

Document DCO 4.4

Pre-application Land and Rights Negotiations Tracker

OCTOBER 2025

The East Midlands Gateway Phase 2
and Highway Order 202X and The East Midlands Gateway
Rail Freight and Highway (Amendment) Order 202X

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1 Introduction

- 1.1 This document accompanies the application made by SEGRO Properties Limited (the DCO Applicant) to the Secretary of State pursuant to section 37 of Part 5 of the Planning Act 2008 (PA 2008) for a Development Consent Order (DCO) for a second phase of its East Midlands Gateway Logistics Park (EMG1) which is a Strategic Rail Freight Interchange located to the north of East Midlands Airport.

EMG2 Project

- 1.2 EMG1 is a nationally significant infrastructure development comprising a rail freight terminal and warehousing. It was authorised by The East Midlands Gateway Rail Freight Interchange and Highway Order 2016 (SI 2016/17) (the EMG1 DCO) and is substantially complete.
- 1.3 This second phase is referred to as 'East Midlands Gateway 2' or 'EMG2' or the 'EMG2 Project' or the 'Proposed Development' and comprises the following main components:

Main Component	Summary of Component	Works Nos.
DCO Application made by the DCO Applicant for the DCO Scheme		
EMG2 Works	Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway. The development includes HGV parking and a bus interchange. Together with an upgrade to the EMG1 substation and provision of a Community Park.	DCO Works Nos. 1 to 5 including relevant Further Works as described in the draft DCO (Document DCO 3.1). DCO Works Nos. 20 and 21 including relevant Further Works as described in the draft DCO (Document DCO 3.1).
Highway Works	Works to the highway network: the A453 EMG2 access junction works (referred to as the EMG2 Access Works); significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements), works to the wider highway network including the Active Travel Link, Hyam's Lane Works, L57 Footpath Upgrade, A6 Kegworth Bypass/A453 Junction Improvements and Finger Farm Roundabout Improvements, together with other works.	DCO Works Nos. 6 to 19 including relevant Further Works as described in the draft DCO (Document DCO 3.1).
MCO Application made by the MCO Applicant for the MCO Scheme		

EMG1 Works	Additional warehousing development on Plot 16 together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and the EMG1 Pedestrian Crossing.	MCO Works Nos. 3A, 3B, 5A, 5B, 5C, 6A and 8A in the draft MCO (Document MCO 3.1).
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- 1.4 A more detailed description of the EMG2 Project can be found in Chapter 3 of the Environmental Statement submitted with the DCO Application (**Document DCO 6.3**).

Consenting Strategy

- 1.5 Two applications have been made concurrently for the EMG2 Project.
- 1.6 The first, being the 'DCO Application', is made by the DCO Applicant for a Development Consent Order for the DCO Scheme as described in paragraph 1.3 above and comprising the EMG2 Works and the Highway Works.
- 1.7 The second application, being the 'MCO Application' is made by SEGRO (EMG) Limited (the MCO Applicant) for a material change to the existing EMG1 DCO for the MCO Scheme as described in paragraph 1.3 above and comprising the EMG1 Works.

Compulsory acquisition

- 1.8 The DCO for the DCO Scheme, if made, will authorise the compulsory acquisition of interests and rights in, on or over land to facilitate delivery of the DCO Scheme.
- 1.9 The MCO Application for the MCO Scheme does not seek to secure powers of compulsory acquisition in respect of any of the land interests. The MCO Applicant controls all of the necessary land interests to deliver the MCO Scheme.
- 1.10 This document relates therefore only to the DCO Application.
- 1.11 This document explains the status of negotiations with persons affected by compulsory acquisition and will be updated during throughout the Examination and has been prepared in accordance with the Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus (16 December 2024) (the Prospectus) which states:

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

The applicant's role: To prepare mature and robust evidence to support the application for compulsory acquisition and temporary possession powers in the draft DCO. This

evidence will be developed around a pre-application Land and Rights Negotiations Tracker, which will ultimately form part of the submitted application. The Land and Rights Negotiations Tracker will provide a live and consolidated view of the status of negotiations and inform pre-application interactions between the applicant and the Inspectorate. The applicant will be frank/ upfront about barriers and the likelihood of individual and / or collective land and rights issues affecting the smoothness and duration of the examination. The applicant will prepare mature versions of the draft DCO, draft Land Plans (including special category land and crown land information), draft Book of Reference, draft Statement of Reasons and draft Funding Statement for review by the Inspectorate within the timeframes agreed in the pre-application Programme Document.

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

- 1.12 This document adopts the template provided by the Examining Authority (ExA) from the Prospectus with minor amendments to the layout, headings and restricted inputs in certain columns to provide further clarity and functionality making the data more accessible.
- 1.13 This document, alongside the Statement of Reasons (**Document DCO 4.1**) provides evidence to support the DCO Applicant's case for compulsory acquisition and temporary possession, and demonstrates how the DCO Applicant has resolved / attempted to resolve issues in the negotiation of seeking to acquire land by agreement in accordance with the guidance 'Planning Act 2008: guidance related to procedures for the compulsory acquisition of land' (September 2013).

2 Land interests subject to compulsory acquisition

- 2.1 The Land Plans (**Document series DCO 2.2**) show the land and rights over which compulsory acquisition and temporary possession powers are sought coloured pink, blue and yellow. The Land Plans also show land shaded green, but these are public highway and no compulsory acquisition powers are sought over these plots.
- 2.2 The Land Plans also describe the type of power that is required over each plot of land to deliver the DCO Scheme, namely:

Colour on Land Plans	Type of acquisition
Pink	Permanent acquisition of land and existing rights
Blue	Land to be used temporarily and new rights to be acquired permanently
Yellow	Land to be used temporarily only
Green	Public highway required for highway works only (no permanent acquisition of land or rights)

- 2.3 The powers of compulsory acquisition being sought are also identified in the Book of Reference (**Document DCO 4.3**).

3 Land and rights negotiations tracker

- 3.1 The DCO Applicant has been and continues to seek to acquire the relevant freehold interests, new rights and temporary use of land by voluntary agreement.
- 3.2 The table below shows the latest position in relation to voluntary agreements with the Category 1 land interests as shown in the Book of Reference (**Document DCO 4.3**) and the Appendices to the Statement of Reasons (**Document DCO 4.1**).
- 3.3 At the end of the table, the position with statutory undertakers who have been identified as having apparatus in the land affected by compulsory acquisition are also set out.
- 3.4 Please note that the table is correct at the date of submission.

Ref.	Land interest ¹	Type of interest ²	Powers sought ³	Plots affected ⁴	Status of negotiations with land interest	Likelihood of resolution prior to submission/ during the Examination
Affected persons						
1	Richard Charles Aldridge	Category 1	CAL	1/1 (freehold/occupier) 1/2 (subsoil)	Discussions began with Mr Aldridge in 2019 and were progressed with initial agreement being reached in 2020 with a subsequent variation agreed in 2023. As the DCO Applicant has secured acquisition of these interests by agreement, the interests of Mr Aldridge are excluded from the scope of compulsory acquisition powers.	Resolved

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

² The category of the interest, within s43 of the PA 2008.

³ The type of power(s) sought in the DCO, including one or more from: compulsory acquisition of land (CAL), compulsory acquisition of rights (CAR), compulsory acquisition of subsoil (CAS), temporary possession (TP).

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

2	David Ronald Cotton	Category 1	CAL	1/2 (subsoil only) 1/14 (subsoil only)	The DCO Applicant has been in discussions with Mr Cotton since 2022. Negotiations are ongoing and it is anticipated that an agreement will be concluded before the end of the Examination.	High
3	Patricia Mary Cotton	Category 1	CAL	1/2 (subsoil only) 1/14 (subsoil only)	The DCO Applicant has been in discussions with Mrs Cotton since 2022. Negotiations are ongoing and it is anticipated that an agreement will be concluded before the end of the Examination.	High

4	East Midlands Airport Property Investments (Industrial) Limited	Category 1	CAL	1/2 (subsoil only) 1/4 (freehold)	East Midlands Airport Property Investments (Industrial) Limited and East Midlands International Airport Limited is part of the Manchester Airports Group (MAG). Discussions began MAG in February of 2020 and progressed with detailed discussions on a regular basis, and it was thought were proceeding to a satisfactory conclusion until August 2024 when MAG advised the DCO Applicant that it had decided to proceed with development on its land with another development partner, Prologis Developments Ltd (Prologis). In respect of those parts of the MAG land required for the DCO Scheme which are not controlled by Prologis, the DCO Applicant continues to pursue engagement with MAG. The DCO Applicant is also in dialogue with MAG regarding and the proposed protective provisions for East Midlands Airport (EMA) as set out in Part 6 of Schedule 14 of the draft DCO (Document DCO 3.1). Chronology of engagement: • February 2020 – Terms proposed by the DCO Applicant to acquire MAG's land or take an option. • April 2020 – Discussions ongoing to work with MAG to jointly promote the EMG2 Main Site through the emerging NWLDC Local Plan. Joint submissions made in Autumn 2020.	Unknown. Discussions ongoing
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					• March 2021 – Meeting to discuss potential deal structure. • Summer 2021 – DCO Applicant chased MAG for a response to the deal structure. • February 2022 – Heads of terms for an operation over MAG's land in circulation. Following by an offer by the DCO Applicant to acquire the freehold interest. • March to May 2022 – Ongoing dialogue including access given to the DCO Applicant for surveys. • May 2022 – MAG confirmed its willingness to sell its freehold interest in the land to the DCO Applicant. • August 2022 – Exclusivity agreement entered into for which a considerable fee was paid by DCO Applicant to MAG. • November 2022 to February 2023 – Discussions ongoing as regards terms for the sale. • August to September 2023 – Draft heads of terms for an option under discussion. • September 2023 – The DCO Applicant confirmed it was considering a DCO application. • October 2023 - MAG confirmed that it would not be selling its land to the DCO Applicant but intended to make a planning application for its own land. • April 2024 – The DCO Applicant wrote to MAG to try and reopen negotiations. • May 2024 – MAG invited the DCO Applicant to make them an offer for their	
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					freehold interest. Offer made in June 2024. • July 2024 – Parties met to discuss the offer. • August 2024 – Revised offers made by the DCO Applicant. • August 2024 – MAG confirmed that it was in discussions with Prologis as development partner. • April 2025 – The DCO Applicant wrote to MAG to ask if they wished to be involved in discussions with Prologis. • May 2025 – The DCO Applicant wrote to MAG about the land required for the active travel link. • August 2025 – Further email from the DCO Applicant to MAG regarding the active travel link and safeguarding provisions.	
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5	Leicestershire County Council (LCC)	Category 1	CAL	1/2 (as highway authority) 1/6 (as highway authority) 1/7 (as highway authority) 2/2 (as highway authority) 2/6 (as highway authority) 2/17 (as highway authority) 2/18 (as highway authority) 2/20 (as highway authority) 2/23 (as highway authority) 2/25 (as highway authority)	The DCO Applicant has regular monthly meetings with LCC, a member of the Transport Working Group for the EMG2 Project. The DCO Applicant has and will continue to actively engage with LCC on its highways proposals. All of LCC's interests are in their capacity as a highway authority. It is not believed that they have a land interest to be acquired. However, if they do so, then the DCO will enter into discussions with a view to acquiring their interests. Protective provisions for the benefit of LCC as highway authority have been included in Part 2 of Schedule 13 of the draft DCO (Document DCO 3.1).	High
6	Unknown	Category 1	CAL	1/2 (freehold) 1/6 (occupier) 1/11 (occupier) 2/16 (occupier) 2/17 (occupier) 2/18 (occupier) 2/20 (freehold) 3/1 (occupier) 3/2 (occupier)	The DCO Applicant has appointed a land referencing company to undertake diligent enquiries to establish the identity of unknown owners. A desktop exercise was completed initially and was supplement by site visits, the erection of site notices and the advertisement of the proposals in local, regional and national newspapers. Details of the diligent enquiry exercises performed by the land refereeing agent are provided in the accompanying Statement of Reasons (Document DCO 4.1) and details of the consultation activities completed are	Unlikely

			TP	1/9 2/19 2/21	provided in the Consultation Report (Document DCO 5.1) . The DCO applicant will refresh the land referencing information it holds at appropriate times during the examination. Where it is not possible to locate an owner, the DCO Applicant will not be able to acquire land by agreement.	
7	Bryan Jarrom	Category 1	CAL	1/2 (subsoil only) 1/3 (freehold) 1/4 (leasehold/occupier) 1/5 (freehold)	Discussions began with the landowner in early 2020 to acquire their interests and discussions were progressing well until October 2024. The DCO Applicant was then advised on 30 October 2024 that the landowner had sold their land to Prologis. The DCO Applicant has since begun discussions directly with Prologis.	N/A
8	Colin Jarrom	Category 1 Category 2	CAL CAR	1/2 (subsoil only) 1/3 (freehold) 1/4 (leasehold/occupier) 1/5 (freehold)	Discussions began with the landowner in early 2020 to acquire their interests and discussions were progressing well until October 2024. The DCO Applicant was then advised on 30 October 2024 that the landowner had sold their land to Prologis. The DCO Applicant has since begun discussions directly with Prologis.	N/A

9	Prologis UK 121 Limited	Category 1	CAL	1/2 (subsoil) 1/3 (freehold) 1/4 (freehold) 1/5 (freehold)	Prologis acquired its interests in the EMG2 Main Site in October 2024. The DCO Applicant approached Prologis to discuss its interest in November 2024 and has pursued discussions with Prologis on a regular basis since that date. Discussions have taken place and are ongoing. Chronology of engagement: • August 2024 – The DCO Applicant became aware that Prologis were in discussions with MAG and Messrs Jarrom about acquiring their land interests. • October 2024 – It was confirmed that Prologis had acquired the land. • November 2024 – The DCO Applicant contacted Prologis to initiate dialogue. • February 2025 – Email from the DCO Applicant to Prologis setting out proposals for the acquisition of the Prologis interests or alternative arrangements to work together to secure development of the EMG2 Main Site. • February 2025 – Meeting with Prologis to discuss options. • March 2025 – Letter from Prologis to the DCO Applicant. • April 2025 – Letter from the DCO Applicant to Prologis. • May 2025 – Letter from the DCO Applicant to Prologis.	Unknown. Discussions ongoing
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					• June 2024 – Letter from Prologis to the DCO Applicant. • July 2025 – Prologis response to additional consultation in July 2025 received. • August 2025 – Meeting between the DCO Applicant and Prologis. • September 2025 – Letter from the DCO Applicant to Prologis setting out terms for the acquisition of the Prologis interests or alternative arrangements to work together to secure development of the EMG2 Main Site. • September 2025 – Letter from Prologis to the DCO Applicant. • October 2025 – Letter from DCO Applicant to Prologis in response to the Prologis letter.	
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10	A Jarrom	Category 1	CAL	1/3 (leasehold/occupier) 1/5 (leasehold/occupier)	Discussions began with the landowner in early 2020 to acquire their interests and discussions were progressing well until October 2024. The DCO Applicant was then advised on 30 October 2024 that the landowner had sold their land to Prologis. The DCO Applicant has since begun discussions directly with Prologis.	N/A
11	H Jarrom	Category 1	CAL	1/3 (leasehold/occupier) 1/5 (leasehold/occupier)	Discussions began with the landowner in early 2020 to acquire their interests and discussions were progressing well until October 2024. The DCO Applicant was then advised on 30 October 2024 that the landowner had sold their land to Prologis. The DCO Applicant has since begun discussions directly with Prologis.	N/A
12	J Jarrom	Category 1	CAL	1/3 (leasehold/occupier) 1/5 (leasehold/occupier)	Discussions began with the landowner in early 2020 to acquire their interests and discussions were progressing well until October 2024. The DCO Applicant was then advised on 30 October 2024 that the landowner had sold their land to Prologis. The DCO Applicant has since begun discussions directly with Prologis.	N/A

13	R Jarrom	Category 1	CAL	1/3 (leasehold/occupier) 1/5 (leasehold/occupier)	Discussions began with the landowner in early 2020 to acquire their interests and discussions were progressing well until October 2024. The DCO Applicant was then advised on 30 October 2024 that the landowner had sold their land to Prologis. The DCO Applicant has since begun discussions directly with Prologis.	N/A
14	U Jarrom	Category 1	CAL	1/3 (leasehold/occupier) 1/5 (leasehold/occupier)	Discussions began with the landowner in early 2020 to acquire their interests and discussions were progressing well until October 2024. The DCO Applicant was then advised on 30 October 2024 that the landowner had sold their land to Prologis. The DCO Applicant has since begun discussions directly with Prologis.	N/A
15	Moto Hospitality Limited	Category 1	CAL	1/6 (freehold)	The DCO Applicant entered into discussions with the landowner in 2024 with a view to working together and obtaining the landowner's support for the EMG2 Project. The landowner has confirmed their support and is keen to work with the DCO Applicant. The DCO Applicant is confident that an agreement can be reached before the end of the Examination.	High

16	Charles Henry Curzon Coaker	Category 1	CAL	2/16 (freehold) 3/1 (freehold)	The DCO Applicant has a longstanding relationship with Mr Coaker having successfully engaged with him to deliver EMG1. The DCO Applicant is in regular dialogue with Mr Coaker and expects to be able to acquire the necessary land interests before the end of the Examination.	High
17	East Midlands International Airport Limited	Category 1	CAL	1/7 (freehold/occupier) 1/10 (freehold/occupier) 1/11 (freehold/occupier) 2/2 (freehold/occupier) 2/3 (freehold/occupier) 2/6 (freehold/occupier)	See entry 4 above.	Unknown. Discussions ongoing
			CAR	2/4 (freehold/occupier) 2/5 (freehold/occupier)		
			TP	1/8 (freehold/occupier) 1/15 (freehold/occupier)		
18	Threadneedle Curtis Limited	Category 1	CAL	1/11 (leasehold)	This land is required for undertaking Works No. 6 as described in Schedule 1 of the draft DCO (Document DCO 3.1). The DCO Applicant is engaging with the landowners with a view to acquiring the necessary land interests.	High

			CAR	2/4 (leasehold)	New rights are required over Plot 2/4 land to undertake works, including utilities apparatus works, to deliver the proposed active travel link upgrade (Works No. 14(b) and (c) as described in Schedule 1 of the draft DCO (Document DCO 3.1). The DCO Applicant has consulted on the proposed upgrade during its statutory consultation and additional consultation period as reported in the Consultation Report (Document DCO 5.1/MCO 5.1). The DCO Applicant is engaging with the landowners with a view to acquiring the necessary new rights.	
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19	Hotel East Midlands Limited	Category 1	CAR	2/4 (leasehold/occupier)	New rights are required over this land to undertake works, including utilities apparatus works, to deliver the proposed active travel link upgrade (Works No. 14(b) and (c) as described in Schedule 1 of the draft DCO (Document DCO 3.1). The DCO Applicant has consulted on the proposed upgrade during its statutory consultation and additional consultation period as reported in the Consultation Report (Document DCO 5.1/MCO 5.1). The DCO Applicant is engaging with Hotel East Midlands with a view to acquiring the necessary new rights. Initial feedback from them is that they only have a limited interest in the site and all responsibilities for the surrounding land site with their landlord.	High
20	Maritime Group Limited (Maritime)	Category 1	CAL	3/6 (leasehold)	Maritime have a leasehold interest in and manage the EMG1 rail freight terminal. Maritime support the proposals for EMG2 as set out in their letter of support (Appendix 3 to the Planning Statement (Document DCO 5.4)). The DCO Applicant expects to reach an agreement as is necessary during the Examination.	High

21	Jennifer Irene Vipond	Category 1	CAL	2/17 (freehold)	This land is required for the improvement of footpath L57 to upgrade it to a bridleway. These works have been proposed for some time. The DCO Applicant has consulted on the proposed upgrade during its statutory consultation and additional consultation period as reported in the Consultation Report (Document DCO 5.1/MCO 5.1). The DCO Applicant is engaging with the landowners with a view to acquiring the necessary land interests.	High
22	Michael Howard Vipond	Category 1	CAL	2/17 (freehold)	This land is required for the improvement of footpath L57 to upgrade it to a bridleway. These works have been proposed for some time. The DCO Applicant has consulted on the proposed upgrade during its statutory consultation and additional consultation period as reported in the Consultation Report (Document DCO 5.1/MCO 5.1). The DCO Applicant is engaging with the landowners with a view to acquiring the necessary land interests.	High

23	North West Leicestershire District Council (NWLDC)	Category 1	CAL	2/18 (freehold)	This land is required for the improvement of footpath L57 to upgrade it to a bridleway. The DCO Applicant's planning consultant team has regular meetings with NWLDC. NWLDC is aware that these works have been discussed for some time in relation to EMG1. The DCO Applicant also consulted on the proposed upgrade during its statutory consultation and additional consultation period as reported in the Consultation Report (Document DCO 5.1/MCO 5.1).	High
24	Castle Donington Parish Council (CDPC)	Category 1	CAL	2/20 (freehold/occupier) 2/23 (freehold/occupier)	This land is required for the improvement of footpath L57 to upgrade it to a bridleway. These works have been planned for some time and the DCO Applicant has engaged with CDPC in respect of the transfer of land adjacent to footpath L57 to CDPC, working with CDPC in respect of a highways agreement to deliver footpath L57. The DCO Applicant therefore anticipates it will be able to work with CDPC in the same manner to deliver the bridleway.	High
			TP	2/19 (freehold/occupier) 2/21 (freehold/occupier) 2/22 (freehold/occupier) 2/24 (freehold/occupier)		
Statutory undertakers						

25	National Grid Electricity Distribution (East Midlands) plc (NGET)	Category 2	CAL CAR TP	1/1 1/2 1/3 1/4 1/6 1/7 1/8 1/10 1/11 2/1 2/2 2/3 2/4 2/5 2/6 2/8 2/13 2/14 2/15 2/18 2/23 2/24 2/25 3/2 3/3 3/4 3/5 3/6 3/7 3/8 3/9 3/10	Protective provisions for the benefit of NGET have been included in Schedule 13 of the draft DCO (Document DCO 3.1).	High
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26	British Tele-communications plc	Category 2	CAL CAR TP	1/6 2/8 2/13 2/14 2/15 3/2 3/3 3/4 3/7 3/8 3/9 3/10	Protective provisions for the benefit of electronic communications networks have been included in Schedule 13 of the draft DCO (Document DCO 3.1).	High
27	Severn Trent Water Limited (STW)	Category 1 Category 2	CAL CAR TP	1/6 2/6 2/8 2/13 2/14 2/15 3/2 3/3 3/4 3/7 3/8 3/9 3/10	Protective provisions for the benefit of STW have been included in Schedule 13 of the draft DCO (Document DCO 3.1).	High

28	Cadent Gas Limited (Cadent)	Category 2	CAL CAR TP	2/8 2/13 2/14 2/15 3/2 3/3 3/4 3/5 3/6 3/7 3/8 3/9 3/10	Protective provisions for the benefit of Cadent have been included in Schedule 13 of the draft DCO (Document DCO 3.1).	High
29	UK Power Distribution Limited (UKPD)	Category 1 Category 2	CAL CAR TP	2/8 2/13 2/14 2/15 3/2 3/3 3/4 3/7 3/8 3/10	Protective provisions for the benefit of UKPD have been included in Schedule 13 of the draft DCO (Document DCO 3.1).	High