms ~~to be shared~~ with the leasehold interest following OCC's request, and confirmation that they will not be liaising with their leaseholder.	Agreement expected to be reached during Examination.	Y	RR-109	As per RR.
21	[redacted]	Category 1	Acquisition of land [freehold]	1/4	27 May 2021 Letter sent to the Interested Party to make them aware of the development proposals and request permission to access land for non-intrusive surveys. June 2021 A response was received from the Land Agent (Fisher German), confirming they are instructed to act on behalf of the Interested Party and confirming access for non-intrusive surveys was permitted subject to certain surveys taking place post-harvest. 19 August 2021 The Land Agent requested payment for non-intrusive survey access. Following this, the Applicant shared a form of access licence agreement for consideration. 25 November 2021 Licence agreements permitting both non-intrusive surveys and intrusive surveys were entered into. 2 February 2022 Email sent to Land Agent to open negotiations for the Applicant to enter into an option agreement for land required. 28 February 2022 In person meeting with the Land Agent to discuss the scheme and land requirement. Offered fee undertaking in relation to land acquisition discussions. 23 March 2022 Draft option Heads of Terms shared with the Land Agent. 9 May 2022 – 4 July 2022 As part of the Stage 1 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. 19 May 2022 Further to discussion, agreed fee undertaking in relation to land acquisition discussions. The Land Agent subsequently confirmed they would now review the draft Heads of Terms. 21 June 2022 – 19 April 2023 In person meeting on 21 June 2022 with the Land Agent to discuss draft Heads of Terms. Following this, a number of meetings were held to discuss further and various iterations of Heads of Terms were shared. 19 April 2023 Email sent to the Land Agent informing them of the DCO pause and scheme review required. [Project Pause] 9 September 2024 Email sent to the Land Agent to confirm scheme review had concluded and formal work to progress preparation of DCO application is commencing therefore the Applicant would like to pick up previous negotiations. Also requested permission to access land to carry out non-intrusive surveys and attached proposed licence agreement for consideration. 25 October 2024 Draft option Heads of Terms shared with the Land Agent. 27 November 2024 Received confirmation from the Land Agent that part of the land has been transferred to the Interested Party's sons therefore requested for draft Heads of Terms to be separated. 19 December 2024 Licence agreement permitting non-intrusive surveys entered into. 13 March 2025 In person meeting with the Land Agent who advised the small land area was not considered tempting enough to enter into an option over. 16 September 2025 – Present During a call with Land Agent in September 2025, they confirmed that the Interested Party is not able to progress option agreement Heads of Terms due to conflicting promotion agreement with third party developer therefore negotiations have stalled. The Land Agent reconfirmed this in March 2026. 23 September 2025 to 4 November 2025 As part of the Stage 2 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. No response was provided.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		

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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection
22	Smith & Sons (Bletchington) Limited	Category 1	Acquisition of land [freehold]	7/12	The Applicant has liaised with the Interested Party since February 2020 and throughout the process. The Applicant has recently sought to enter into an agreement for the acquisition of the land required. January 2026 - Present Further to a meeting with landowner in January, the Applicant shared proposed Heads of Terms in relation to the land required. Following this, the Interested Party advised that they would require a new unencumbered access point to be reprovided should any option agreement be entered into. The Applicant does not agree this is necessary; its proposal to cross the landowner's private access is a common feature of the highway network and therefore reprovision of a separate private access point is not necessary. The landowner maintains their position, therefore progress on an option agreement has stalled. The Applicant is seeking a Position Statement with the Interested Party.	The Applicant will continue to engage but now considers there to be a low likelihood of resolution.	Y	RR-130	As per RR.
23	[redacted]	Category 1	Acquisition of land [freehold]	8/22	27 May 2021 Letter sent to the Interested Party to make them aware of the development proposals and request permission to access land for non-intrusive surveys. A response was received from the Interested Party confirming access for non-intrusive surveys was permitted. 11 October 2021 Email sent to the Interested Party requesting to access land for intrusive surveys. Proposed form of licence shared. 30 November 2021 A response was received from the Land Agent (Brown & Co), confirming they are instructed to act on behalf of the Interested Party and requested confirmation of intrusive survey terms which was subsequently provided. 2 February 2022 Email sent to Land Agent to open negotiations for the Applicant to enter into an option agreement for land required. 28 February 2022 In person meeting with the Interested Party and the Land Agent to discuss the scheme and land requirement. 23 March 2022 Draft option Heads of Terms shared with the Land Agent. 7 April 2022 Licence agreement permitting intrusive surveys was entered into. 5 May 2022 Confirmed fee undertaking with the Land Agent in relation to land acquisition discussions. 9 May 2022 – 4 July 2022 As part of the Stage 1 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. 17 May 2022 – 19 April 2023 Met with the Land Agent virtually on 17 May 2022. Following this, a number of follow-up meetings were held with the Land Agent. Progress on reaching agreement on the option Heads of Terms has been limited. 19 April 2023 Email sent to the Land Agent informing them of the DCO pause and scheme review required. [Project Pause] 9 September 2024 Email sent to the Land Agent to confirm scheme review had concluded and formal work to progress preparation of DCO application is commencing therefore the Applicant would like to pick up previous negotiations. Also requested permission to access land to carry out non-intrusive surveys which was subsequently confirmed. 25 October 2024 Draft option Heads of Terms shared with the Land Agent. The Land Agent confirmed the Interested Party's position remains as previous. 30 May 2025 The Land Agent advised that access for non-intrusive surveys is no longer permitted on the basis that the Interested Party has no contractual relationship with the Applicant. 25 June 2025 - Present In an email of 25 June 2025, the Land Agent confirmed the Interested Party's position remains as previous. There therefore continues to be a difference in opinion over principle. This position was again confirmed on 16 January 2026. 23 September 2025 to 4 November 2025 As part of the Stage 2 consultation period, further information on the scheme was issued to the Interested Party and they were provided with the opportunity feedback on proposals. Since the end of statutory consultation, the Applicant has continued to seek engagement with the landowner through its agent through continued issuing of letters, emails and telephone messages. During a meeting in August 2026, in spite of the difference in opinion of principle remaining, the land agent indicated that they would be prepared to negotiate by way of putting forward a proposed figure for the Applicant's consideration. A counteroffer has been issued and the parties are continuing negotiations.	The Applicant hopes to reach agreement during Examination.	N		
~~24~~	~~Thames Water Utilities Limited~~	~~Category 1~~	~~Acquisition of land [freehold]~~	~~5/11~~	~~The Applicant has been in contact with the Interested Party in relation to the scheme since October 2021. Agreement has been reached with this party in relation to non operational land. Protective provisions (not yet agreed) for the benefit of the Interested Party's operational land have been drafted and are included in the draft Order.~~	~~Agreement reached regarding non operational land matters. Applicant hopes to reach agreement on protective provisions as soon as possible during Examination.~~	~~N~~		

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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection
25	Upper Heyford GP Limited and Upper Heyford Nominee Limited	Category 1	Acquisition of land [freehold]	4/5, 4/5a, 4/6, 4/18, 6/10, 6/11, 7/3, 7/4	The Applicant has been in discussions with the Interested Party in relation to the land required since August 2020 and throughout the process. Regular engagement has taken place in a collaborative manner on a range of topics (e.g. land acquisition, highways, public transport, landscaping and sustainable travel opportunities). 13 August 2020 Virtual meeting between the Applicant and Dorchester to discuss highways modelling, landscape / visual mitigation and preparing a Memorandum of Understanding to set out a basis of a relationship between the two parties. 7 September 2021 Virtual meeting arranged and led by the Applicant with Dorchester to provide updates on respective schemes. 6 October 2021 Dorchester issued draft Heads of Terms for the Memorandum of Understanding to the Applicant via email. 2 November 2021 The Applicant provided comments on the draft Heads of Terms for the Memorandum of Understanding via email. 3 November 2021 Virtual meeting arranged and led by the Applicant with Dorchester to provide updates on respective schemes. 8 December 2021 Virtual meeting arranged and led by the Applicant with Dorchester to provide updates on respective schemes. 26 January 2022 Virtual meeting arranged and led by the Applicant with Dorchester to provide updates on respective schemes. 16 February 2022 The Applicant requested an update via email from Dorchester on their timescales to respond to the Applicant's comments provided on the draft Heads of Terms for the Memorandum of Understanding (which they issued via email on 2 November 2021). 9 March 2022 Virtual meeting arranged and led by the Applicant with Dorchester to provide updates on respective schemes. 5 May 2022 Virtual meeting arranged and led by the Applicant with Dorchester to provide updates on respective schemes. 1 June 2022 Virtual meeting arranged and led by the Applicant with Dorchester to provide updates on respective schemes. 5 September 2022 Draft option Heads of Terms shared with the Interested Party. 26 January 2023 Virtual meeting to discuss draft Heads of Terms. 18 April 2023 Email sent to Interested Party informing them of the DCO pause and scheme review required. [Project Pause] 5 September 2024 Email sent to the Interested Party to confirm scheme review had concluded and formal work to progress preparation of DCO application is commencing therefore the Applicant would like to pick up previous negotiations. 17 October 2024 Virtual meeting to update the Interested Party on the scheme and to recommence land discussions. The Interested Party outlined a requirement to progress transport and landscape matters prior to engaging in land discussions. 10 February 2025 Virtual meeting to provide general updates on the Applicant's and Interested Party's respective schemes. 23 April 2025 Meeting to discuss transport matters relevant to the Applicant's and Interested Party's respective schemes. 10 June 2025 Meeting to discuss landscape matters relevant to the Applicant's and Interested Party's respective schemes. 2 September 2025 Virtual meeting to discuss transport matters relevant to the Applicant's and Interested Party's respective schemes. 16 October 2025 Meeting to provide general updates on the Applicant's and Interested Party's respective schemes. 9 December 2025 Virtual meeting to discuss landscape matters relevant to the Applicant's and Interested Party's respective schemes. 11 December 2025 The Applicant sent Dorchester further landscape information (including amends made to the scheme post consultation). 16 January 2026 The Applicant chased Dorchester for feedback on the landscape work provided. 2 February 2026 Both parties met for meeting in person at Heyford Park ahead of submission of the DCO. The Applicant requested again any comments on the amended landscape proposals. 10 February 2026 The Applicant chased Dorchester for a date for a highways meeting and asked again if any comments on the landscape proposals.	0	Y	RR-037	As per RR.

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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection
					27 February 2026 Virtual meeting to discuss transport matters relevant to the Applicants and Interested Parties respective schemes. The Applicant also raised the suggestion of both parties agreeing to a joint statement. No clear feedback provided on the amended landscape proposals. 9 March 2026 The Applicant chased Dorchester for their view on a Joint Statement. No response. 27 March 2026 The Applicant chased Dorchester again and suggested a meeting on 5th May 2026 to discuss all issues including land negotiations. No response. 13 May 2026 The Applicant chased Dorchester again on 13th May for a meeting date to be diarised. Dorchester responded on the 18th May suggesting a meeting in June 2026. The Applicant responded on the same day suggesting dates in June 2026. Dorchester responded on 21st May stating they couldn't meet until w/c 8th June 2026 due to annual leave. The Applicant responded on 26th May with suggested June dates for a meeting (accounting for Applicant's annual leave). 17 June 2026 Virtual meeting diarised by Applicant to discuss progressing a voluntary agreement following submission of the application. 24 June 2026 Dorchester requested a call from the Applicant - the Applicant called Dorchester the same day. Dorchester requested a copy of the VISSIM highway model created and funded by ORL (the Applicant). 1 July 2026 Dorchester emails the Applicant confirming that they have instructed a land agent and requesting that the VISSIM highway model is sent across to Dorchester. 1 July 2026 The Applicant asks Dorchester for a call following receipt of the email above. Both parties speak and agree in principle that the Applicant can provide the highways VISSIM model but that the land negotiations need to be progressed in parallel. 3 July 2026 The Applicant requests a meeting with both parties including land agents on 20th July 2026. 15 July 2026 Exchange of emails between both parties trying to fix a land agents meeting. 20 July 2026 Virtual meeting including land agents to discuss progressing a voluntary agreement. 21 July 2026 Email from Dorchester to the Applicant requesting VISSIM Highway model. The Applicant responds to Dorchester the same day. 22 July 2026 Email response from Dorchester to the Applicant requesting a call. 22 July 2026 Virtual meeting between Paul Silver and Simon Fry (Dorchester) and Philip O'Callaghan (Applicant) – agreed that the highways VISSIM model will be provided by the applicant and that a SOCG between the parties will be progressed in parallel. 23 July 2026 The Applicant instructed the release of the highways VISSIM model to Dorchester. 23 July 2026 The Applicant requests agreement by Dorchester to the headings of a SOCG ahead of drafting. The Applicant also requests bi-weekly meetings moving forward – the first to be on the 4th August 2026. These meetings were agreed and diarised. 28 July 2026 Additional information issued to Dorchester's land agent by the Applicant to inform voluntary agreement negotiations. 31 July 2026 The Applicant circulated a draft SOCG to Dorchester for review/discussion. 4 August 2026 Virtual meeting between Dorchester and the Applicant to discuss draft SOCG. 10 August 2026 The Applicant chased Dorchester for a response to the draft SOCG. 13 August 2026 Dorchester responded to the Applicant with comments on the draft SOCG. 17 August 2026 The Applicant requested postponement of the meeting on the 18th as not had time to review and receive responses to Dorchester's comments from the Applicant team. Meeting pushed back to the 25th August. 20 August 2026 The Applicant sends Dorchester a note regarding their s106 obligations in the context of the OxSRFI DCO. No response. 22 August 2026 The Applicant sent draft SOCG back to Dorchester with comments. 24 August 2026 Dorchester cancelled planned meeting on 25th August 2025 to ensure reviewed draft SOCG in detail. 26 August 2026 Email exchange between both parties regarding instructed land agents and setting up a meeting. 27 August 2026 Applicant chased Dorchester for a response to draft SOCG.				

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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection
					Applicant chased Dorchester for a response to draft SOCG. 27 August 2026 Additional information issued to land agent by Applicant to inform voluntary agreement negotiations. Circulated potential dates for a meeting between land agents. 1 September 2026 Dorchester cancelled planned meeting on 1st September and requested to rearrange for 8th September 2026. Meeting diarised for 8th September by Applicant in response. 2 September 2026 The Applicant chased Dorchester for a response to the draft SOCG. 4 September 2026 The Applicant called Dorchester twice to understand delay in response to draft SOCG. No response. 7 September 2026 Dorchester cancelled planned meeting on 8th September and raises new issue on phasing via email. No comments on the draft SOCG. 8 September 2026 The Applicant sends requested phasing information that was included in the submitted application (via PINS link). 9 September 2026 The Applicant called Dorchester to understand delay in response to draft SOCG. No response. 10 September 2026 Virtual meeting between land agents from both sides (no clients present). 11 September 2026 The Applicant called Dorchester to understand delay to responding to draft SoCG. No response. 14 September 2026 The Applicants agent contacted Dorchester's agent to follow up on the virtual meeting of the 10th confirming the anticipated timeline for a response. 15 September 2026 Dorchester cancelled planned meeting on 15th September. The Applicant responded requesting alternative dates for a meeting w/c 14th September. 15 September 2026 The Applicant contacted Dorchester to reiterate its desire to engage and seek feedback on the draft SoCG issued on 22nd August. 16 September 2026 Dorchester's agent emailed the Applicant's agent summarises their position specifically with regards to s106 obligations and transport. 18 September 2026 The Applicant emailed Dorchester offering meetings dates over the next few weeks. No response. 18 September 2026 The Applicant's agent emailed Dorchester's agent saying that their client had emailed Dorchester with some suggested meeting dates and we would discuss the email of the 15th as part of that meeting. 30 September 2026 The Applicant's agent chased Dorchester's agent for a response. 30 September 2026 Dorchester's agent responded saying that they were awaiting the results of their recent highway modelling work. 1 October 2026 The Applicant received a letter from Dorchester during the CA hearing. 5 October 2026 The Applicant received an email from Tetra Tech requesting permission to release data flows and coding to facilitate Dorchester complete their highway modelling. 7 October 2026 Dorchester emailed the Applicant in relation to the highways modelling request only and asked that the Applicant give their permission before the end of that working day. 7 October 2026 The Applicant called Dorchester in response to their email stating that they would give permission to Tetra Tech for the release of the highway modelling information needed but requested that Dorchester re-engage with the Applicant following the cancellation of the last four meetings by Dorchester. Dorchester verbally agreed to this. 7 October 2026 The Applicant confirmed to Tetra Tech that they had permission to release the highway modelling information needed. 9 October 2026 The Applicant responded to Dorchester's letter of the 1st October alongside some suggested dates for a meeting. 13 October 2026 A meeting has now been arranged with Dorchester for Thursday 15 October. 15 October 2026 Virtual meeting to discuss outstanding issues and approach to resolve them.				

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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection

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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection
26	Valencia Waste Management Limited	Category 1	Acquisition of land [freehold]	5/12, 5/12a, 5/12b, 5/12c, 5/12d, 5/14, 5/14a, 5/14b, 5/34a, 7/42	The Applicant has sought to engage with the Interested Party throughout the process. Initial discussions started in March 2021 with the former owner of the land. Draft Heads of Terms were issued and licence agreements were entered into for surveys. In March 2022, the former owner sold the land to Valencia. 24 October 2022 Draft option Heads of Terms shared with the new landowners Agent. 11 November 2022 Completed licence agreement to undertake waste investigation in the landfill. 31 March 2023 Meeting with the landowners Agent to discuss the draft Heads of Terms. 17 April 2023 Email sent to landowner informing them of the DCO pause and scheme review required. [Project Pause] 20 July 2023 Virtual meeting with the landowner to discuss progressing a voluntary agreement. 21 September 2023 Phone call with landowner to progress land discussions. 6 December 2023 Phone call with landowner to progress land discussions. 5 September 2024 Email sent to the landowner to confirm scheme review had concluded and formal work to progress preparation of DCO application is commencing therefore the Applicant would like to pick up previous negotiations. Also requested permission to access land to carry out non-intrusive surveys which was subsequently confirmed. 31 October 2024 Email exchanges regarding access for surveys. 2 July 2025 Meeting with landowner to progress land discussions following attempts to re-engage on reaching a voluntary agreement. 6 August 2025 Proposal made in writing to secure a voluntary agreement over the land required for the scheme. August – September 2025 Numerous contact attempts made via email and telephone seeking feedback on the proposal made. 8 October 2025 Meeting with the landowner to progress land discussions. 2 December 2025 Email sent to the landowner requesting feedback on land acquisition proposal. 13 January 2026 Letter sent to landowner consulting them on a red line change affecting their land. 5 February 2026 Consultation response received from landowner in respect of red line change. 18 February 2026 Meeting with the landowner to progress land discussions. At this meeting it was agreed that the owner would respond to the land offer from August 2025 and that the Applicant would provide detail of its discussions with the Environment Agency and their February 2026 consultation response. 27 March 2026 The Applicant provided its response to the February consultation response. 26 August 2026 Meeting with landowner to progress land discussions. Provided verbal feedback to the land offer from August 2025, suggested written feedback would be issued in around four weeks. September 2026 Numerous phone calls with the landowner seeking feedback on the land offer and looking to arrange a further meeting. October 2026 The Applicant has had a further exchange of correspondence with Valencia but a further meeting is yet to be arranged.	Agreement expected to be reached during Examination.	N	RR-142	Discussions are ongoing with Valencia to progress a voluntary agreement over their land included within the Order Limits.
27	[redacted]	egory 1	Acquisition of land [occupier]	3/41	Occupier - see James Peter Wheate Barnett and Toby Luke Barnett Loake Whilst the Applicant is engaging with the freehold owner, this interest is also included to ensure that the interest is captured in any necessary acquisition arrangements. The leasehold/occupational interest is controlled by David Barnett who jointly owns the freehold interest in plot 3/41 and discussions with them include the acquisition of this interest, details can be found at Ref 12.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		
28	[redacted]	egory 1	Acquisition of land [occupier]	3/45	Occupier - see Catherine Muryell Hedges and Derek Arthur Hedges and James Millar Milligan Whilst the Applicant is engaging with the freehold owner, this interest is also included to ensure that the interest is captured in any necessary acquisition arrangements. The leasehold/occupation interest is controlled by Catherine Muryell Hedges and Derek Arther Hedges and James Millar Milligan who own the freehold interest in plot 3/45 and discussion with them include the acquisition of this interest, details can be found at Ref 5.	Applicant hopes to reach agreement as soon as possible during Examination.	N		
29	[redacted]	egory 1	Acquisition of land [occupier]	6/17, 6/18, 7/21 and 7/22	Occupier - see Henry David Teare The Applicant has reached agreement with the freehold owner and has agreed terms subject to them providing vacant possession (details can be found at Ref 10). In advance of reaching agreement with the freehold owner, the Applicant also issued HoTs to the occupational interest in the event agreement was not reached with the freehold owner.	Applicant hopes to reach agreement as soon as possible during early Examination.	N		

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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection
~~16~~	~~Meyrick Jones LLP~~	~~Category 1~~	~~Acquisition of rights~~	~~2/4a~~	~~As above for Meyrick Jones LLPin respect of plots 2/4 and 2/10.~~	~~The Applicant hopes to reach agreement shortly after the start of the Examination. This plot will be removed from the Order limits.~~	~~Y~~	~~RR-096~~	~~As per RR.~~
19	Network Rail Infrastructure Limited	Category 1	Acquisition of rights	2/1, 2/2, 2/3, 2/6, 2/7, 5/18a,10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7	~~The Applicant has been in discussions with the Interested Party in relation to the land required throughout the process and holds bi weekly meetings as well as specific topic workshops with the appropriate technical teams. An Agreed Position Statement was completed prior to the Statutory Consultation in September 2025. A Statement of Common Ground was agreed in May 2026, and submitted to the Planning Inspectorate in August. The Applicant is seeking to negotiate draft protective provisions (not yet agreed) for the benefit of the Interested Party which will be included in the draft Order. Negotiation of the provisions is ongoing, with a revised draft agreement returned to NR on 15 September. The Applicant is now seeking to enter into an agreement for the use/acquisition of their land and several meetings have been held with NR in this regard, as set out below.~~ ~~Bi weekly meetings, which covered topics such as delivery programme progress reports, property related updates and administrative points including arrangements around a possible site visit:~~ ~~29th July 2026~~ ~~6th August 2026~~ ~~13th August 2026~~ ~~20th August 2026~~ ~~Property related meetings, which covered the legal documentation needed and the timing of the agreements, internal Network Rail clearance processes, land parcel reviews and comparison with overlay plans of the proposed development:~~ ~~5th August 2026~~ ~~11th August 2026~~ ~~13th August 2026~~ ~~24th August 2026~~ ~~14th September 2026~~ As above for Network Rail.	Agreement on protective provisions and land acquisition matters expected to be reached during Examination.	Y	AS-087	As per RR.
20	Oxfordshire County Council	Category 1	Acquisition of rights	2/16, 2/19c, 2.20a, 3/75a, 3/76a, 5/22a	~~The Applicant has been in discussions with the Interested Party in relation to the land required throughout the process. The Interested Party is part of the Transport Working Group who have met with the Applicant every 6-8 weeks over the last 4/5 years. The Interested Party has also signed a Planning Performance Agreement (PPA) and the Applicant meets with them on a monthly basis.~~ ~~The Applicant is now seeking to enter into an agreement for the use/acquisition of their land. The Interested Party will have the benefit of protective provisions in the DCO in its capacity as local highway authority.~~ ~~The Applicant is in contact with the Council's land team and further to an initial meeting in April, Heads of Terms have been circulated and are in discussion.~~ ~~Whilst the Applicant is engaging with the Council, the Applicant is also in the process of preparing heads of terms to be shared with the leasehold interest.~~ As above for Oxfordshire County Council.	Agreement expected to be reached during Examination.	Y	RR-109	As per RR.
24	Thames Water Utilities Limited	Category 1	Acquisition of rights	4/10, 6/12, 7/2	The Applicant has been in contact with the Interested Party in relation to the scheme since October 2021. Protective provisions (not yet agreed) for the benefit of the Interested Party's operational land have been drafted and are included in the draft Order.	Applicant hopes to reach agreement on protective provisions as soon as possible during Examination.	N		
26	Valencia Waste Management Limited	Category 1	Acquisition of rights	5/13, 5/14c, 5/14d, 5/145e, 5/14f, 5/37, 7/41	As above for Valencia~~in respect of plots 5/12, 5/12a, 5/12b, 5/12c, 5/12d, 5/14, 5/14a, 5/14b, 7/42~~.	Agreement expected to be reached during Examination.	N	RR-142	Discussions are ongoing with Valencia to progress a voluntary agreement over their land included within the Order Limits.
8	[redacted]	Category 1	Acquisition of rights	5/27a, 5/33b, 5/39	As above for Loggin~~in respect of plots 1/10, 1/11, 1/34, 3/1, 3/68, 3/71, 5/27b, 5/28, 5/30, 5/33, 5/33c~~.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		
30	[redacted]	Category 1	Acquisition of rights	7/11a, 7/40	Agreement on the principle of the rights required has been reached and the Applicant is engaging with the owner to secure voluntary rights by agreement. Draft legal agreements are with the landowners solicitor.	The Applicant is confident agreement will be reached early on in Examination.	N	RR-146	
3	[redacted]	Category 1	Acquisition of rights	6/4b and 6/4c	This land was identified as being unregistered in error due to a fault on HM Land Registry's mapping system. The Interested Party has confirmed ownership details, however the Applicant understands there are three pending applications with HM Land Registry and therefore they are making equiries in relation to these. The Applicant has met with the Interested Party's agent and is making efforts to continue engagement in relation to the land requirement and proposed option terms.	Agreement is expected to be reached during Examination.	N		
14	[redacted] s)	Category 1	Acquisition of rights	7/30a	As above for John David Savins~~in respect of plots 7/25, 7/35, 8/4 and 8/4a~~.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		
7	Cherwell District Council	Category 1	Acquisition of rights	7/32c	As above for Cherwell District Council~~in respect of plot 7/32a~~.	Agreement is expected to be reached during Examination.	N	RR-024	
10	[redacted]	Category 1	Acquisition of rights	8/3	As above for Henry David Teare~~in respect of 6/17, 6/18, 7/21, 7/22, 8/1, 8/2 and 8/17~~.	Applicant hopes to reach agreement as soon as possible during early Examination.	N		
31	[redacted]	Category 1	Acquisition of rights	8/5 and 8/6	Agreement has been reached with this party, however, rights are sought to ensure that restrictive covenants can be imposed for the retention of the planting mitigation required.	Agreement reached. No further agreement required.	N		
~~32~~	~~Countryside Properties (Bicester) Limited~~	~~Category 1~~	~~Acquisition of rights~~	~~9/34~~	~~The Applicant has confirmed that the rights required for foul drainage connection are not located within land owned by Countryside (contrary to Thames Water records) and agreed with Thames Water that the connection can be made within the adopted highway boundary. Therefore no rights are required from this party and the parcel is to be removed from the Order limits. The Applicant has confirmed this to the landowner.~~	~~Land to be removed from the Order limits.~~	~~Y~~	~~RR-029~~	~~As per RR.~~

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	Has Interested Party objected? Y / N	Relevent Representation Number	Status of objection
20	Oxfordshire County Council	Category 1	Temporary Possession	2/19a, 2/19b, 2/20, 3/75, 3/76	As above for Oxfordshire County Council~~in respect of plot 2/19~~.	Agreement expected to be reached during Examination.	Y	RR-109	As per RR.
17	National Highways Limited	Category 1	Temporary Possession	3/31	As above for National Highways~~in respect of plots 1/20f,1/20h, 1/30a,1/20g, 1/25a, 3/3, 3/3a, 3/4, 3/6, 3/6v, 3/7, 3/7b, 3/8, 3/16, 3/17, 3/21a, 3/23, 3/24, 3/27, 3/28, 3/31c, 3/34, 3/35, 3/36, 3/39, 3/39a, 3.40, 3/42, 3/63, 3/64, 3/64a, 4/7~~.	Agreement on protective provisions and land acquisition matters expected to be reached during Examination.	Y	RR-100	As per RR.
8	Grenfell Nicholas Loggin and Marion Jayne Loggin	Category 1	Temporary Possession	3/69, 3/70, 5/27, 5/28a, 5/31, 5/33a, 5/39a,	As above for Loggin~~in respect of plots 1/10, 1/11, 1/34, 3/1, 3/68, 3/71, 5/27b, 5/28, 5/30, 5/33, 5/33c~~.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		
12	[redacted]	Category 1	Temporary Possession	3/38	As above for James and Toby Barnett~~in respect of Parcel 3/41~~.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		
27	[redacted]	Category 1	Temporary Possession [occupier]	3/38	As above for David Barnett~~in respect of Parcel 3/41~~.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		
33	[redacted]	Category 1	Temporary Possession	6/3	The Interested Party has recently clarified a minor ownership detail change. The Applicant is in discussions with the Interested Party in relation to the land required and has met with Richborough and the landowner's agent, who have an interest over the land via a promotion agreement. The Applicant is seeking to enter into an agreement for the temporary use/acquisition of their land.	Agreement expected to be reached during Examination.	N		
3	[redacted]	Category 1	Temporary Possession	6/4a	This land was identified as being unregistered in error due to a fault on HM Land Registry's mapping system. The Interested Party has confirmed ownership details, however the Applicant understands there are three pending applications with HM Land Registry and therefore they are making equiries in relation to these. The Applicant has met with the Interested Party's agent and is making efforts to continue engagement in relation to the land requirement and proposed option terms.	Agreement expected to be reached during Examination.	N		
22	Smith & Sons (Bletchington) Limited	Category 1	Temporary Possession	7/23 and 7/24	The Applicant has reached out to the Interested Party seeking to enter into an agreement for the temporary use/acquisition of their land. No response has been received.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	Y	RR-130	As per RR.
10	[redacted]	Category 1	Temporary Possession	7/26	As above for Henry Teare~~in respect of 6/17, 6/18, 7/21, 7/22, 8/1, 8/2 and 8/17~~.	Applicant hopes to reach agreement as soon as possible during Examination.	N		
14	[redacted])	Category 1	Temporary Possession	7/30	As above John Savins~~in respect of plots 7/25, 7/35, 8/4 and 8/4a~~.	The Applicant will continue to engage but at present considers there to be a low likelihood of resolution.	N		
7	Cherwell District Council	Category 1	Temporary Possession	7/32b	As above Cherwell District Council~~in respect of plot 7/32a~~.	Agreement is expected to be reached during Examination.	N	RR-024	
34	[redacted]	Category 1	Temporary Possession	8/20	Principal terms agreed. Legal documents being prepared.	The Applicant hopes to reach agreement as soon as possible during Examination.	N		
26	Valencia Waste Management Limited	Category 1	Temporary Possession	5/35, 5/36, 5/37a	As above for Valencia.	Agreement expected to be reached during Examination.	N	RR-142	Discussions are ongoing with Valencia to progress a voluntary agreement over their land included within the Order Limits.
30	Viridor Oxfordshire Limited	Category 1	Temporary Possession	7/11	As above for Viridor~~in respect of plots 7/11a and 7/41~~.	The Applicant is confident agreement will be reached early on in Examination.	N	RR-146	