

From: David Pick
Sent: 27 February 2017 15:10
To: Joanna Gray; Alison Gibson
Cc: Kevin Sharman; Mike Barnett
Subject: FW: Gedling Local Plan Hearings - Further info for inspector re GAR programme / CPO
Importance: High

Subject: RE: Gedling Local Plan Hearings

Good afternoon Joanna / Alison

Further to the recent hearing session and the request from the Inspector for further information re CPO process and likely number of affected parties please see below a suggested response.

A draft report has been sent off to the County Council's Democratic Services, this seeks the following:

1. To seek approval to take all necessary steps to make, advertise, obtain confirmation and implement a Compulsory Purchase Order to acquire land and rights required to deliver the Gedling Access Road under sections 239, 240, 246, 249 and 250 of the Highways Act 1980 and the Acquisition of Land Act 1981;
2. To seek approval to take necessary steps to make, advertise, obtain confirmation and implement a Side Roads Order under section 14 and 125, and in accordance with Schedule 1 of the Highways Act 1980 for the proposed Gedling Access Road.

This report is due to be presented to the County Council's Transport and Highways Committee pre-agenda meeting on Wednesday 1st March 2017 and due to be considered by NCC T & H Committee Members on Wednesday 16th March 2017.

The GAR current timeline included in the draft report is as follows:

- **County Approvals**
 - Transport and Highways (16th March 2017) – Approve the making of the Orders including confirmation of land requirements
- **Discharge of Planning Conditions for the GAR – Summer 2017**
- **CPO and SRO Process**
 - Preparation of the Orders – ongoing until April 2017
 - Making of the Orders – April 2017
 - Notification and Publicity of the Orders (includes period for comment from interested parties) – May 2017
 - Consideration / Review of Objections – June 2017
 - Public Inquiry if required (usually 4 to 6 months after making of CPO) – earliest October 2017 (indicative as will be dependant on allocation of an Inspector)
 - CPO confirmed by Secretary of State – January 2018 (indicative)
 - Completion of Special Parliamentary Procedures – February 2018 (indicative, if required)
- **D2N2 Funding – Full Business Case (FBC)**
 - Preparation and Submission of FBC – September 2016 to April 2017
 - Submit FBC for Conditional Approval – April 2017
 - Obtain FBC Conditional Approval – August 2017
 - FBC Unconditional Approval – February 2018

- **Design and Procurement**
 - Contractor selection from framework for Early Contractor Involvement – February to May 2017
 - Design complete, Target cost negotiation and contracts – June 2017 to October 2017
- **GAR advanced works – December 2017**
- **GAR onsite (main contract works) – Spring 2018**
- **GAR complete – Spring 2020**

NCC are preparing to 'make' the SRO and CPO during April 2017, probably towards the end of the month as the County Council will seek Counsel view on the Statement of Reasons and Orders prior to making.

CPO land plans are in draft form for pre-agenda and will be finalised for the T & H Committee meeting, excluding plots of land that are already public highway the number of plots are:

Count of Parcel Number	Column Labels		
Row Labels	Land to be Acquired	Rights to be Acquired	Grand Total
3rd Party	21	15	36
Gedling Borough Council	8	8	16
Homes and Communities Agency	8	4	12
Nottinghamshire County Council	2		2
Nottingham City Council	1		1
Nottinghamshire County Council	4		4
The Crown Estate	1		1
Unknown	9	5	14
Grand Total	54	32	86

It is anticipated that agreements will be reached with all public sector partners. The Homes and Communities Agency (HCA) land (to be acquired) is covered in an agreement between the County Council and the HCA, under terms of the agreement this will transfer to the County Council upon confirmation of the CPO. There are 14 different 3rd party landowners involved.

Heads of Terms are being agreed with two landowners and negotiations are ongoing with all other parties (some more advanced with offers made).

I trust that this information will be of assistance to both you and the Inspector.
Please give me a call to discuss if you need amendments or further information.

Kind regards,

David Pick
Place Department
Nottinghamshire County Council
0115 977 4273