

**Leicestershire County Council (A511 Growth Corridor) (Side Roads)
Order 2023**

**Leicestershire County Council (A511 Growth Corridor) Compulsory
Purchase Order 2023**

PINS Ref: NATTRAN/EM/HAO/299

LCC4: Proof of Evidence of Nigel Billingsley

Land Agent

dated 20 May 2024

Contents

1. INTRODUCTION	3
1.1 Qualifications and Experience	3
1.2 Involvement with the Scheme	3
2. SCOPE OF EVIDENCE	5
2.1 I set out the following in my evidence:	5
2.2 Impediment to Acquisition	5
3. THE COUNCIL'S EFFORTS TO NEGOTIATE WITH INTEREST HOLDERS	6
3.1 Best Practice Guidance	6
3.2 Efforts to acquire freehold and leasehold interests by agreement	6
4. CURRENT STATUS	20
5. OUTSTANDING INTERESTS	21
5.2 Permanent Acquisitions	21
5.3 Wm Morrison Ltd (OBJ 1)	21
5.4 Network Rail Infrastructure Ltd (NRIL) (OBJ 3)	21
5.5 Helen Jean Measures and David William Measures (OBJ 2)	21
5.6 Wilson Enterprises Ltd (OBJ 5)	21
5.7 Annie Connors (OBJ 7)	21
5.8 Bloor Homes Limited	22
5.9 Keepmoat Homes	22
5.10 David Wilson Homes	22
5.11 North West Leicestershire District Council (NWLDC)	22
5.12 Summary	22
6. RESPONSE TO OBJECTORS	23
6.1 Introduction	23
6.2 CPO and SRO	23
6.3 CPO only	24
7. CONCLUSION	26
8. STATEMENT OF TRUTH AND DECLARATION	27
8.1 Statement of Truth	27
8.2 Declaration	27

Appendix 1 Record of Engagement

1. INTRODUCTION

1.1 Qualifications and Experience

- 1.1.1 My full name is Nigel Billingsley. I am an equity partner at Bruton Knowles Limited, a firm of chartered surveyors with the head office at Olympus House, Quedgeley, Gloucester GL2 4NF. The firm operates from some 12 offices throughout the UK. I lead our Utility & Infrastructure team across the Midlands and North.
- 1.1.2 I am a member of The Royal Institution of Chartered Surveyors (RICS) having qualified in 1990, I am also an RICS registered valuer and a member of the Compulsory Purchase Association. I obtained a BSc Degree in Minerals and Estates Management from Sheffield Polytechnic in 1988 and was awarded a post graduate diploma in Urban Studies from Northumbria University in 1992. I was Estates and Consents Manager for Scottish Power Manweb between 1998 and 2000.
- 1.1.3 I have worked for Bruton Knowles since 2004 and have practiced predominantly within the field of compulsory purchase and compensation. I have acted for a number of acquiring authority clients and claimants affected by projects including Compulsory Purchase Orders (CPO), Development Consent Orders (DCO) and Transport & Works Act Orders (TWAo).
- 1.1.4 This proof of evidence is made with regard to the of the Leicestershire County Council (A511 Growth Corridor) (Side Roads) Order 2023 (the **SRO**) and the Leicestershire County Council (A511 Growth Corridor) Compulsory Purchase Order 2023 (the **CPO**) (together, the **Orders**) in connection with the Leicestershire County Council A511 Growth Corridor (also referred to in this proof of evidence as the **Scheme**).
- 1.1.5 The facts and matters set out in this proof of evidence are within my own knowledge. The facts set out below are true to the best of my knowledge and belief. Where reference is made to facts which are outside my knowledge, I set out the source of my information and I believe such information to be true.
- 1.1.6 I have been assisted by other professional advisors and officers of Leicestershire County Council (the **Council**) with the preparation of this proof of evidence, some of whom will also provide evidence to the inquiry.

1.2 Involvement with the Scheme

- 1.2.1 Bruton Knowles have been working on the Scheme since March 2023. My role is to head up the project and work with the delivery team as part of the work undertaken by Bruton Knowles we undertake negotiations with landowners affected by the Scheme. Bruton Knowles are more widely instructed to provide advice in relation to negotiations with Landowners in advance of the Order, production of necessary documents for inclusion within the Order including the CPO Book of Reference and CPO plans and dealing with responses to Objections to the Orders. For the avoidance of doubt Bruton Knowles did not work on the Side Roads Order.
- 1.2.2 My role involves overseeing colleagues in all aspects of the land acquisition and negotiation phase of the project including detailed landowner negotiations and terms for agreements. Bruton Knowles employ a number of staff to undertake land agency work on a project of this scale, key members of the team were Chris Renshaw MRICS who led the work from April 2023, they were responsible for delivery of the Project on a daily basis and reporting progress to the client. In their roles they undertook negotiations with landowners and organised access

for surveys utilising junior team members to support them as necessary. In addition Lynn Alderson AssocRICS led the process of land referencing with Damien Garrigan leading on GIS and plan production. In writing this statement I have had regard to information passed to me by those members of staff. In addition, I have been given information by the Council in particular Adam Gibbs and Jenny Romero who were the Council's senior project management team. Information from Trowers & Hamlins Solicitors and Steven Robson MRICS of The Council's Estate's team, has also been considered.

- 1.2.3 Throughout my time working on the Scheme my colleagues have reported progress on the project and sought high level advice on the approach to dealing with the work from me.

2. SCOPE OF EVIDENCE

2.1 I set out the following in my evidence:

- 2.1.1 I would start by indicating what my evidence will not cover. As made clear by the Inspector in the pre-inquiry note matters related to the extent of or nature of the payment of compensation are not matters for the Inquiry to consider. This evidence does not therefore deal with any such matter.
- 2.1.2 An explanation of the Council's efforts to negotiate with interest holders to voluntarily acquire land in respect of the Scheme in so far as it relates to the relevant CPO.
- 2.1.3 A summary of the outstanding interests on each property interest in so far as it relates to the relevant CPO and the likelihood of being able to voluntarily acquire these within a reasonable timeframe.

2.2 Impediment to Acquisition

- 2.2.1 The matters which I deal with in my evidence do not give rise to an impediment in the acquisition of the land required to deliver the Scheme.

3. THE COUNCIL'S EFFORTS TO NEGOTIATE WITH INTEREST HOLDERS

3.1 Best Practice Guidance

- 3.1.1 The Council's preference is always to secure land rights on a voluntary basis. To that end, it sought to engage with affected persons as early as possible in order to explain the requirements of the Project and the rights sought; understand any concerns from the affected landowners and provide the opportunity for questions and feedback.
- 3.1.2 A land referencing exercise was undertaken to identify affected landowners. A copy of all of the land registry titles affected by the Project was acquired from the Land Registry, and these were analysed to identify subsidiary land interest holders.
- 3.1.3 In addition, landowners were served with a statutory request for information letter, seeking additional information on any subsidiary interests that were not included within the land title documents. As part of the process, statutory undertakers were contacted, and the information gathered was used to produce the Book of Reference that forms part of the CPO.
- 3.1.4 I would confirm all our discussions and negotiations with affected landowners have been in accordance with and having regard to the Compensation Code. Hence when discussing the payment provisions for any voluntary agreement we have assessed the likely compensation that a property interest holder would receive were the CPO to be implemented and aligned our financial proposal to that sums that would be likely to be received if the Order were implemented and a claim were to be submitted under the auspices of the Compensation Code.
- 3.1.5 The Compensation Code is not a single document, but a collective term used for the principles set out in Acts of Parliament, principally the Land Compensation Act 1961, the Compulsory Purchase Act 1965, the Land Compensation Act 1973, the Planning & Compulsory Purchase Act 1991 and the Planning & Compulsory Purchase Act 2004. This is supplemented by case law, relating to compensation for compulsory acquisition.

3.2 Efforts to acquire freehold and leasehold interests by agreement

- 3.2.1 I have led the Bruton Knowles team with Mr Renshaw leading the negotiations on a day to day basis. There have been regular project meetings with the Council, and we have kept them aware of progress with land negotiations throughout the course of our instruction. Our instructions to agree wherever reasonably possible an agreement on a voluntary basis have been followed and we have sought to enter into voluntary agreements wherever possible on the project.
- 3.2.2 Throughout the course of the instruction we have sought to understand the issues raised by the landowners and have sought to tailor our offers to reach a voluntary agreement to their requirements.
- 3.2.3 The Council does not enjoy any power to acquire land on a temporary basis or for a purpose that only exists temporarily. To enable the Scheme to proceed the Council needs to have access to all the land within the CPO to ensure that it can be built and operated. The fact that some part of the land could potentially be offered back subsequent to the Scheme being built is recognised but the Council which is why steps have been taken to seek access to the land by other means where possible. Those other means can be investigated at this stage but cannot be finalised and as such the CPO needs to continue but in light of the attempts made by the Council to identify a different route as the Scheme progresses.

3.2.4 We have also highlighted concerns raised by property interest holders regarding the proposed land take and the issues raised with the Council. The council and their design team have reviewed the Scheme in the light of these concerns and in the instances listed below the Scheme is capable of being adjusted to reflect those concerns –

a) - Plots 001, 002– Bowlers

Part of these plots were originally identified as being required for drainage to facilitate the new road. Further design reviews confirmed the land take required for the physical drainage of the Scheme but in addition further land was required to allow for a compound and working space. Those areas are capable of being offered back once the Scheme is built.

b) - Plots south of A511 removed from CPO– Crusher Manganese

These plots were small areas of land to the south of A511 and following discussions the design team were able to redesign the scheme such that the plots are no longer required to deliver the Scheme.

c) - Plots 005 and 006 to Proposed that the CPO is modified and removed from CPO – North Leicestershire District Council (NWLDC)

These plots were identified as potential compound sites for the scheme. NWLDC confirmed that these plots were identified as part of a larger project they were working on in the area. They had newly planted trees on the land which had been supported by the Council. Following negotiation with NWLDC The Council will seek to remove the plots from the Order by way of a modification to the Order. In the event that the modification request is not successful the Council will not seek to implement the Order in respect of these plots.

d) - Plot 013 (driveway to 36 Bardon Road)

This plot is needed to ensure the property occupier at 36 Bardon Road could safely use the drive whilst the project works are ongoing. Following review the drive is being upgraded to allow for turning in the drive for safe exit onto the highway. This plot is capable of being handed back to the landowner following completion of the Scheme.

3.2.5 As part of a wider review of the project land take the Scheme boundary was further reviewed on a route wide basis to OS boundaries to prevent including any land interests that were not necessary to delivery of the Scheme. This is a result of the design of the scheme being focused initially on engineering rather than land parameters as a result the scheme overlapped into a number of land interests that on further review could be avoided altogether. An example of this was the reduction of the redline boundary close to 106 John Cooper way which was originally within the Order boundary.

3.2.6 In terms of offers made to the landowners Bruton Knowles produced a property cost estimate for the Council whereby we estimated the likely compensation cost under the Compensation Code. We further considered the potential payments made under the Code and used these as a basis for offers made to the property interest owners. The property cost estimate is kept under review and is adjusted when circumstances change, or new facts come to light.

3.2.7 We have sought to acquire conditional contracts where possible with landowners and within the agreements, which would be legally binding such that the Council can rely upon the agreements to access the land required to deliver the Scheme. In addition other practical issues are included within the agreements to give comfort to property interest owners should the Scheme be implemented. In some cases there is the prospect of land being returned to landowners following completion of the Scheme works, however the land within the CPO is

required to deliver the Scheme Where it is possible the Council will seek to use a form of licence to occupy land however at this stage the Council does not have a contractor appointed and therefore we do not have the level of detail required to finalise the licences. The area and period of occupation is required and the methodology for undertaking the work is required to enable a final licence to be drafted. Hence we have progressed negotiations to a point where there is comfort on both sides that a licence is the best approach, but the negotiations are in abeyance until such time as we have the required level of detail to proceed with licence documentation. with landowners who are supportive of this approach.

- 3.2.8 In respect land where there is prospect of the land or part of the land being returned after completion of the Scheme Bruton Knowles have engaged with all landowners and advised them of this potential. The Landowners have not objected to the scheme and have been supportive to date. As noted above agreements are yet to be made with these parties as a Contractor is not appointed to the scheme to assist on detailed programming, dates for each plot required and proposed uses during the works period. We have recommended site meetings to all temporary Landowners when the Contractor is appointed to provide full details of these points which will offer certainty on specific timings to the Landowners. We anticipate this to be completed in late August 2024

Plot Number (s)	Property Interest Holder	Agreement Status
001, 002, 003	Terence George Bowler, Brian Owen Bowler, Ian Frederick Bowler	<p>The land is required to facilitate the delivery of the Scheme; however land might be capable of being offered back on completion of the Scheme</p> <p>Hence It is proposed to agree a licence to occupy the plots to facilitate the works, however this cannot be finalised until the Contractor has been appointed. Negotiations are therefore in abeyance.</p> <p>In the absence of any agreement the land is required to remain within the CPO and Order powers will need to be used if an agreement is not concluded voluntarily.</p>
004,	Nicola Timmins	<p>The land is required to facilitate the delivery of the Scheme; however land might be capable of being offered back on completion of the Scheme</p> <p>Hence It is proposed to agree a licence to occupy the plots to facilitate the works, however this cannot be finalised until the Contractor has been appointed. Negotiations are therefore in abeyance.</p> <p>In the absence of any agreement the land is required to remain within the CPO and Order</p>

Plot Number (s)	Property Interest Holder	Agreement Status
		powers will need to used if an agreement is not concluded voluntarily.
004,	Emma Newton Perry	<p>The land is required to facilitate the delivery of the Scheme; however land might be capable of being offered back on completion of the Scheme</p> <p>Hence It is proposed to agree a licence to occupy the plots to facilitate the works, however this cannot be finalised until the Contractor has been appointed. Negotiations are therefore in abeyance.</p> <p>In the absence of any agreement the land is required to remain within the CPO and Order powers will need to used if an agreement is not concluded voluntarily.</p>
004, 005, 006	The Wyggeston's Hospital And Hospital Branch Trustee	The Wyggleston's Hospital and Hospital Branch Trustee's legal interest in the plots is by way of a caution on the land rather than actual occupation. Hence Bruton Knowle shave not sought to enter into an agreement with this property interest holder.
005, Other interest; 006, 009, 022, 023, 024, 026,027, 030,031,036,039,	North West Leicestershire District (NWLD) Council	<p>Following negotiations with NWLDC the Council are making an application to modify the Order to remove the plots.</p> <p>NWLDC own the land in plot 005 but have subsidiary interests in other plots, with regard to the other plots listed their interest is in respect of a public bridleway and or footpath as Highways Authority.</p>
005	Sport and Leisure Management Limited (SMLM)	SLML are tenants of plot 005, Following negotiations between NWLDC and the Council, an application is to be made application to modify the Order to remove the plot.
007, 008	WM Morrison Supermarket Limited	<p>Following negotiations with the landowner an in principle agreement has been reached which will include provision for the voluntary acquisition of the land along with the withdrawal of the objection.</p> <p>Agreed heads of terms between the Council and landowner have been submitted to</p>

Plot Number (s)	Property Interest Holder	Agreement Status
		<p>respective solicitors to progress to completion of the agreement.</p> <p>If agreement is concluded then the Council will acquire the land by voluntary means, but the plots are required to remain with the CPO to ensure that they are available to be acquired in the event that agreement is not concluded.</p>
009,	Jeffrey John Jarvis and Lesley Anne Jarvis	<p>The land is required to facilitate the delivery of the Scheme; however land might be capable of being offered back on completion of the Scheme</p> <p>Hence It is proposed to agree a licence to occupy the plots to facilitate the works, however this cannot be finalised until the Contractor has been appointed. Negotiations are therefore in abeyance.</p> <p>In the absence of any agreement the land is required to remain within the CPO and Order powers will need to be used if an agreement is not concluded voluntarily.</p>
012, 013, 014, 016, 017, 020, 021, 022, 023, 024, 027	David Wilson Homes Limited	<p>We note that the landowner has not objected to the Order.</p> <p>Negotiations for agreement to acquire the plots are ongoing with revised draft heads of terms sitting with the landowner.</p> <p>If agreement is concluded then the Council will acquire the land by voluntary means, but the plots are required to remain with the CPO to ensure that they are available to be acquired in the event that agreement is not concluded.</p>
012,	Amneet Mandeir	<p>David Wilson Homes acquired a number of houses with a view to demolishing them to provide an access to a prospective development which sits behind the houses. Following their acquisition David Wilson Homes let the properties on what are understood to be short hold tenancies.</p> <p>In discussion with David Wilson Homes any agreement with them would provide for</p>

Plot Number (s)	Property Interest Holder	Agreement Status
		<p>David Wilson Homes to deliver the houses with vacant possession to the Council.</p> <p>Bruton Knowles have contacted the occupier to alert them to the CPO and offering to discuss the matter further with them.</p> <p>In the event that the agreement with David Wilson Homes is not completed then it is proposed to offer a disturbance package to the occupiers along with home loss at the statutory rate where occupiers qualify for that payment.</p>
013,	David Kane	<p>David Wilson Homes acquired a number of houses with a view to demolishing them to provide an access to a prospective development which sits behind the houses. Following their acquisition David Wilson Homes let the properties on what are understood to be short hold tenancies.</p> <p>In discussion with David Wilson Homes any agreement would provide for David Wilson Homes to deliver the houses with vacant possession to the Council.</p> <p>The house is not required in its entirety but there is a requirement to temporarily acquire the driveway and redesign it. Bruton Knowles have contacted the occupier to alert them to the Order and offering to discuss the matter further with them.</p> <p>In the event that the agreement with David Wilson Homes is not completed then it is proposed to offer a disturbance package to the occupiers, as only part of the property is required then it is unlikely there will be a requirement to pay home loss.</p>
015,	David William Measures and Helen Jean Measures	<p>Following negotiations with the agent for Mr & Mrs Measures an offer has been made to purchase the land. The value of the offer has been based upon the principles set out in the Compensation Code. However the offer has been refused, despite this Bruton Knowles will continue to seek an agreement to acquire the land on a voluntary basis.</p> <p>If agreement is concluded then the Council will acquire the land by voluntary means, but</p>

Plot Number (s)	Property Interest Holder	Agreement Status
		the plots are required to remain with the CPO to ensure that they are available to be acquired in the event that agreement is not concluded.
015,	Christopher James Toon and Jessica Balon Bough	<p>The interest holders are residential tenants of the house owned by Messrs Measures.</p> <p>We understand that the property is let on a shorthold tenancy.</p> <p>In discussion with Messrs Measures any agreement would provide for the delivery of vacant possession to the Council.</p> <p>Bruton Knowles have contacted the occupier to alert them to the Order and offering to discuss the matter further with them.</p> <p>In the event that the agreement with Messrs Measures is not completed then it is proposed to offer a disturbance package to the occupiers along with home loss at the statutory rate where occupiers qualify for that payment.</p>
016,	Lorraine Power	<p>David Wilson Homes acquired a number of houses with a view to demolishing them to provide an access to a prospective development which sits behind the houses. Following their acquisition David Wilson Homes let the properties on what are understood to be short hold tenancies.</p> <p>In discussion with David Wilson Homes any agreement would provide for David Wilson Homes to deliver the houses with vacant possession to the Council.</p> <p>The house is not required in its entirety but there is a requirement to temporarily acquire the driveway and redesign it. Bruton Knowles have contacted the occupier to alert them to the Order and offering to discuss the matter further with them.</p> <p>In the event that the agreement with David Wilson Homes is not completed then it is proposed to offer a disturbance package to</p>

Plot Number (s)	Property Interest Holder	Agreement Status
		the occupiers, as only part of the property is required then it is unlikely there will be a requirement to pay home loss.
017,	John Tomlinson and Lesley Tomlinson	<p>David Wilson Homes acquired a number of houses with a view to demolishing them to provide an access to a prospective development which sits behind the houses. Following their acquisition David Wilson Homes let the properties on what are understood to be short hold tenancies.</p> <p>In discussion with David Wilson Homes any agreement would provide for David Wilson Homes to deliver the houses with vacant possession to the Council.</p> <p>Bruton Knowles have contacted the occupier to alert them to the Order and offering to discuss the matter further with them.</p> <p>In the event that the agreement with David Wilson Homes is not completed then it is proposed to offer a disturbance package to the occupiers along with home loss at the statutory rate where occupiers qualify for that payment.</p>
018, 019	Annie Connors	Discussions have been ongoing with the landowner but there has not been substantive progress on reaching agreement in this case. There is an issue regarding the value of the plot and discussions have been assisted by the introduction of the Councils travellers officer. Further details of discussions are set out below in the section detailing negotiations with objectors.
026, 028, 031	J S Bloor (Measham) Limited	<p>We note that the landowner has not objected to the Order. Following discussions Heads of terms have been approved by the Council and will be forwarded to the landowner for approval. prior to progressing to legal completion.</p> <p>If agreement is concluded then the Council will acquire the land by voluntary means, but the plots are required to remain with the CPO to ensure that they are available to be</p>

Plot Number (s)	Property Interest Holder	Agreement Status
		acquired in the event that agreement is not concluded.
030,	Paul Eric Bunce, Andrew Michael Freer and Stephanie Freer	<p>The land is required to facilitate the delivery of the Scheme; however land might be capable of being offered back on completion of the Scheme</p> <p>Hence It is proposed to agree a licence to occupy the plots to facilitate the works, however this cannot be finalised until the Contractor has been appointed. Negotiations are therefore in abeyance.</p> <p>In the absence of any agreement the land is required to remain within the CPO and Order powers will need to be used if an agreement is not concluded voluntarily.</p>
032, 034, 035 Other interests; 030	Network Rail Infrastructure Limited (NRIL)	<p>If agreement is concluded then the Council will acquire the land by voluntary means but the plots are required to remain with the CPO to ensure that they are available to be acquired in the event that agreement is not concluded.</p> <p>The CPO seeks permanent rights as follows with regard to Network Rail plots;</p> <p>The right for the Acquiring Authority and its lessees, licensees, successors in title, assigns and those authorised by any of these to (i) carry out works to improve, re-grade and resurface and landscape the land (ii) carry out works to the railway and embankments in connection construction of an underbridge beneath the existing railway (iii) carry out works to the railway and embankments in connection construction of a drainage culvert (iv) discharge water through the drainage culvert (v) access with or without vehicles on to the land to undertake works on adjoining land (vi) to construct or improve new highways or alter the route of pedestrian and vehicular access (vii) pass and repass over highways or pedestrian routes with or without vehicles at all times and (viii) access the land at all times for the purposes of inspecting, maintaining, improving or replacing the highway</p>

Plot Number (s)	Property Interest Holder	Agreement Status
033,	Keepmoat Homes Limited	<p>This case has been managed by the wider project team who are in negotiation with the landowner to agree the voluntary acquisition of the plot. The discussions are ongoing. There are obligations regarding highway works under a S106 and similar agreements that were part of a Keepmoat residential development and Keepmoat seek to include the resolution of negotiations along with discussions regarding the land within the CPO></p> <p>If agreement is concluded then the Council will acquire the land by voluntary means, but the plots are required to remain with the CPO to ensure that they are available to be acquired in the event that agreement is not concluded.</p>
036, Other interests; 037, 038	BDW Trading Limited	BDW is a company that is associated with Wilson Enterprises discussions being led by Wilson Enterprises
037, 038 Other interests; 036,	Wilson Enterprises Limited	<p>Negotiations have been ongoing with agents for Wilson Enterprises. Heads of Terms for the permanent acquisition of land have been proposed by Bruton Knowles in line with principles set out in the Compensation Code. At the date of this document the Heads of terms are being considered by the landowner and their agent prior to responding to Bruton Knowles.</p> <p>If agreement is concluded then the Council will acquire the land by voluntary means, but the plots are required to remain with the CPO to ensure that they are available to be acquired in the event that agreement is not concluded.</p>
040, Other interests; 041	World Habitat	This matter has been progressed due to Scheme refinements. The matter is now described in the evidence of Ms Ann Carruthers.
041, Other interests; 040	Carl James Zaturowski and Lisa Zaturowski	This matter has been progressed due to Scheme refinements. The matter is now described in the evidence of MS Ann Carruthers.

Plot Number (s)	Property Interest Holder	Agreement Status
Other interest; 001, 003,	British Gas Limited	<p>Through corporate acquisitions and being successors in title this is now Cadent Gas. A Holding objection has been received. Solicitors have been instructed to enter into standard asset protection agreement.</p> <p>The rights relate to the presence of gas pipelines. The Council have had direct contact with Cadent regarding safeguarding their apparatus.</p>
Other interest; 005, 009, 026, 028, 031, 036	The Coal Authority	<p>Although there is a legal interest noted in the book of reference it is not considered that the Scheme will impact on the interest such that an agreement is required.</p> <p>The rights relate to minerals and the installation of services. As there is no coal mining any longer in the North West Leicestershire Coalfield I do not consider that the Coal Authority Rights will be impacted by the Scheme.</p> <p>As an interest holder they will be in receipt of statutory notices and therefore be aware of the Scheme.</p> <p>Bruton Knowles are seeking a meeting with the Coal Authority to clarify the position with them.</p>
Other interest; 005, 030, 036	BRB (Residuary) Limited	See Network Rail
Other interest; 005,	West Midlands Trains Limited	The rights relate to a right of light dating to 1912 and right for a water pipe dating to 1921. It is noted that an application to take plot 005 out of the CPO is to be made by the Council.
Other interest; 005,	Secretary of State for Transport	<p>Plot 005 will be subject to an application for modification to the Order such that the plot is removed.</p> <p>The rights relate to the development of a sewer dating to 1949 and gas pipes in 1954 and 1960.</p>
Other interest; 009,	Together Commercial Finance Limited	We would not seek to enter into agreement with a mortgagee at this stage of the process.

Plot Number (s)	Property Interest Holder	Agreement Status
		They will have been in receipt of statutory notices.
Other interest; 014, 020, 021,	Mavis Jean Neilson and Stuart Neilson	Contact has been made with the interest owners; they own an overage agreement. However their agent has confirmed that there is no value in the overage and there is no claim or objection hence there are no further discussions.
Other interest; 022, 023, 024, 027, 033	Severn Trent Water Limited	Although there is a legal interest noted in the book of reference it is not considered that the Scheme will impact on the interest such that a property agreement is required. As an interest holder they will be in receipt of statutory notices and therefore be aware of the Scheme. Negotiations with utility suppliers such as Severn Trent are undertaken by the by the Councils representatives.
Other interest; 030	National Gas Transmission plc	Although there is a legal interest noted in the book of reference it is not considered that the Scheme will impact on the interest such that an agreement is required. As an interest holder they will be in receipt of statutory notices and therefore be aware of the Scheme. Negotiations with Cadent Gas regarding asset protection have been undertaken by the Councils representatives.
Other interest; 033	Greenbelt Group Limited	Although there is a legal interest noted in the book of reference it is not considered that the Scheme will impact on the interest such that an agreement is required. As an interest holder they will be in receipt of statutory notices and therefore be aware of the Scheme. The interest is a unilateral notice between Greenbelt and Keepmoat Homes Ltd.
Other interest; 033	National Grid Electricity Distribution (East Midlands) plc	<p>Although there is a legal interest noted in the book of reference it is not considered that the Scheme will impact on the interest such that an agreement is required. As an interest holder they will be in receipt of statutory notices and therefore be aware of the Scheme.</p> <p>The interest relates to a substation on John Cooper way with Keepmoat Homes.</p>

Plot Number (s)	Property Interest Holder	Agreement Status
		More generally the Councils representatives will contact utility providers regarding asset protection.
Other interest; 036	Harworth Estates Investments Limited	Confirmation received that the Scheme has no impact on the owner of this interest, hence discussions have not progressed.
Other interest; 036, 037, 038	Mark Anthony Massarella	The interests include restriction on dispossession of the registered estate, and this is considered to protect BDW Trading Limited, it is usual for such a restriction to apply when there is a development option. I do not consider that the legal interest are such that a separate agreement is required.
Other interest; 036	Davidsons Developments Limited	Part of Wilson Enterprises discussion – see above
Other interest; 036	SECP Limited	Part of Wilson Enterprises discussion – see above
Other interest; 036	National Rail Limited	See Network Rail above
Other interest; 037, 038	The Electricity Network Company Limited GTC Infrastructure Limited	The legal interest relates to an easement for electricity cables. As an interest holder they will be in receipt of statutory notices and therefore be aware of the Scheme. Negotiations with utility suppliers such are undertaken by the Councils representatives.
Other interest; 040, 041	The Public Trustee	There is no document available to confirm the nature of the rights, but they relate to a 1953 conveyance. As an interest holder they will be in receipt of statutory notices and therefore be aware of the Scheme. The plots relate to Mr Zaturowski and there is also a covenant between them and the Building and Social Housing Foundation.
General Entries	Cadent Gas Limited	See above
General Entries	The Ramblers Association	The Ramblers Association have no legal interest in land.
General Entries	Environmental Agency	This is a general entity and there is no requirement to reach a land agreement.

Plot Number (s)	Property Interest Holder	Agreement Status
General Entries	BT Limited	This is a general entity and there is no requirement to reach a land agreement.
General Entries	Virgin Media Limited	This is a general entity and there is no requirement to reach a land agreement.

4. CURRENT STATUS

- 4.1 Whilst ongoing negotiations with affected parties are ongoing and Heads of Terms in the process of being agreed, there are no formal agreements or transactions concluded at the date of this document.

5. OUTSTANDING INTERESTS

5.1 The outstanding interests that are still to be acquired are attached to this statement as follows:

5.2 Permanent Acquisitions

5.3 Wm Morrison Ltd (OBJ 1)

5.3.1 Heads of Terms for the permanent acquisition of land have been agreed with Wm Morrison and Solicitors instructed to complete the Agreement.

5.4 Network Rail Infrastructure Ltd (NRIL) (OBJ 3)

5.4.1 Heads of Terms for the permanent acquisition of rights have been agreed with NRIL and Solicitors instructed to complete the Agreement.

5.5 Helen Jean Measures and David William Measures (OBJ 2)

5.5.1 Following negotiations with the agent for Mr & Mrs Measures an offer has been made to purchase the land. The value of the offer has been based upon the principles set out in the Compensation Code. However the offer has been refused, despite this Bruton Knowles will continue to seek an agreement to acquire the land on a voluntary basis.

5.6 Wilson Enterprises Ltd (OBJ 5)

5.6.1 Negotiations have been ongoing with Agents for Wilson Enterprises. Heads of Terms for the permanent acquisition of land have been proposed by Bruton Knowles in line with principles set out in the Compensation Code. At the date of this document the Heads of terms are being considered by Wilson Homes and their agent prior to responding to Bruton Knowles.

5.7 Annie Connors (OBJ 7)

5.7.1 Ms Connors owns a residential property which has the benefit of planning permission for a five pitch traveller site on land to the rear of the dwelling. Bruton Knowles ought to contact Ms Connors by telephone but were unable to do so, hence discussions commenced only after service of formal notices. Bruton Knowles alerted the Council to the concerns highlighted by Ms Connors and the Council's Travellers Officer also assisted with communications. Bruton Knowles advised Ms Connors to seek professional representation via the CPA and they have appointed Fisher German. Following further engagement after the appointment of a land agent by Ms Connors, the design team has agreed to consider the land requirement in more detail, although currently the position remains that the entire land within the CPO will be required to facilitate the Scheme. An offer to purchase the land has been made and Bruton Knowles. Rather than a response to the proposal we have received an email dated 16th May 2024 saying that Fisher German no longer represent Mrs Connors. The Council remain committed to seeking a voluntary agreement if they are able to do so.

5.8 Bloor Homes Limited

- 5.8.1 I note that Bloor Homes Negotiations with Bloor Homes for the acquisition of land are ongoing, the consideration for the agreement has been agreed and I would expect the agreement to be concluded before construction of the scheme commences.

5.9 Keepmoat Homes

- 5.9.1 Negotiations with Keepmoat Homes for the acquisition of land are ongoing and would expect these to be concluded before construction of the scheme commences.

5.10 David Wilson Homes

- 5.10.1 David Wilson Homes and Wilson Enterprises are linked companies. Negotiations with David Wilson Homes and their agent Fisher German for the acquisition of land are ongoing and would expect these to be concluded before construction of the scheme commences.

5.11 North West Leicestershire District Council (NWLDC)

- 5.11.1 Negotiations have been ongoing between the Council and NWLDC, as a result of the negotiations the Council have put in open correspondence that will seek an amendment to the CPO such that plot 005 is removed from the Order.

5.12 Summary

- 5.12.1 Following negotiations we have a high level of confidence that we will reach a formal agreement for the voluntary acquisition land held by Corporate entities i.e. David Wilson Homes Ltd, Bloor Homes Ltd, Keepmoat Homes Ltd, Wilson Enterprises Ltd, Network Rail Infrastructure Ltd and Wm Morrison Ltd and NWLDC.
- 5.12.2 However we are less confident that an agreement will be reached with Messrs Measures and Ms Connors. In our discussions with these two landowners we have noted that they are reluctant to progress with agreement where the level of payment is assessed on the basis of the Compensation Code.

6. RESPONSE TO OBJECTORS

6.1 Introduction

6.1.1 In this section I have set out Bruton Knowles responses to the objections received in respect of the CPOs that relate to engagement and negotiations. Please note that my responses are provided on behalf of the Council and should be read against the responses provided by Mr Renshaw and Miss Alderson of Bruton Knowles, who have also addressed some of the objections, a copy of the correspondence with Objectors is included within the core documents.

6.1.2 Please refer to the proof of evidence of Ann Carruthers who provides a detailed response to all of the objections.

6.1.3 In this Section I respond specifically to the parts of the objection that directly relate to the Council's efforts to communicate and negotiate with objectors and I do not consider any other aspect of the objections. I also only seek to consider the CPO and not the SRO.

6.2 CPO and SRO

6.2.1 **Objection dated 27th December 2023 - W M Morrison Supermarkets Limited**

The points of objection identified by the Council as arising from the written objection are listed below.

- a) Morrisons was only made aware of the CPO following receipt of letter dated 30th November 2023.
- b) Morrisons did not receive notice of CPO until 19th December 2023 and closing date for objections is 5th January 2024 and therefore the period of time was unreasonably limited.
- c) Morrisons did not receive any information regarding the Side Roads Order and only became aware of this following an online search for the Statement of Reasons.
- d) No information has been provided to Morrisons regarding the proposed works and there has been no engagement in respect of the land acquisition on the current store operation and future expansion of the store. There has been limited consideration by the Council of the impact of the proposed scheme on the lawful operation of the store.
- e) The Council has not taken any reasonable steps to acquire the land by agreement – compulsory purchase should only be made as a last resort. The Council has made no attempt to engage and undertake negotiations. Further no offer of compensation has been forthcoming and no fee undertaking to cover Morrisons costs has been proposed.

I set out below my response to Morrisons' objections as it relates to matters of engagement and negotiations;

- a) Bruton Knowles have been in contact with Morrisons since April 2023, further details are set out in the record of engagement (Appendix1) We Also highlight that public consultation has been undertaken to inform generally.
- b) The project and scheme notices were properly served, and we have evidence via Royal Mail's track and trace system that demonstrates documents in the form of the CPO and

Statement of Reasons were delivered to Morrisons' registered address on 4th December 2023. As such the CPO was duly served on Morrisons as per the requirement of the legislation (indeed with an objection period in excess of the statutory minimum). We also note that we had been in contact with Morrisons since April 2023 and had a response from the Estates department on 27th November 2023 showing that Morrisons were aware of the project.

- c) I have researched the issue regarding SRO notices and The Highways Act 1980 does not require that the SRO to be served on Morrisons individually, as its private means of access is not being impacted. The SRO was publicised in accordance with the requirements of the legislation. In any event by way of the documents served on Morrisons in respect of the CPO, which provides a link to the Council's website, full details of the SRO will therefore have been available to Morrisons from 30th November 2023.

6.2.2 **Objection dated 3rd January 2024 - Network Rail Infrastructure Limited**

- 6.2.3 The objection by Network Rail does not relate to engagement issues and therefore is outside the scope of my evidence.

6.2.4 **Objection dated 5th January 2024 – Cadent Gas Limited**

- 6.2.5 The objection by Cadent Gas does not relate to engagement issues and therefore is outside the scope of my evidence.

6.3 CPO only

6.3.1 **Objection dated 2nd January 2024 - Helen Jean Measures and David William Measures**

- 6.3.2 The points of objection are summarised below:

- 6.3.3 A concern is raised regarding loss of property which is held as an investment and funding for their retirement and that no attempt has been made to acquire interest by agreement.

- 6.3.4 The compensation issue is adequately dealt with in the Order which includes provision to recover loss under the compensation code.

- 6.3.5 With regard to suggestion that no attempt had been made to acquire the interest by agreement Bruton Knowles have been in discussion with Messrs Measures and their agent Kieth Murray Associates.

- 6.3.6 Initial contact by Bruton Knowles was made via a statutory requisition for information which was issued on 24th April 2023; a completed response to the requisition was received from Mr and Mrs Measures' agent on 12th May 2023; and between 16th May 2023 and 12th April 2024 twenty attempts to contact by telephone. There is substantial e mail correspondence not all of which resulted in response from the claimants agents. Bruton Knowles made an offer by correspondence 17th January 2024, the offer has not been accepted however by e mail dated 15th May 2024 a counter offer has been proposed by Mr & Mrs Measures agent which the Council is considering. I note that the correspondence is generally without prejudice hence I am unable to discuss that in detail. However Bruton Knowles and the Council seek to continue discussions continue with the agent for Messrs Measures.

- 6.3.7 As summary of contact with Messrs Measures and their agent is set out in the record of engagement.

- 6.3.8 **Objection dated 4th January 2024 - North West Leicestershire District Council**
- 6.3.9 NWLDC are developing an eco-park including trim trail equipment and the development has commenced. The Scheme initially sought to acquire land that NWLDC, the land was required for temporary compound use. However NWLDC had highlighted that the use of the land by the scheme could lead to disruption of the development and that may lead to financial loss and a potential loss of third party funding. Such an event would lead to reputational damage to NWLDC and the Council.
- 6.3.10 Following a review of the project the land that was sought from NWLDC is no longer required and an application to modify the Order is being made.
- 6.3.11 Negotiations have been ongoing mainly between the Council and NWLDC at officer and director level for some time, but Bruton Knowles served formal land referencing correspondence and Bruton Knowles role has been to facilitate meetings and discussions and to liaise with NWLDC estates manager to seek progression of the agreements.
- 6.3.12 **Objection dated 4th January 2024 - Wilson Enterprises Limited**
- 6.3.13 Bruton Knowles have been in discussions with Wilson Enterprises Limited, a summary of engagement is included in appendix 1.
- 6.3.14 However the discussions are complex in that there is an existing S106 agreement relating to a development project. The Section 106 agreement provides for Wilson Enterprises Limited to provide the land required for the Scheme for a nominal sum, this is not in dispute, however there are ongoing negotiations around an amendment to the S106 agreement requiring consent of NWLDC.
- 6.3.15 In addition there is an area of land required for temporary use and the landowner is seeking to enter into a detailed licence at this stage however prior to the appointment of a contractor terms of a licence cannot be finalised. We note that the landowner has sought a reduction in the area to be taken for the compound area, although we are seeking to reduce the area until a contractor is appointed we are unable to agree to such a change.
- 6.3.16 Discussions are ongoing a heads of terms sits with the landowner for review.
- 6.3.17 **Objection dated 12th January 2024 – Annie Connors**
- 6.3.18 The points of objection raised by Ms Connors do not relate to engagement issues and therefore are not considered in my evidence.

7. CONCLUSION

- 7.1 As is explained above, I have had responsibility for delivery of Land Agency services to the Council since commencement of works in March 2023. My focus has been to ensure that the delivery falls within the guidance set out by Government and that the offers made are reasonable in the context of the Compensation Code. Day to day discussions have been led by my colleague Mr Renshaw with whom I have liaised since March 2023.
- 7.2 Each property interest holder has been contacted and agreement on a voluntary basis sought, in a number of cases as outlined in section 6 above we have not been able to reach an agreement.
- 7.3 In the event that the Order is confirmed, and property interests acquired by the Council then compensation will be payable to the affected property interest owners such that they are properly compensated in the context of the Compensation code. In the event of a dispute as to the value of compensation there is provision to refer the matter to the Upper Tribunal Lands Chamber to ensure that the payments are fair.

8. STATEMENT OF TRUTH AND DECLARATION

8.1 Statement of Truth

- 8.1.1 I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

8.2 Declaration

- 8.2.1 I confirm that my report has drawn attention to all material facts which are relevant and have affected my professional opinion.
- 8.2.2 I confirm that I understand and have complied with my duty to the inquiry as an expert witness which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required.
- 8.2.3 I confirm that I am not instructed under any conditional or other success based fee arrangement.
- 8.2.4 I confirm that I have no conflicts of interest.
- 8.2.5 I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the inquiry.

Signed: 

Dated: 20th May 2024

NIGEL BILLINGSLEY

Appendix One

Terence George Bowler, Brian Owen Bowler, Ian Frederick Bowler	001, 002, 003	<p>24/04/23 - RFI issued to all parties</p> <p>12/05/23 - BK received completed RFI from Lynn Bowler on behalf of all parties confirming ownership. Lynn Bowler confirmed all correspondence was to go via her going forward to be passed on to all parties</p> <p>15/11/23 - BK emailed Lynn Bowler to confirm all land take is on a temporary basis</p> <p>17/11/23 - BK received email from Lynn Bowler asking for updated plans of the land take.</p> <p>20/11/23 - BK emailed Lynn Bowler with individual land plans showing all temporary land take extents.</p> <p>11/12/23 - Following CPO submission and notices being posted, Lynn Bowler was emailed to advise current timescales of the project, plans were resent and it was confirmed that the temporary land take would be negotiated with the use of a licence agreement prior to use of any CPO powers. It was confirmed that a licence agreement would be drafted and circulated. A meeting was also offered if any queries existed.</p> <p>20/12/23 - BK received email from Lynn Bowler to confirm receipt of the CPO notices and confirmation that the land is required on a temporary basis. She has queried whether professional fees are covered.</p> <p>21/12/23 - BK emailed Lynn Bowler to confirm that reasonable professional fees are paid and that a rate would be agreed with the land agent directly. Lynn was also advised that a licence would be drafted in the new year and a meeting would be arranged.</p> <p>05/02/24 - BK emailed Lynn Bowler to provide more programme information and that BK would be in touch to arrange a site meeting and licence agreement in August/September once the contractor has been appointed. BK received email of receipt from Lynn Bowler</p>	Confirmed temp land only. Licence to be drafted and issued
Nicola Timmins	004,	<p>24/04/23 - RFI issued</p> <p>16/05/23 - BK chased RFI via voicemail and email</p> <p>17/05/23 - BK received email from Nicola Timmins to confirm receipt of the RFI and that she would return in due course</p> <p>05/06/23 - BK received completed RFI received confirming ownership and advising of a verbal agreement with an occupier on the land.</p> <p>11/12/23 - Following CPO submission and notices being posted, Nicola Timmins was emailed to advise current timescales of the project, to confirm that the land take was on a temporary basis, plans of the land were issued and it was confirmed that the temporary land take would be negotiated with the use of a licence agreement prior to use of any CPO powers. It was confirmed that a licence agreement would be drafted and circulated. A meeting was also offered if any queries existed.</p> <p>11/12/23 - BK received email from Nicola Timmins to confirm receipt of the notice. Ms Timmins requested a copy of the drafted licence, asked that no further correspondence was sent to Emma Perry (the occupier) and raised queries about occupation specifics including reinstatement and fencing off the compound</p> <p>11/12/23 - BK emailed Nicola Timmins to advise a licence would be drafted and circulated in due course. It was also confirmed the occupier was understood to have no legal interest.</p> <p>05/02/24 - BK emailed Nicola Timmins to provide more programme information and that BK would be in touch to arrange a site meeting and licence agreement in August/September once the contractor has been appointed. BK received response asking for confirmation on occupation fee. BK responded to advise this has not been discussed/agreed yet, but any loss of earnings will be factored in.</p>	Confirmed temp land only. Licence to be drafted and issued
Emma Newton Perry	004,	<p>04/10/23 - RFI issued</p> <p>06/10/23 - BK received phone call from Nicola Timmins (the freeholder) to confirm Emma Perry (the occupier) had received the RFI and passed on to her however Emma will not be returning the RFI as she has no legal interest in the land and therefore has no input into decisions made for the land as she is an informal occupier.</p> <p>06/10/23 - RFI refusal</p>	N/A
The Wyggeston's Hospital And Hospital Branch Trustee	004, 005, 006	<p>25/09/23 - RFI issued</p> <p>09/10/23 - BK called Wyggeston's Hospital reception to ask for confirmation of receipt of the RFI. The receptionist advised that they have a land agent and provided name and company of said land agent.</p> <p>02/11/23 - BK contacted the land agent using the company's online form.</p> <p>02/11/23 - BK received email from agent confirming they are acting on behalf of Wyggeston's Hospital. BK forwarded a copy of the RFI to the agent for completion.</p> <p>10/11/23 - RFI response received via correspondence from the agent confirming the existent Caution title.</p> <p>08/01/23 - BK emailed the agent to advise land take is on a temporary basis and the Caution interest should not be impacted by this temporary land take</p>	N/A
North West Leicestershire District (NWLD) Council	005, Other interest; 007, 008, 026, 028, 031, 036	<p>24/04/23 - RFI issued</p> <p>16/05/23 - BK sent RFI chaser emails to two relevant addresses sourced on the council's website.</p> <p>22/05/23 - BK received completed RFI via post from Head of Property</p> <p>03/10/23 - BK emailed NWLD with updated plans to ask for confirmation of their interests in respect of rights and restrictive covenants on these additional parcels.</p> <p>09/10/23 - BK received email from NWLD asking for more detail on the interests we believe they have on the additional plots. BK responded with a breakdown of the interests as listed in the BOR.</p> <p>02/11/23 - BK emailed NWLD to chase an update on the confirmation of their interests in the additional plots.</p> <p>11/12/23 - Following CPO submission and notices being posted, NWLD was emailed to advise current timescales of the project, to confirm that the land take was on a temporary basis, plans of the land were issued and it was confirmed that the temporary land take would be negotiated with the use of a licence agreement prior to use of any CPO powers. It was confirmed that a licence agreement would be drafted and circulated. A meeting was also offered if any queries existed.</p> <p>04/01/24 - BK emailed contact at NWLD to ask for confirmation of receipt of email sent on 11/12/23. BK also advised that NWLD legal team has spoken to LCC solicitor and asked for internal discussions to be had at NWLD</p> <p>04/01/24 - BK received email from NWLD advising that they would be submitting an objection to the CPO as they had not received enough information on the project. BK responded requesting another meeting, subsequent to the email sent on 11/12/23, to discuss the land take matters.</p> <p>05/01/24 - BK had Teams meeting with NWLD to discuss the temporary land take. NWLD raised several practicality concerns which BK forwarded on to LCC. BK and NWLD confirmed additional meeting for w/c 22nd January.</p> <p>08/01/24 - BK emailed NWLD to chase fuller detail of the practicality concerns of the site</p> <p>09/01/24 - BK received email from Paul with availability for a meeting. BK scheduled a meeting for 9am on 25th January</p> <p>13/01/24 - BK emailed Paul asking to bring forward meeting on 25th January, he was not willing to bring it forward as NWLD needed time to collate impacts temporary land take would have on the land</p> <p>22/01/24 - BK received email from Paul with a breakdown of financial implications from using the proposed compound and comments as to why the objection of the CPO was submitted.</p> <p>25/01/24 - BK had meeting with Paul at NWLD to discuss documents received on 22/01/24 and how we can progress with temporary acquisition discussions. Alternative location were discussed</p> <p>28/02/24 - BK emailed NWLD to arrange meeting to discuss practicalities of alternative compound locations</p> <p>28/02/24 - BK received email from Paul confirming availability for a meeting.</p> <p>05/03/24 - BK and LCC received email from Paul at NWLD regarding concerns.</p> <p>07/03/24 - BK held Microsoft Teams meeting with NWLD to explore the alternative site options.</p>	Confirmed temp land only. Licence to be drafted and issued Tri-party licence with Sport and Leisure likely to be required. Confirmation from client regarding licence fee
Sport and Leisure Management Limited	005,	<p>01/06/23 - RFI issued</p> <p>20/07/23 - Sport and Leisure were contacted on the phone number for their Coalville store to ask for confirmation of receipt of the RFI. BK were provided with an email address of a manager to forward a copy of the RFI to.</p> <p>25/07/23 - A copy of the RFI for Sport and Leisure was sent to the contact provided. Email received suggesting the RFI should be sent to the freeholder for completion. BK confirmed that the freeholder (NWLD) had completed their own RFI and everyone with a legal interest should complete.</p> <p>27/07/23 - Completed RFI was received confirming leasehold</p> <p>31/07/23 - BK sent email acknowledging receipt of the RFI.</p>	Tri-party licence with NWLD likely to be required. Confirmation from client regarding licence fee
WM Morrison Supermarket Limited	007, 008	<p>24/04/23 - RFI issued</p> <p>25/07/23 - BK called Coalville store number found online who was unable to confirm receipt of the RFI but provided BK with general customer service number. BK called customer service and was on hold for 45 minutes with no answer.</p> <p>09/10/23 - BK submitted online query requesting for someone in the property team to contact BK. BK received an automated response to say someone would be in touch in the next 5-7 days however BK received no response.</p> <p>25/10/23 - BK posted RFI Chaser Letter</p> <p>02/11/23 - BK called customer service number but advised that they were unable to transfer me to the correct department.</p> <p>27/11/23 - BK received correspondence from a member of Morrison's property team. BK sent the RFI electronically and asked to complete.</p> <p>28/11/23 - BK received an email from the Morrison's property team to advise it had been sent to their agent for completion.</p> <p>08/01/24 - BK emailed Morrison's property team and land agent to confirm permanent and temporary land take requirements. BK requested a Teams meeting to discuss matter and to be able to progress.</p> <p>09/01/24 - BK received email from Morrison's property team with dates for a meeting. BK arranged a meeting for Monday 15th January</p> <p>15/01/24 - BK had meeting with Morrisons property team to explain scheme, confirm that the land take was embankment away from operational store and car park. Agreed that proposal for land take compensation would be circulated to assist with withdrawal of objection</p> <p>24/01/24 - BK sent offer proposal to Morrisons and received a response to confirm an agent had been appointed.</p> <p>25/01/24 - BK contacted agent with information of the proposal. The agent responded with a number of queries requiring client and designer input</p> <p>20/02/24 - BK circulated HoTs to agent</p> <p>28/02/24 - BK chased agent for a response on the HoTs</p> <p>28/03/24 - BK issued revised HoTs to agent and agent confirmed receipt</p> <p>09/04/24 - BK chased agent for response on HoTs and received response that he was waiting on correspondence from client's solicitor</p> <p>16/04/24 - BK chased agent for response on HoTs and received response confirming fees, receipt of the HoTs, and further queries</p> <p>22/04/24 - BK sent email to agent confirming fee acceptance subject to timesheets and response to questions</p>	
Jeffrey John Jarvis and Lesley Anne Jarvis	009, Jeffrey Other Interests; 022, 023, 024, 027	<p>24/04/23 - RFI issued</p> <p>15/05/23 - Lesley Jarvis rang BK to confirm receipt of the RFI and that it would be completed and returned at the end of May once her son had returned from holiday to review the documentation.</p> <p>30/06/23 - BK had not received the RFI so rang Lesley and left a voicemail</p> <p>05/07/23 - BK rang Lesley and left a voicemail. Lesley returned this call and advised she had appointed a land agent who was reviewing the RFI and would complete and return it to BK.</p> <p>25/07/23 - BK contacted the agent using the company's online form as there was still no receipt of the RFI.</p> <p>25/07/23 - BK received completed RFI via email from the agent's secretary.</p> <p>31/07/23 - BK contacted the agent to request clarification that there is no tenancies.</p> <p>03/10/23 - BK contacted agents with plans of land Jarvis' have additional interests in to ask for confirmation of any interest.</p> <p>10/10/23 - BK chased the agent for confirmation of receipt of these additional plans.</p> <p>11/12/23 - Following CPO submission and notices being posted, Jarvis' agent was emailed to advise current timescales of the project, to confirm that the land take was on a temporary basis only, plans of the land were issued and it was confirmed that the temporary land take would be negotiated with the use of a licence agreement prior to use of any CPO powers. It was confirmed that a licence agreement would be drafted and circulated. A meeting was also offered if any queries existed.</p> <p>13/12/23 - BK received confirmation from agent's secretary that the email had been received and she had forwarded to agent</p> <p>08/01/24 - BK chased agent directly to confirm receipt of email on 11/12/23</p> <p>30/01/24 - BK called agent's office and left a voicemail. BK emailed agent to follow up. BK called landowner who confirmed that their agent was still representing them. BK explained land take was on a temporary basis and that it would be agreed with a licence agreement. Landowner requested a copy of the plan which BK sent over.</p> <p>30/01/24 - BK received phone call from Jarvis' son who asked for more information on the land requirements. BK confirmed temporary land take only, detail of which can be discussed. The son indicated that they would not use a land agent if it is for temporary land only - BK advised they contact him for the CPO element of the works.</p> <p>05/02/24 - BK emailed agent to provide more programme information and that BK would be in touch to arrange a site meeting and licence agreement in August/September once the contractor has been appointed</p>	Confirmed temp land only. Licence to be drafted and issued

David Wilson Homes Limited	012, 013, 014, 016, 017, 020, 021, 022, 023, 024, 027 Other interest; 018, 019,	<p>24/04/23 - RFI issued</p> <p>03/05/23 - RFI Return to Sender received</p> <p>15/05/23 - RFI re-issued to alternative address found through further research</p> <p>16/05/23 - BK reissued RFI to contact at DWH via email. Contact details provided by LCC. Correspondence had between contact and BK who provided a correct address to send the RFI to</p> <p>05/07/23 - BK received correspondence from DWH's solicitor. RFI was then emailed to solicitor for completion.</p> <p>25/07/23 - BK emailed solicitor to chase RFI</p> <p>02/08/2023 - BK called DWH to acquire survey access confirmation. Landowner said they will confirm after a call with the team. BK passed on contact details for their reference.</p> <p>08/08/2023 - BK called landowner. BK were informed that the land manager for these properties was currently on site and therefore wont be able to confirm that the surveys can take place. BK received confirmation from DWH for the surveys.</p> <p>22/08/23 - Completed RFI received from solicitor who advised several tenants in properties and provided more information on these tenants.</p> <p>03/10/23 - BK contacted solicitor with plans of land DWH have additional interests in to ask for confirmation of this interest.</p> <p>10/10/23 - BK sent chaser email to solicitor on additional interests. Response received from solicitor to confirm receipt and that he was looking into it with DWH.</p> <p>12/10/23 - BK received email from agent (Fisher German) requesting a plan of all plots DWH have an interest in (freehold and rights) that are affected by the scheme.</p> <p>02/11/23 - BK sent chaser email to solicitor regarding the additional interests.</p> <p>14/11/23 - Completed RFIs for additional interests were received from the solicitor</p> <p>20/11/23 - BK issued plan to Fisher German showing all plots DWH have an interest in, identifying where permanent and temporary land take is required.</p> <p>22/11/23 - BK received email from Fisher German with queries about the driveway to one of the properties, requesting detailed plans of the A511 and access to severed land following the works.</p> <p>05/12/23 - BK responded to Fisher Germans queries and provided design plans of the works/scheme. BK requested a meeting with Fisher German to discuss the scheme, the land take and how to progress going forward.</p> <p>05/12/23 - BK responded directly to DWH queries raised via LCC. BK requested a meeting with both DWH and Fisher German to avoiding repeating discussions/queries and answers.</p> <p>20/12/23 - BK received email from Fisher German proposing dates for a meeting</p> <p>21/12/23 - BK confirmed a date of 12th January for a meeting.</p> <p>12/01/24 - Meeting postponed due to illness. Rescheduled for Monday 15th January</p> <p>15/01/24 - BK had meeting with DWH to discuss scheme, timescales, land take, temp land take landscaping and future liabilities, some practicality queries raised - BK advised these will be discussed once contractor appointed.</p> <p>19/01/24 - BK emailed DWH to request access for grass cutting and to advise of upcoming surveys</p> <p>22/01/24 - BK received email from agent asking for licence to permit grass cutting. BK responded and asked to agree prior to licence agreement</p> <p>Meeting proposed for 01/02/24 with agent and new agent</p> <p>01/02/24 - Following no response to proposed meeting date, BK emailed to propose new meeting date of 05/02/24</p> <p>02/02/24 - BK received email from agent confirming they would be in touch to agree a meeting</p> <p>02/02/24 - BK sent agent a licence agreement for the grass cutting</p> <p>06/02/24 - BK received email from agent advising of their meeting availability and BK responded.</p> <p>08/02/24 - BK held meeting with agent</p> <p>13/02/24 - BK sent an updated licence agreement following meeting and summarised answers to questions</p> <p>15/02/24 - BK sent chaser to the agent regarding the licence agreement and received a response confirming that they're awaiting instruction.</p> <p>19/02/24 - BK sent a chaser to the agent regarding the licence agreement</p> <p>20/02/24 - BK received an email from the agent to confirm that they have chased their client</p> <p>22/02/24 - BK received an email from the agent confirming that they will accept the licence on the basis of a one off licence fee</p> <p>26/02/24 - BK rang agent to discuss fee for accessing to cut grass and for surveys</p> <p>27/02/24 - BK received email from agent regarding the offer for the licence and BK responded with acceptance</p> <p>05/03/24 - BK received email from agent confirming their client's acceptance to which BK forwarded an updated agreement</p> <p>05/03/24 - BK received the signed agreement from the agent</p> <p>08/03/24 - BK sent email acknowledging receipt of the agreement and informing agent of changed timescales.</p> <p>11/03/24 - BK received email confirming acceptance of the new timescales and BK responded with the updated agreement</p>	Meeting to be arranged to discuss land take requirements and next steps
Amneet Mandeir	012,	<p>04/10/23 - RFI issued</p> <p>11/10/23 - BK sourced contact details and spoke to Amneet Mandeir's mother. Details of the scheme were provided however she could not confirm that an RFI had been received so requested another copy.</p> <p>16/10/23 - RFI re-issued. BK issued another copy to the address confirmed with the mother.</p>	N/A
David Kane	013,	<p>04/10/23 - RFI issued</p> <p>11/10/23 - BK attempted to contact phone number found online with no successful contact.</p> <p>25/09/23 - RFI Chaser Letter issued</p> <p>22/10/23 - Completed RFI received to confirm tenancy. <i>Advised of son occupier (minor)</i></p>	N/A
David William Measures and Helen Jean Measures	015,	<p>24/04/23 - RFI issued</p> <p>12/05/23 - Completed RFI received. The RFI was completed by their agent</p> <p>16/05/23 - BK received email from agent - advised to contact agent only and not the landowner with the exception of notices.</p> <p>31/05/23 - BK received email from agent confirming he does not represent the tenant at this stage.</p> <p>06/07/23 - BK left a VM with Measures Land Agent. The land agent called BK to discuss property acquisition for the scheme</p> <p>18/07/23 - BK emailed the agent requesting his fee rate for review and approval. BK also chased a response from Measures on their position for disposal of the property.</p> <p>19/07/23 - BK received email from agent confirming hourly rate and that he had not yet spoken to Measures. The agent advised that he is going on holiday until 9th August so will not be able to meet his client until after then. The agent raised some queries for BK to action - land take required, technical drawings and CPO powers</p> <p>08/08/23 - Email to the agent to advise of asbestos surveys required. The agent confirmed no issues with the access but will require full details of date and time of visit before confirming with Measures.</p> <p>08/08/23 - BK called Land Agent to progress matters but no positive update from the Land Agent on his client's position.</p> <p>10/10/23 - BK called Land Agent to progress matters, but no positive response on property acquisition</p> <p>09/11/23 - BK emailed agent to request a date and time for a call to discuss updates and progress on acquisition discussions.</p> <p>14/11/23 - BK contacted agent with final land take plan for Measures. BK called Land Agent to discuss plans and land take</p> <p>11/12/23 - Following CPO submission and notices being posted, BK contacted the agent with a copy of Measures notice and asked for a meeting to discuss the approach going forward.</p> <p>03/01/24 - BK called Land Agent and left a voicemail to discuss land take</p> <p>04/01/24 - BK had phone conversation with agent and received follow up email requesting compensation offer to be sent to the agent for their review with the landowner</p> <p>15/01/24 - BK called land agent.</p> <p>17/01/24 - BK sent offer proposal to agent</p> <p>30/01/24 - BK left VM with agent and emailed to chase for response on proposal</p> <p>01/02/24 - BK received email from agent to confirm they were on leave which is the reason for slow response. Agent is to review offer in more detail and confirm with landowner</p> <p>12/02/24 - BK left a VM and emailed agent to chase response on proposal.</p> <p>13/02/24 - BK called land agent to chase response on proposal.</p> <p>16/02/24 - BK emailed chaser to the agent and received response regarding the delays</p> <p>19/02/24 - BK emailed agent regarding the proposal.</p> <p>12/03/24 - BK called land agent to chase response on proposal.</p> <p>26/03/24 - BK called land agent to chase response on proposal.</p> <p>27/03/24 - BK called land agent to chase response on proposal.</p> <p>Meeting held BK and Measures Agent</p> <p>04/04/24 - BK received email from agent with response to offer.</p> <p>09/04/24 - BK sent email to agent outlining response.</p> <p>16/04/24 - BK sent chaser email to agent.</p> <p>23/04/24 - BK sent chaser email to agent.</p> <p>04/04/24 - Online</p>	
Christopher James Toon and Jessica Balon Bough	015,	<p>31/05/23 - BK contacted freeholder (Measures) agent to confirm whether they represented Toon and Bough. It was confirmed that he didn't at this stage.</p> <p>01/06/23 - RFI issued</p> <p>05/06/23 - BK received correspondence from freeholder's agent, providing alternative address. BK re-issued RFI to correct address</p> <p>05/07/23 - Completed RFI received</p>	N/A
Lorraine Power	016,	<p>04/10/23 - RFI issued</p> <p>11/10/23 - BK attempted to contact phone number found online with no successful contact.</p> <p>22/10/23 - Completed RFI received - confirming tenancy</p>	N/A
John Tomlinson and Lesley Tomlinson	017,	<p>04/10/23 - RFI issued</p> <p>09/10/23 - BK received phone call from Tomlinson's to confirm receipt of the RFI and that they have passed this on to their managing estate agent for completion. No agent details were provided</p>	N/A

Annie Connors	018, 019	<p>25/09/23 - RFI issued</p> <p>10/10/23 - BK called Ms Connors to confirm receipt of RFI but no answer and no option to leave a message. Ms Connors brother called BK to advise they would not be completing the RFI and would not provide further details.</p> <p>25/10/23 - BK issued RFI Chaser Letter</p> <p>27/10/23 - BK received call from Ms Connors to confirm receipt of chaser letter and that she had not received the original RFI. BK confirmed this would be reissued to her through the post.</p> <p>31/10/23 - BK re-issued RFI</p> <p>30/11/23 - BK called Annie to discuss CPO submission but no answer and no option to leave VM. BK text with contact details requesting a call back.</p> <p>BK spoke with Annie to advise of CPO letter being received tomorrow and provided contact details if queries arose. Annie was not available to discuss further. BK provided contact details to call to discuss.</p> <p>11/12/23 - Following CPO submission and notices being posted, BK rang Ms Connors but no answer and no option to leave VM</p> <p>08/01/24 - BK spoke with Annie Connors on the phone who advised she had been away. BK explained the CPO had been submitted but land take would be agreed by negotiation. BK confirmed that two small areas of land were needed on permanent and temporary basis. Annie would not provide email address but asked for plans to be sent via text and re-issued via post - BK actioned this. BK also suggested a meeting would be best to progress - Annie would not agree to a date until she had reviewed plans further.</p> <p>09/01/24 - BK received text from Annie who advised that her land is not for sale. BK responded via text to re-confirm that the CPO had been submitted and that the negotiation of the land would be preferred prior to use of powers. BK advised Annie to seek professional advice and that these fees would be compensated for by LCC</p> <p>09/01/24 - BK received an email from Annie with several questions about the scheme, why her land was needed, why she required professional advice and more information on the project. BK responded with a link to the A511 website, information on the scheme and why her land is required and also requested a meeting to discuss or that she appoint a land agent to act on her behalf</p> <p>09/01/24 - BK received further email from Annie requesting clarification as to why LCC were looking to disrupt and displace the travelling community and that some caravans were located in the land take areas.</p> <p>10/01/24 - BK emailed Annie to advise that it is the location of her land and property which is why they are affected with no reflection on their background. BK provided the plan from the planning for the scheme the overall land take plan for BR to explain where the road was to be located. BK also requested completion of the RFI to understand who are the occupiers and how they will be impacted. BK requested a meeting and/or for them to provide a professional contacts details.</p> <p>11/01/24 - BK emailed Ms Connors to confirm that BK had spoken with LCC travellers liaison officer who confirmed Ms Connors had received documentation but difficulties present with reading and understanding documents - BK provided LCC traveller liaison officer with information on the scheme. LCC travellers liaison officer had spoken directly with Ms Connors as there was relationship present</p> <p>11/01/24 - BK spoke with Stuart Carruthers on the phone who confirmed he was representing Ms Connors with the CPO matters. BK explained the scheme, the land take requirements and why Ms Connors land is required on a permanent and temporary basis.</p> <p>11/01/24 - BK emailed Ms Connor's agent with a copy of the CPO notice, land plans and documentation Ms Connors has received to date. The agent advised he would be submitting an objection to the CPO but would be willing to discuss and negotiate the land take. There was concerns if land elsewhere was purchased the travelling community that have lost and here would struggle to get planning permission elsewhere.</p> <p>12/01/24 - BK received email from agent confirming receipt of notice and that an objection was being submitted. BK advised the agent that landscape plan was being reviewed and confirmed as this differed to land take plans.</p> <p>15/01/24 - BK received email from Annie to confirm she had spoken with LCC traveller liaison and that it was okay to discuss with her going forward</p> <p>13/02/24 - BK contacted land agent believed to be acting on behalf of Ms Connor to confirm appointment. BK requested meeting to discuss once confirmed</p> <p>20/02/24 - BK received an email to confirm land agent appointed on their behalf. Agent detail to be provided so a meeting can be arranged with all parties.</p> <p>20/02/24 - BK had a phone call and email exchange with agent to discuss current programme of works, previous correspondence and to arrange meeting</p> <p>23/02/24 - BK met with agent to discuss objection and how we can look to remove</p> <p>28/02/24 - BK emailed agent with update following client discussions regarding land swap and reduced temp land take</p> <p>05/03/24 - BK emailed agent with updated reduced temporary land take plan</p> <p>11/03/24 - BK received email from agent confirming fees and client meeting</p> <p>12/03/24 - BK sent email to agent</p> <p>20/03/24 - BK left a VM with agent</p> <p>21/03/24 - BK sent email to agent regarding the land areas</p> <p>22/03/24 - BK received email from agent with query about why the road is required and location of caravans</p> <p>03/04/24 - BK left VM with agent. BK emailed agent in response to queries raised</p> <p>04/04/24 - BK received email from agent with additional concerns</p> <p>19/04/24 - BK sent email to agent with response and received voicemail</p> <p>22/04/24 - BK sent voicemail and chaser email to agent.</p>	Meeting to be arranged to discuss land take requirements and next steps
J S Bloor (Measham) Limited	026, 028, 031	<p>24/04/23 - RFI issued</p> <p>16/05/23 - BK emailed JS Bloor using contact details from their online website to chase RFI</p> <p>05/07/23 - BK emailed JS Bloor again to request confirmation of receipt of the RFI and requesting contact details for someone in estates/property team for BK to liaise with.</p> <p>05/07/23 - BK received response from a contact at Bloor who advised they had not personally received the RFI and asked for an electronic copy which BK forwarded through.</p> <p>25/07/23 - BK chased contact at JS Bloor for a response to the RFI. BK received a response to confirm that the Land Director is now dealing with the RFI and contact details for that contact.</p> <p>31/07/23 - Completed RFI received</p> <p>25/08/23 - BK emailed following recent phone call to confirm instruction on behalf of the client. BK sent Bloor Homes unconditional offer proposal including figures.</p> <p>24/10/23 - BK emailed requesting meeting to discuss scheme and requested a Teams meeting</p> <p>03/11/24 - BK emailed Bloor Homes to provide information of current position and that order was to be sealed end of November. BK chased response to offer proposal</p> <p>21/11/23 - BK emailed to chase response to offer proposal and to provide notification of notices being posted</p> <p>11/12/23 - BK emailed Bloor Homes following serving of the notices. BK chased response to proposal and requested a meeting to discuss</p> <p>03/01/24 - BK called contact and left a voicemail to discuss land take</p> <p>15/01/24 - BK emailed Bloor Homes to chase response following their Board meeting</p> <p>19/01/24 - BK emailed Bloor Homes to request access for grass cutting and to advise of upcoming surveys</p> <p>22/01/24 - BK received email from Bloor Homes confirming receipt of grass cutting email and that they were going to confirm no tenants. BK responded to advise no tenants on RFI received in June 2023 but requested confirmation</p> <p>30/01/24 - BK left a VM with agent and emailed to chase official response to offer proposal</p> <p>02/02/24 - BK sent chaser email to agent</p> <p>05/02/24 - BK sent chaser email to agent</p> <p>06/02/24 - BK received email from agent with acceptance of proposal subject to conditions</p> <p>06/02/24 - BK sent email acknowledging receipt of the correspondence</p> <p>07/02/24 - BK left a voicemail and emailed agent regarding the grass cutting and received a confirmation of acceptance by email from the agent</p>	Meeting to be arranged to discuss land take requirements and next steps
Paul Eric Bunce, Andrew Michael Freer and Stephanie Freer	030,	<p>24/04/23 - RFI issued</p> <p>03/05/23 - Completed RFI received</p> <p>11/12/23 - Following CPO submission and notices being posted, the freeholders were emailed to advise current timescales of the project, to confirm that the land take was on a temporary basis only, plans of the land were issued and it was confirmed that the temporary land take would be negotiated with the use of a licence agreement prior to use of any CPO powers. It was confirmed that a licence agreement would be drafted and circulated. A meeting was also offered if any queries existed.</p> <p>11/12/23 - BK received an email reply to confirm receipt of notices and email and request to keep updated going forward.</p> <p>05/02/24 - BK emailed to provide more programme information and that BK would be in touch to arrange a site meeting and licence agreement in August/September once the contractor has been appointed</p>	Confirmed temp land only. Licence to be drafted and issued
Network Rail Infrastructure Limited (NRIL)	032, 034, 035 Other interests; 030	<p>24/04/23 - RFI issued</p> <p>16/05/23 - BK emailed NR to chase RFI and to provide a digital copy</p> <p>05/07/23 - BK was informed that the NRIL contact within the company no longer works there, redirected to another member of Property team at NR.</p> <p>25/07/23 - BK emailed new NR property contact with a copy of the RFI.</p> <p>25/07/23 - BK had meeting with NRIL contact to confirm their ownership extent using their datasystem. This confirms their ownership where there is unregistered land for the railway works and land.</p> <p>09/10/23 - BK emailed NRIL with additional interest plans and RFI to clarify these interests</p> <p>16/10/23 - BK contacted NRIL requesting a call to discuss the permanent right acquisition</p> <p>19/10/23 - BK emailed NRIL with plot plans showing the area which permanent rights were being sought and to advise the Order will be sealed shortly. Meeting was requested to discuss land take and progress matters.</p> <p>27/10/23 - NRIL emailed BK with a breakdown of the approach for any new ighway underbridge including access, boundary structures, culverts, asset protection agreements etc</p> <p>30/10/23 - BK acknowledged receipt of the detailed email from NRIL and advised the matter was being reviewed with the project team</p> <p>21/11/23 - BK and NRIL had a phone call to discuss permanent rights and value around the rights acquisition</p> <p>28/11/23 - BK emailed NRIL chasing up breakdown of values following phone call on 21/11/23</p> <p>28/11/23 - BK received an email with a breakdown of suggested figures/values from NRIL. BK acknowledged receipt.</p> <p>02/01/24 - BK issued the requested drainage plans via email to contact at NRIL. BK also requested a meeting to discuss and finalise HoTs</p> <p>09/01/24 - BK confirmed meeting with NRIL arranged for 16/01/24</p> <p>19/01/24 - BK emailed NRIL to request access for grass cutting and to advise of upcoming surveys</p> <p>22/01/24 - BK received email from NRIL suggesting that a licence is not required and BK responded acknowledging the email</p> <p>05/02/24 - BK sent email to NRIL with a copy of the plan and received an email from NRIL with their response</p> <p>14/03/24 - BK sent email to NRIL with amended plan and additional questions</p> <p>18/03/24 - BK received email from NRIL regarding the appointment of an agent and question relating to objection</p> <p>18/03/24 - BK sent email to NRIL with the holding Objection attached and initial correspondence and NRIL responded by email acknowledging receipt</p> <p>03/04/24 - BK received email from NRIL with their proposals</p> <p>16/04/24 - BK sent email to NRIL with a copy of the HoTs</p> <p>19/04/24 - BK sent chaser email to NRIL and NRIL confirmed that they have forwarded the HoTs to their legal team for review</p> <p>23/04/24 - BK sent chaser email to NRIL</p> <p>25/04/24 - BK received email from NRIL with a question regarding the conditional agreement within the HoTs and BK responded</p> <p>30/04/24 - BK received email from NRIL with amendments to the HoTs and BK responded with confirmation</p> <p>30/04/24 - BK received email from NRIL confirming that they will draft documents for the sale and instruct solicitors</p>	
Keepmoat Homes Limited	033,	<p>24/04/23 - RFI issued</p> <p>15/05/23 - Completed RFI received</p> <p>03/10/23 - BK emailed the contact at Keepmoat with plans it was understood they have an interest in along with an RFI to clarify this interest</p> <p>10/10/23 - BK sent chaser email to the contact at Keepmoat for the second RFI</p> <p>02/11/23 - BK sent chaser email to the contact at Keepmoat for the second RFI</p> <p>06/11/23 - BK contacted Keepmoat to advise that the plots with their additional interest were no longer required by the scheme. It is only the original land take plan in the first RFI.</p> <p>25/01/24 - BK sent email to Keepmoat regarding grass cutting and surveys requirements</p>	

BDW Trading Limited	036, Other interests; 037, 038	24/04/23 - RFI issued 16/05/23 - BK reissued RFIs to landowner via email. These were then forwarded to BDW solicitor 25/07/23 - BK emailed solicitor to chase RFI. 02/08/23 - BK called BDW to acquire survey access confirmation. Landowner said they will confirm after a call with the team. BK passed on contact details for their reference. 08/08/23 - BK called BDW to confirm surveys agreement. BK were informed that the land manager for these properties was currently on site and therefore wont be able to confirm. BK informed they will confirm shortly. 03/10/23 - BK emailed solicitor plans for additional interests BDW were understood to have. Additional RFI was also issued to clarify these interests 10/10/23 - BK sent chaser email to solicitor for second RFI 02/11/23 - BK sent chaser email to solicitor for second RFI 15/11/23 - Second RFI confirmation of rights received from solicitor to confirm rights interest in the land.	
Wilson Enterprises Limited	037, 038 Other interests; 036,	24/04/23 - RFI issued 16/05/23 - BK reissued RFIs via email. 07/06/23 - Completed RFI received 25/09/23 - RFI sent - additional interests 16/05/23 - BK reissued RFIs via email. 09/10/23 - BK called landowner and left a voicemail message - followed up by email for confirmation that the initial RFI was received. 10/10/23 - BK received email to advise RFIs were not received. BK re-issued these electronically to Wilson Enterprises and agent 17/10/23 - BK received an email from agent who confirmed receipt of the second RFI for Davidsons Developments but not for Wilson Enterprises. 27/10/23 - BK emailed the agent with full copies of first and second RFI (original plots and additional interests) 01/11/23 - BK in discussions with agent regarding RFI and CPO of permanent/temporary land take. BK to arrange meeting with agent 17/11/23 - BK arranged a meeting with Wilson Enterprises and agent for 23/11/23 23/11/23 - BK and Wilson Enterprises and their agent had a meeting to discuss the scheme, s106 agreement, the land take requirements and next steps 23/11/23 - BK received plans of Wilson Enterprises development proposals on the land adjacent to the proposed scheme. Wilson Enterprises requested further clarity on the temporary land take extents which BK advised would be determined once contractors are instructed. There is also request for the s106 to be released with access to be discussed between their housing development road and the works area 12/01/24 - BK received email from agent to confirm objection. They confirmed they are prepared to engage to resolve and remove the objection 22/01/24 - BK emailed proposing a meeting for 01/02/24 with agent 01/02/24 - BK had no response from 22/01/24. BK emailed to chase for a meeting to understand how to progress to remove objection 02/02/24 - BK received email from agent confirming they would be in touch to agree a meeting 12/02/24 - BK had a meeting with Wilson Enterprises to understand how we can work together to remove their objection. It was agreed that a legal agreement would be required regarding removal of s106 26/02/24 - BK emailed to request clarity on some points in the objection 29/02/24 - BK received holding response from Wilson Enterprises to confirm they are looking into the points and collating the HoTs to send over 08/03/24 - Email received from Wilson Enterprises to confirm HoTs will be sent next week 12/03/24 - BK chased agent for HoTs and received confirmation HoTs would be received 13/03/24 13/03/24 - BK received email from agent with a copy of the HoTs and BK acknowledges receipt 10/04/24 - BK received email from agent requesting feedback on the HoTs and BK acknowledged receipt 10/04/24 - BK sent email to agent with several comments regarding the HoTs 19/04/24 - BK received email from agent requesting a meeting to discuss the proposals further 26/04/24 - BK received email from agent regarding the meeting	
World Habitat	040, Other interests; 041	24/04/23 - RFI issued 27/04/23 - Completed RFI received 11/10/23 - BK contacted WH with plans of land WH have additional interests in to ask for confirmation of this interest. 20/10/23 - BK received email from WH confirming receipt of the additional interest requests and completed RFI to confirm interests. 11/12/23 - Following CPO submission and notices being posted, World Habitat were emailed to advise current timescales of the project, to confirm that the land take was on a temporary basis only, plans of the land were issued and it was confirmed that the temporary land take would be negotiated with the use of a licence agreement prior to use of any CPO powers. It was confirmed that a licence agreement would be drafted and circulated. A meeting was also offered if any queries existed. 11/12/23 - BK received email from World Habitat to request a meeting. BK responded and advised a meeting would be arranged in the New Year. 05/02/24 - BK emailed to provide more programme information and that BK would be in touch to arrange a site meeting and licence agreement in August/September once the contractor has been appointed. BK received email confirmation of receipt.	Confirmed temp land take only. Licence to be drafted and meeting to be arranged to discuss.
Carl James Zaturowski and Lisa Zaturowski	041, Other interests; 040	24/04/23 - RFI issued 03/05/23 - RFI Return to Sender Received. BK issued RFI to new address 03/05/23 - RFI re-issued to new address. 09/10/23 - BK spoke with the Carl Zaturowski on the phone who confirmed receipt of the RFI but had concerns over the requirements of the land. BK explained it would be required on a temporary basis and advised him there was more information on the scheme available online. BK explained that these were early stages and negotiations for the temporary land take would be had with BK and that at this stage it was to confirm that their ownership was correct. BK advised that the landowner could have a land agent assist him if helpful that would be reasonably compensated for by LCC. He said that if they did agree to the temporary occupation, they may suggest an alternative location. I advised we could have that discussion further down the line. BK requested that the landowner completes and returns the RFI which they advised they would do as soon as possible. 11/12/23 - Following CPO submission and notices being posted, a phone call was had with Lisa Zaturowski to advise current timescales of the project, to confirm that the land take was on a temporary basis only, plans of the land were issued and it was confirmed that the temporary land take would be negotiated with the use of a licence agreement prior to use of any CPO powers. It was confirmed that a licence agreement would be drafted and circulated. A meeting was also offered if any queries existed. 12/12/23 - BK received a letter from an appointed agent for Zaturowski. BK emailed agent to confirm receipt and to request a meeting to discuss the scheme and next steps 08/01/24 - BK emailed agent to confirm they were acting on behalf of Zaturowski and to advise fee would need to be agreed. 05/02/24 - BK chased agent to confirm they are acting on behalf of this party 16/02/24 - BK rang agent to confirm appointment with landowner - followed up with email and awaiting confirmation 20/02/24 - BK received email from agent confirming that they were appointed in this matter. BK responded to confirm arrangement of temporary occupation via a licence agreement once a contractor has been appointed	Confirmed temp land only. Licence to be drafted, meeting with landowners and agents to be arranged
British Gas Limited	Other interest; 001, 003,	25/09/23 - RFI issued 10/10/23 - BK unable to speak to anyone with the correct information. All online numbers relate to customers of British Gas. Utility company unable to provide BK with contact details for the correct department. 25/10/23 - BK posted RFI Chaser Letter	Awaiting response
The Coal Authority	Other interest; 005, 009, 026, 028, 031, 036	25/09/23 - RFI issued 09/10/23 - BK emailed The Coal Authority for confirmation that the RFI was received. 10/10/23 - Email from The Coal Authority confirming receipt of RFI 16/11/23 - BK sent email to representative with additional details of works 21/12/23 - BK emailed The Coal Authority advising that they had no freehold land affected by the scheme however they had rights and restrictive covenants on some land affected. BK asked for times and dates from them for a meeting to discuss these rights and how they may impact the land take required for the scheme. 05/01/24 - BK chased The Coal Authority for a meeting w/c 08/01/23 30/01/24 - BK chased The Coal Authority for a meeting 13/02/24 - BK chased Coal Authority for a meeting and requested a telephone number to discuss the requirements 27/02/24 - BK chased to confirm assumptions that CA have no rights or restrictive covenants that are going to be affected by the scheme. 01/03/24 - BK received email from CA requesting a date for a Teams meeting 21/03/24 - BK and CA had meeting to discuss interests 03/04/24 - BK chased for response on queries raised in meeting on 21st March 05/04/24 - BK received response from agent acknowledging receipt 16/04/24 - BK chased CA for a response 01/05/24 - BK sent chaser email to CA for a response	Awaiting response to be able to arrange a meeting
BRB (Residuary) Limited	Other interest; 005, 030, 036	25/09/23 - RFI issued 10/10/23 - BK called a potentially associated company. BK was advised that there is no link between their company and the landowner. However, they did advise that there are two companies with the same name. 25/10/23 - BK posted RFI Chaser Letter	Awaiting response
West Midlands Trains Limited	Other interest; 005,	25/09/23 - RFI issued 10/10/23 - BK completed online form to chase the RFI 25/10/23 - BK posted RFI Chaser Letter 02/11/23 - BK sent email with RFI chaser 29/11/23 - BK received notification that West Midland Trains Limited do not believe they have any interest in the land	
Secretary of State for Transport	Other interest; 005,	25/09/23 - RFI issued. 05/10/23 - BK received an email from the company advising that they do not own the land but it is owned by LCC. BK responded to advise that BK contacted them as it is understood they have a right as per the land registry title analysis.	
Together Commercial Finance Limited	Other interest; 009,	25/09/23 - RFI issued 10/10/23 - BK called and were transferred to land/assets department. They have requested that BK re-send the letter but instead address it to a different party at the same contact address 16/10/23 - BK re-sent RFI to alternative addressee 02/11/23 - BK emailed RFI to commercial department 07/11/23 - Completed RFI received - confirmed freeholders and that Together Commercial have a mortgage on this property	N/A
Mavis Jean Neilson and Stuart Neilson	Other interest; 014, 020, 021,	25/09/23 - RFI issued 28/09/23 - BK received phonecall from the landowner asking for more information on the scheme. BK were advised that they were only just hearing about it. Advised they had an overage clause on the plots sent through on the plans - BK asked for the evidence of this and for them to complete the RFI and return. Landowner advised they would do so and send over information of the overage agreement. Landowner also advised they had interest in neighbouring land - Wilson Homes took the landowner to court about this land. BK asked landowner to sketch on the plan the land that they're referring to and send over to BK. Landowner said their daughter might email it. 29/09/23 - BK received email from landowner's daughter providing info of the overage clause - BK responded and asked for a copy of the completed RFI. 13/10/23 - BK received completed RFI 30/11/23 - BK received phone call from Ms Neilson requesting clarification as to why she wasn't in Table 2 on the SOL. BK explained her interest was under the Unknown restrictive covenant for plots 18 and 19 because we could not validate her interest due to unavailable documents at the Land Registry. 04/12/23 - BK spoke with Mrs Neilson regarding her queries on the plot 14 and whether it was temporary or permanent. BK advised at this stage it is temporary. 30/01/24 - BK spoke with Mrs NEILson who confirmed she had appointed an agent to act on her behalf. BK contact agent to progress	

Severn Trent Water Limited	Other interest; 022, 023, 024, 027, 033	05/09/23 - BK requested utility information from LSBUD on behalf of Severn Trent Water Limited but no confirmation of interests. 25/09/23 - RFI issued 09/10/23 - BK emailed Severn Trent requesting confirmation that the RFI was received 24/10/23 - BK received call from Agent confirming receipt of the RFI and that he would review and look to return 15/11/23 - BK received completed RFI from Agent 15/11/23 - BK responded asking for clarification on the interest the utility company had on the parcels it responded to as it was not clear 15/11/23 - BK received response from agent advising it was Freehold ownership 20/11/23 - BK asked for title evidence of this Freehold ownership so that negotiations for land take requirements could commence. 22/11/23 - BK received a response from agent to advise ownership of neighbouring land. BK requested confirmation of ownership of unregistered plot. 27/11/23 - BK received confirmation from agent that they do not have interest on unregistered parcel. BK raised query on other plots 27/11/23 - BK received response on all plots and confirmed interests reflected in SOI. 08/01/24 - BK received email from Severn Trent to confirm no freehold land within the order but the land take plans do encroach or fall within proximity to Severn Trent underground assets. Advised that records are provided via digdat.co.uk 10/01/24 - BK responded to confirm receipt of 08/01 email. BK requested clarity that if we require further information of underground systems we need to contact digdat. 22/01/24 - BK received email to confirm that accurate asset locations must be identified by site developer (LCC) - LCC to contact Asset Protection with work proposals	
National Gas Transmission plc	Other interest; 030	25/09/23 - RFI issued 10/10/23 - BK contacted NG contact, requesting details of a colleague who would be able to assist	Awaiting response
Greenbelt Group Limited	Other interest; 033	25/09/23 - RFI issued 11/10/23 - BK found contact details online and sent chaser email 25/10/23 - BK posted RFI Chaser Letter 27/10/23 - BK received an email from Greenbelt confirming receipt of the chaser letter however no copy of the original RFI. BK reissued the RFI via email to Greenbelt and requested completion	Awaiting response
National Grid Electricity Distribution (East Midlands) plc	Other interest; 033 Statutory Undertaker	05/09/23 - BK requested utility information from LSBUD on behalf of National Grid Electricity Distribution but with no confirmation of interest 25/09/23 - RFI issued 10/10/23 - BK sent email to a contact within the company requesting contact details for the relevant department 25/10/23 - BK sent email to alternative contact at company 02/11/23 - BK sent two email chasers to alternative contact at the company	Awaiting response
Harworth Estates Investments Limited	Other interest; 036	25/09/23 - RFI issued 09/10/23 - BK emailed landowner for confirmation that the RFI was received 25/10/23 - BK posted RFI Chaser Letter 02/11/23 - BK sent chaser email to landowner	Awaiting response
Mark Anthony Massarella	Other interest; 036, 037, 038	25/09/23 - RFI issued 10/10/23 - BK called several possible contact numbers, successful contact with landowner's relative. Landowner's relative said they don't want to provide additional details at this stage until they understand what is going on. They requested further information. BK sent a copy of the RFI to the email address he provided. 02/11/23 - RFI chaser email to Mr Massarella	Awaiting response
Davidsons Developments Limited	Other interest; 036	25/09/23 - RFI issued 09/10/23 - BK called the company - no response. Found alternative contact number and left a voicemail for confirmation that the RFI was received. 25/10/23 - BK posted RFI Chaser Letter	Awaiting response
SECP Limited	Other interest; 036	25/09/23 - RFI issued 11/10/23 - BK located potential contact details online - BK called but no answer and no option to leave voicemail 25/10/23 - BK posted RFI Chaser Letter	Awaiting response
National Rail Limited	Other interest; 036	25/09/23 - RFI issued 10/10/23 - BK called number on file. Requested that BK contact alternative email address instead. BK sent RFI to this email address. 12/10/23 - BK received response from National Rail with login details. BK were advised that the appointed NRIM will be in touch soon to discuss. 16/10/23 - BK received confirmation of receipt of RFI from contact at National Rail 24/10/23 - BK sent email chaser to National Rail 25/10/23 - BK posted RFI Chaser Letter	Awaiting response
The Electricity Network Company Limited GTC Infrastructure Limited	Other interest; 037, 038	25/09/23 - RFI issued 06/10/23 - BK received email from contact with information of assets within the scheme boundary. BK accepted this as an RFI response 21/12/23 - BK emailed to confirm if plans sent were incorporating GTC and Electricity networks assets together, GTC confirmed this to be the case	
The Public Trustee	Other interest; 040, 041	25/09/23 - RFI issued 11/10/23 - BK sent email to the landowner with a copy of their RFI 16/10/23 - Email from The Public Trustee requesting further information 24/10/23 - BK sent email to The Public Trustee 02/11/23 - BK sent RFI chaser email 06/11/23 - BK received email confirming that they are unable to confirm any further details due to the age of the conveyances in question. They have no records further to the title documentation. BK responded.	
Cadent Gas Limited	Statutory Undertaker	05/09/23 - BK received automated confirmation of utility assets data from Cadent Gas Limited on behalf of LSBUD 07/03/24 - BK contacted Cadent property team to ask for a contact to assist with the removal of the objection 19/03/24 - BK emailed separate Cadent Gas property contact asking for assistance with objection removal. Response received and meeting arranged for 22/03/24 22/03/24 - Meeting between BK and Cadent Gas to discuss objection and how to remove 22/03/24 - Email to Cadent to confirm actions following meeting 02/04/24 - Email from BK to Cadent with information requested and chasing updated on APA to enable removal of objection	
The Ramblers Association	General Entries	Included because of PROWS	
Environmental Agency	General Entries	04/10/23 - RFI issued 11/10/23 - BK sent email with copy of RFI to the Environment Agency 13/10/23 - BK received automated response stating that a reply will be received within 20 working days 19/10/23 - BK received response stating that the RFI had been transferred to the estates team. We will hear back within 20 days 25/10/23 - BK posted RFI Chaser Letter 30/10/23 - BK received confirmation from the Environment Agency via email that they have no interests in the land 05/01/24 - BK received email from Environment Agency confirming receipt of CPO notice. BK confirmed that they were included as a General Entry rather than any of their registered land being affected	
BT Limited	Statutory Undertaker	06/09/23 - BK requested information from BT Limited relating to their utility assets affected by the scheme 06/09/23 - BK were informed that these need to be requested via their online form 25/09/23 - RFI issued 09/10/23 - BK called contact number for confirmation that the RFI was received. BK were asked to send an electronic copy of the RFI to an email address 09/10/23 - BK requested acknowledgement by email that the RFI was received 10/10/23 - BK received confirmation that BT Limited were unable to locate the original RFI 16/10/23 - BK received email from BT Limited confirming receipt of the RFI. BT Limited provided plans for where infrastructure is within the scheme. 05/01/24 - BK received a phone call from BT Limited property department advising they had received the RFI and asked whether there was any freehold interest. BK advised no freehold interest they were added as a General Entry in the event of any apparatus affected by the scheme	
Virgin Media Limited	Statutory Undertaker	25/09/23 - RFI issued 09/10/23 - BK emailed contact for confirmation that the RFI was received 10/10/23 - BK received confirmation from Virgin Media that the RFI was not received. An electronic copy of the RFI was issued 25/10/23 - BK posted RFI Chaser Letter 02/11/23 - BK sent chaser email 02/11/23 - BK received confirmation that Virgin Media were investigating BK's request 07/11/23 - BK acknowledged receipt of additional queries from Virgin Media 08/11/23 - BK had correspondence (emails and phone calls) with party to discuss RFI requirements and what was needed from them. Advised no ownership but may have some assets. Confirmed they were going to screenshot their asset plans and send through. 09/11/23 - BK received correspondence from Virgin to confirm interests in plots on the scheme	