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# The Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T))) Order

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## Final Report on Compulsory Acquisition Issues

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Planning Act 2008

Infrastructure Planning

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

*PINS Reference Number: TR010015*

*Document Reference: NCC/EX/92*

*Author: Norfolk County Council*

Version	Date	Status of Version
0	20 November 2014	Final

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**Introduction**

As requested in the Examining Authority's Rule 17 letter dated 5 November 2014 this document provides the Applicant's final position statement on compulsory acquisition issues raised by affected persons.

For the avoidance of doubt the Applicant has assumed that reference in the Rule 17 letter to NCC/EX/13 should relate to NCC/EX/7, which is the Applicant's comment on Written Representations by Landowners (dated 21 July 2014).

As also requested, an updated version of the table of affected persons is included.

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Compulsory Acquisition related representations

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## Updated table of affected persons

The following table is an updated version of the Examining Authority table included within its Rule 17 letter dated 5 November 2014. The updates include:

- Reference to NCC/EX/7 rather than NCC/EX/13
- Reordering of the table so that in plot order
- Minor addition / removal of plot numbers against individual owners
- Minor amendments to owner details and status
- Inclusion of agent details where missing or incorrect
- Minor amendments to representation and document references
- Inclusion of two additional landowners where updated position statements are made within this document



Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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1			1/3	Mr and Mrs G Black	Brown & Co		294	x	6	x	6	
1			1/7, 1/8, 1/9, 1/10, 1/11	C Bunn	Brown & Co		89	x	5	x	11	
1			1/20	Mr & Mrs Savage	Jason Cantrill					x	22	1
1			1/23, 2/1	(David and) Pamela Lord	Jason Cantrill	219		x				
1			2/5, 2/5a, 2/6, 2/6a, 2/7, 2/11, 2/12, 2/13, 2/15	Mr & Mrs Arnold	Berrys		38	x	2	x	1	2+3+4
1			2/15, 2/19, 2/20, 2/20a, 2/30, 2/31, 2/33, 2/39, 2/41, 2/41a, 2/42, 3/1, 3/1a, 3/2, 3/3, 3/4, 3/6	Trustees of Gurloque Settlement	Brown & Co		295	x	7	x	14	5
1			2/21	Kelly Bowhill and Michael Williamson		767	769	x				
1			2/26, 2/27, 2/28, 2/29, 10/12	Broadland District Council		7		x				
1			2/34, 2/35, 2/36, 2/37, 2/38, 2/39	H G Blake Holdings Ltd	Alan Irvine	960		x	43			
1			3/6, 3/8, 3/9	Mrs Barrett	Brown & Co		296	x	8	x	2	6
1			3/6, 3/19, 3/23, 3/25, 3/26, 3/27	Mrs S Bransom	Brown & Co		298	x	10	x	8	7
1			3/11, 3/16	Trustees of Thorpe and Felthorpe Trust	Brown & Co		297		9	x	23	
1	2		3/15, 3/17, 5/39, 5/40	Mr M and Miss J Keeler	Brown & Co		307	x	14	x	18	
1			3/24, 3/25, 3/26, 3/27, 3/29	Mr B Bransom	Brown & Co		303	x	11	x	9	7
1			3/32, 3/33, 3/34, 4/1, 4/2, 4/7, 4/13, 4/19, 4/20, 5/9, 5/10, 5/15, 5/16, 5/17, 5/22, 5/23, 5/27, 5/28, 5/35	R G Carter Farms Limited		1165		x	45			



Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
1			6/13, 6/14, 6/15, 6/16, 6/17, 6/18, 6/19, 6/20, 6/21, 7/1, 7/2, 7/3, 7/4, 7,8, 7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 7/15, 7/20, 7/21, 7/22	Patrick Cook and Alfred Cook	Michael Falcon							14
1			7/16, 7/17, 7/18, 7/21, 7/24, 7/26	Mr M A Dewing and Mr R T Bramley on behalf of the E F and E M Dewing Settlement	Brown & Co		310	x	17+46	x	12	
1	2	3	7/21 (1/10, 1/14, 1/18, 1/21, 1/22, 1/24, 1/25, 2/2, 2/4, 2/4a, 2/5, 2/5a, 2/6, 2/6a, 2/7, 2/11, 4/7, 4/12, 10/12, 12/8, 12/9, 12/10, 12/15, 12/55, 12/61)	National Grid Gas Plc		779		x		x		
1			7/30, 7/31, 7/32, 7/33, 8/1, 8/5, 8/7, 8/9, 8/10, 8/10a, 8/10b, 8/11, 8/11a, 8/12, 8/13, 8/14, 9/1, 9/2, 9/3, 9/5	Hilary Barratt and Mr Michael Dewing on behalf of the Trustees of the Beeston Estate	Brown & Co		312	x	18+46	x	5	15+16
1			8/16, 9/10	Mr M F Trafford	Brown & Co	472	314	x	20+25	x	24	17
1			9/4, 9/6, 9/7, 9/13	Mrs June Brooks	Brown & Co		313	x	19	x	10	
1			9/13, 9/19, 9/22, 9/23, 9/26, 9/27, 9/31, 9/32, 9/42, 10/32, 10/35, 10/36, 11/8, 11/11, 11/12, 11/13, 11/15, 11/16, 11/18	P Key Esq	Alan Irvine	957		x	41			18

Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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1			9/13, 9/19, 9/22, 9/23, 9/27, 9/31, 9/32, 9/42, 10/32, 10/35, 10/36, 11/8, 11/9	Russell Nicholls	David Hooper	859		x	38			18
1			9/15	Glen Taylor		26		x	1			
1			9/24, 9/25, 9/25a	Mr Karl Basey	Brown & Co		315	x	21	x	4	19
1			9/28	Anglian Water						x		
1			9/34, 9/35, 9/36, 9/38, 9/39, 10/1, 10/2, 10/3, 10/5	Blanmar 2	Berrys	41		x	4	x	7	20
1			9/34, 9/35, 9/36, 9/38, 9/39, 10/1, 10/2, 10/3, 10/5, 10/16, 10/17, 10/18	Blanmar 1	Berrys	39		x	3	x	7	20
1			10/14, 10/15	Mr Duncan and Mr T Shaw		316	792	x	22+31			21
1			10/27, 10/28, 10/32	Frontbench Ltd	Roly Beazley	809	1161	x	33+44			
1			10/40	Network Rail Infrastructure Limited		777		x		x		
1			10/45	Great Plumstead Fuel Allotment Charity	Brown & Co							
1			10/53	Clive Scott		442		x	24			
1			10/49, 10/50, 11/2, 11/3, 11/4	Mrs. V.A.Smith (t/a S.J.Smith) - as occupier		852		x	36			
1			11/19, 11/20, 11/21, 12/3, 12/5	David and Sally Jacobs	Alan Irvine	959	652	x	28+42			

Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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1	2		12/5, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 12/16, 12/30, 12/32, 12/50, 12/51, 12/52, 12/54	W R & P J Tann	Alan Irvine	951		x	40			22+23
	2		12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 12/16, 12/30, 12/50, 12/51, 12/52, 12/54	Ifield Estates		725		x	29		15	22+23
1			12/31	Lothbury Investment Management Ltd		249		x			20	
		3	The Oaks, Reepham Road, Attlebridge	Timothy Savage		1128		x				
		3	9 Broom Close, Tavernham	Glyndon Jones		1184		x				
		3	12 Broom Close, Tavernham	Jez Weatherly		119		x				
		3	48 Broom Close, Taverham	John Geoffrey Phillipson		292		x				
		3	77 Pyehurn Mews, Taverham	John Nicholson		412		x				
		3	57 Freeland Close, Tavernham	Kim Blake		274		x				
		3	2 Jordan Close, Tavernham	Mark Pulling		577		x				
		3	27 Walsingham Drive, Tavernham	Rachel Lane		1077		x				

Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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		3	Brickyard Farm, Hall Lane	L A Gray		502		x		x		
		3	7 Blind Lane, Horsham	Mr Valarie Purdy and Rodney Purdy		1189	1186	x				
		3	96 Old Norwich Road, Horsham	Linda Woolfenden		212		x				
		3	98 Old Norwich Road, Horsham	Janet Hartwell and Richard Kemp		244	392	x				
		3	118 Old Norwich Road, Horsham	Peter Chamberlain and Jean Chamberlain		1190	1191	x				
		3	124 Old Norwich Road, Horsham	Helen Cavell and Roger Cavell		653	818	x				
		3	142 Old Norwich Road, Horsham	Martin Edwards		1075		x				
		3	146 Old Norwich Road, Horsham	R S Baker		192		x				
		3	Lime Tree House, 148 Old Norwich Road, Horsham	S R Fidler		143		x				
		3	37 Back Lane, Horsham	Elizabeth Dartford		1122		x				
		3	55 Coltishall Lane, Horsham St Faith	Tony Howes		200		x				
		3	318 Buxton Road, Spixworth	Mr V Hartwell		383		x				
		3	336 Buxton Road, Spixworth	Paul Thurtell		213		x				
		3	340 Buxton Road, Spixworth	Heather Taylor		501		x				
		3	64 Arthurton Road, Spixworth	Ian Darby		206		x				

Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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		3	102 Arthurton Road, Spixworth	Paul Newman		205		x				
		3	120 Arthurton Road, Spixworth	Robin Beaven		794		x				
		3	9 Chittock Close, Spixworth	Beata Bialasik		210		x				
		3	41 Rosetta Road, Spixworth	David Rivers		257		x				
		3	55 Rosa Close, Spixworth	B Cook		269		x				
		3	61 Rosa Close, Spixworth	John Roberts		385		x				
		3	Rackheath Lodge, Wroxham Road	Matthew Goodson		607		x				
		3	13 Sir Edward Stracey Road, Rackheath	Philip Middleton		499		x				
		3	5 Newman Road, Rackheath	Mrs Maureen Plumstead		325		x				
		3	Home Farm, Rackheath Park	Howe Family		850	1052	x	35	x	16	
		3	Gazebo Covert, Rackheath	Scrone Ltd	Sidney Cowell	802		x	32			
		3	8 Lake View, Rackheath	James Tate		659		x				
		3	Flat 4 Rackheath Hall, Rackheath Park	Alan Morris		1201		x				
		3	Flat 7 Rackheath Hall, Rackheath Park	Joseph Hodges		151		x				
		3	The Clockhouse, Rackheath Park	Glenn Unstead		503		x				

Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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		3	The Fold, Rackheath Park	Martin Plumstead		326		x				
		3	South Lodge, Salhouse Road, Rackheath	Philippa Nurse		636		x				
		3	18 Green Lane West, New Rackheath	Roger Gibbons		477		x				
		3	48 Green Lane West, New Rackheath	Anne Tandy		474		x				
		3	The Oak, 52 Green Lane West, Rackheath	Elizabeth Hayward		540		x				
		3	3 Green Lane East, Rackheath	Paula Blyth		1046		x				
		3	7 Altongate, Thorpe End	Richard Turner		920		x				
		3	10 Hallgate, Thorpe End	Steven Page and Maggie Page		1020	1030	x				
		3	27 Padgate, Thorpe End	Gillian Moore		522		x				
		3	37 Padgate, Thorpe End	A Blyth		1163		x				
		3	41 Padgate, Thorpe End	John Postle		926		x				
		3	45 Padgate, Thorpe End	Paul Atterton		1138		x				
		3	49 Padgate, Thorpe End	Simon Brett		1137		x				
		3	9 Broadmead Green, Thorpe End	Nigel Lodge		1114		x				
		3	12 Broadmead Green, Thorpe End	Jacqueline Symington and Jonathon Symington		409	413	x				
		3	14 Broadmead Green, Thorpe End	M J Turner and J A Turner		456	937	x				
		3	15 Broadmead Green, Thorpe End	Christina Harris		427		x				



Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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		3	17 Broadmead Green, Thorpe End	Anne Weber and Stephen Weber		1002		x				
		3	18 Broadmead Green, Thorpe End	Mary Routledge and Sophie-Mae Routledge		1124		x				
		3	20 Broadmead Green, Thorpe End	Derek James Stubbs and Mrs D.J.Stubbs		924	1162	x				
		3	22 Broadmead Green, Thorpe End	Gordon Denton		1065		x				
		3	50 Plumstead Road, Thorpe End	Maria Anastasi		368		x				
		3	93 Plumstead Road, Thorpe End	John Manson		928		x				
		3	6 Lawn Crescent, Thorpe End	Edward Aspinall and Emma Aspinall		251	252	x				
		3	6 Woodland Drive, Thorpe End	Christopher A Saunders		232		x				
		3	12 Woodland Drive, Thorpe End	Richard Thirkettle		1058		x				
		3	16 Woodland Drive, Thorpe End	Richard Charles Maguire		247		x				
		3	22 Woodland Drive, Thorpe End	Jean Aldous		665		x				
		3	Oakhurst, 30 Woodland Drive, Thorpe End	David Barber		1168		x				
		3	32 Woodland Drive, Thorpe End	Barbara Hollis-Graves		541		x				
		3	50 Woodland Drive, Thorpe End	Diane Machin		381		x				
		3	Toad House, Toad Lane, Great Plumstead	Victor Brown		8		x		x		

Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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		3	Oak House, Toad Lane, Great Plumstead	Mike Penfold		56		x				
		3	Appletree Farm, Smee Lane, Great	TSA Group Ltd		19		x				
		3	Hall Farm, Great Plumstead	Jane Jones		4		x				
			Heggatt Hall Farm	R E T Gurney and S E Gurney & Partners	Brown & Co	856		x	37	x		

## Category 1 and 2 party representations

<b>1.1. Mr &amp; Mrs G Black</b>
----------------------------------

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to post scheme access and boundary treatment.
2. A copy a letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and therefore considers that no issues remain to be resolved.

**Our ref:** CEB/DSM/B 145

11 November 2014

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St Andrews Business Park  
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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Mr and Mrs Black**

We refer to document NCC/EX/7 which raised the rearrangement of two accesses and boundary treatment.

Document NCC/EX/57 confirmed the rearrangement of the accesses and the landowner confirms that the rearranged accesses are accepted. The landowner is content that arrangements about the boundary treatment will be finalised imminently and in any case prior to the works.

As a matter of report the principles are agreed and the parties are dealing with detail over which no issues are anticipated.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.2. C Bunn**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to the extent of acquisition required, the realignment or relocation of lagoons and acquisition of severed land.
  
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
  
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and in particular that it has agreed to purchase the total extent of the landholding. Therefore, no issues remain to be resolved.

**Our ref:** CEB/DSM/B 143

11 November 2014

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Mr Bunn**

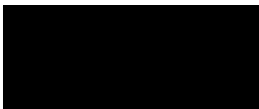
We refer to document NCC/EX/7 which raised the following issues:-

- i. Extent of acquisition
- ii. Realignment or relocation of lagoon
- iii. Severed land to be acquired

Having been advised the whole landscaping area is required, the acquiring authority has confirmed the whole field will be bought. This has been accepted.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.3. Mr and Mrs Savage**

1. A Written Representation was submitted on behalf of the landowners by their professional representative. This covered their request for the removal of Plot 1/20 from the compulsory acquisition and the landscaping proposals on that plot.
  
2. Paragraph 1.1 of the Position Statement on Landowner Raised Issues Report (Document Ref NCC/EX/57) confirms the Applicant's agreement to the removal of this plot. This change has been incorporated within the Updated Plans (Document Ref NCC/EX/73) and latest Book of Reference (Document Ref NCC/EX/79).
  
3. A copy of an email from the landowner's representative reaffirming their position with regard to this issue is included below. Therefore, no issues remain to be resolved.

## Dale, Victoria

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**From:** Jason Cantrill [REDACTED]  
**Sent:** 27 August 2014 08:05  
**To:** Brewer, Grant  
**Subject:** RE: NDR - Mr & Mrs Savage - Plot 1/20

Grant,

Thank you for your email together with the attached plan. The principle of the removal of the landscape strip still meets my clients approval and I would be grateful if you would take matters forward concerning both the amendment of the NDR documents and the Examining Authority.

Kind Regards,

Jason

### **Jason Cantrill BSc (Hons) MRICS FAAV**

Associate  
Land Management Department  
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**From:** Brewer, Grant [REDACTED]

**Sent:** 26 August 2014 12:51

**To:** Jason Cantrill

**Subject:** NDR - Mr & Mrs Savage - Plot 1/20

Jason

Further to previous correspondence please find attached a drawing showing a possible variation to the NDR application showing the removal of the landscaping area immediately to the west of Peacehaven, as requested in your Written Representation submitted on behalf of Mr & Mrs Savage. The review of this request by the Council and it's consultants has indicated that it is one they would be prepared to take forward.

If you can confirm that the principle of this proposal still meets your client's requirements the necessary alterations to the NDR documents can be progressed and the Examining Authority notified.

I look forward to hearing from you.

Regards

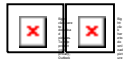
Grant

**Grant Brewer** Senior Valuer

**NPS Group**

T 01603 706163 [REDACTED]

E [REDACTED] W [nps.co.uk](http://nps.co.uk)



Lancaster House 16 Central Avenue Norwich NR7 0HR

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**1.4. (David and) Pamela Lord**

1. Whilst a directly affected landowner the relevant representation made by Mrs Lord is not specifically about the compulsory acquisition of her land. Rather it expresses general views such as that the scheme will benefit very few and would be better stopping at the A140 until a link over the Wensum Valley is resolved. The Applicant's position in relation to the need for and benefits of the scheme, and on a road stopping at the A140, is set out in other documents submitted to the examination.
2. Negotiations have taken place and provisional agreement has been reached on the accommodation works for the property. A copy of the confirmation email from the landowner's representative to the accommodation works is included below. The Applicant confirms its agreement to the position with regard to the accommodation works and therefore considers that no issues remain to be resolved.

## Ngwuocha, Arize

---

**From:** Jason Cantrill <Jason.Cantrill@StruttAndParker.com>  
**Sent:** 30 May 2014 17:58  
**To:** Ngwuocha, Arize  
**Subject:** RE: Norwich Northern Distributor Road - Mr D G J and Mrs P A Lord  
**Attachments:** img-140530221058-0001.pdf

Dear Arize,

Thank you for your email. Please find that attached schedule duly signed.

Kind Regards,

Jason

### Jason Cantrill BSc (Hons) MRICS FAAV

Associate  
Land Management Department  
Strutt & Parker LLP  
Compass House  
4 Upper King Street  
NORWICH  
NR3 1HA

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---

**From:** Ngwuocha, Arize [<mailto:Arize.Ngwuocha@nps.co.uk>]  
**Sent:** 30 May 2014 16:49  
**To:** Jason Cantrill  
**Subject:** Norwich Northern Distributor Road - Mr D G J and Mrs P A Lord

Good afternoon Jason

Further to earlier discussions with Grant Brewer on the above, please find attached a design plan and summary of schedule detailing the accommodation works has been discussed and agreed so far. If this reflects matters agreed so far, please can you confirm by signing and returning the document to me. If anything has been missed off, please advise accordingly in your reply.

Many thanks

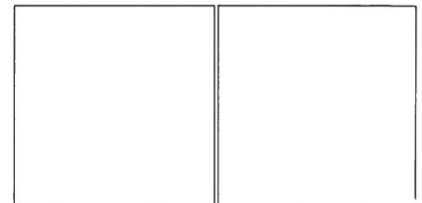
**Arize Ngwuocha**

**NPS Group**

T M

E [arize.ngwuocha@nps.co.uk](mailto:arize.ngwuocha@nps.co.uk) W [nps.co.uk](http://nps.co.uk)

Lancaster House 16 Central Avenue Norwich NR7 0HR



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**Norwich Northern Distributor Road**  
**Landowner Accommodation Works Schedule**

**30 June 2014**

Plots	1/23 and 2/1
Landowner	Mr David Gray Jon Lord and Mrs Pamela Ann Lord Deighton Hills House Taverham Norwich NR8 6HS
Agent(s)	Strutt & Parker (Attn Jason Cantrill) Compass House 4 Upper King Street Norwich NR3 1HA Tel: 01603 883614 Email: <a href="mailto:Jason.Cantrill@StruttAndParker.com">Jason.Cantrill@StruttAndParker.com</a>
Land Plans	R1C093-R1-44xx
<b>Accommodation Works</b>	
Fencing:	Permanent fence along the acquisition lines of Plots 1/23 and 2/1 in the form of 1.8 metre high close-board type with a chain-link badger fencing attached.
Gates:	None
PMA:	PMA to be provided off the new Fakenham Road Roundabout, for access to Deighton Hills

Signed on behalf of Landowner

Name:



JASON CARTER AS RENT.

Date:

30/5/14

Signed on behalf of Norfolk County Council

Name:

Date:

**1.5. Mr & Mrs Arnold**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to landscaping, extent and nature of acquisition, the gas main diversion works, construction detail of lagoons and cycle crossing on Fir Covert Road roundabout.
2. Paragraph 1.2 of the Additional Land Owners Consent Report (Document Reference NCC/EX/86) contains a copy of an email from the landowner's representative confirming that all issues have been satisfactorily resolved.

**1.6. Trustees of Gurloque Settlement**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to concerns about the combined private means of access and public right of way, noise, access from Fir Covert Road, boundary treatment and accesses.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and therefore considers that no issues remain to be resolved.



**Our ref:** CEB/DSM/DQG 34(2)

11 November 2014

**By email**

G Brewer Esq  
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16 Central Avenue  
St Andrews Business Park  
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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Trustees of the Gurloque Settlement**

We refer to document NCC/EX/7 which raised the following issues:-

- i. Combined private means of access and public right of way
- ii. Noise
- iii. Access from roundabout at Fir Covert Road
- iv. Boundary treatment and access to severed land shared with lagoon 3
- v. Internal private means of access track from Fir Covert Road to Breck Farm Lane

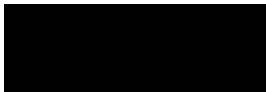
Document NCC/EX/57 confirmed the roundabout layout for Fir Covert Road which has been accepted.

The landowner agrees that noise has been taken into account with the road surface and a requirement to maintain. Shared access to the severed land by lagoon 3 is agreed and the new private access towards Breck Farm Lane is accepted and extra land has been made available and signed for.

As a matter of report the boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.7. Kelly Bowhill & Michael Williamson**

1. Identical Relevant Representations were submitted by both landowners. These primarily related to the provision of the Fir Covert Road Roundabout. The landowners also appeared at the Compulsory Acquisition Hearing on 2 October 2014 where their concerns were discussed.
  
2. Paragraph 3.1 of the Response to Questions and Issues raised at Compulsory Acquisition Hearings (Document Reference NCC/EX/74) sets out the Applicant's position. For the reasons set out there the Applicant considers that the Fir Covert Road Roundabout is required as part of the scheme.
  
3. The Applicant also considers that the land in which Ms Bowhill and Mr Williamson have an interest (plot 2/21) is needed for the scheme (in particular for new non-NDR highway on Fir Covert Road on its approach to the NDR).

**1.8. Broadland District Council**

1. No Relevant Representation or Written Representation has been submitted by the District Council dealing with or covering compulsory acquisition issues.
  
2. The Applicant and Broadland District Council have submitted a Statement of Common Ground in respect of the Scheme within Volume 2 of Statements of Common Ground between Norfolk County Council and Local Authorities (Document Reference NCC/EX/6).
  
3. Broadland District Council has stated its strong support for the Scheme.

<b>1.9. J Blake</b> (H G Blake Holdings Limited in Book of Reference)
---

1. A Relevant Representation was submitted on behalf of the landowner by their professional representative. This related to unspecified impacts on farming operations, and that an alternative use of part of the land, post scheme, would offer wider benefits to the community.
2. The Applicant maintains that the minimum required areas are included in the DCO application with a significant part of the area sought from the land owner being for temporary use only in connection with the Marriott's Way bridge compound (such land would be reinstated and returned to the land owner in accordance with the terms of the DCO). The areas are in the corner of an agricultural field. Compensation will be paid in accordance with the statutory code as a result of the land taken on a permanent and temporary basis.
3. The alternative use mentioned is understood to be as a car park for Marriott's Way. The Applicant has raised this issue with Broadland District Council (who own the adjoining Marriott's Way) in case it is interested in pursuing this issue with the landowner. It is not part of the NDR scheme.

**1.10. Mrs B Barrett**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowner by her professional representative. These primarily related to post scheme access and boundary treatment.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner. Therefore, no issues remain to be resolved.

**Our ref:** CEB/DSM/B 148

11 November 2014

**By email**

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Mrs Barratt**

We refer to document NCC/EX/7 which raised the rearrangement of access from the roundabout and boundary treatments.

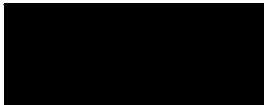
Document NCC/EX/57 confirmed the rearrangement of the access.

The landowner confirms that this rearranged access is accepted and is content that arrangements about the boundary treatment will be finalised imminently and in any case prior to the works.

As a matter of report the boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.11. Mrs S Bransom and Mr B Bransom**

1. Similar Relevant Representations and Written Representations were submitted on behalf of both landowners by their professional representative. The landowners are related, and their issues relate to both their joint and separate interests. These primarily related to noise, the relocation of access and Bell Farm Overbridge, upgrading internal access arrangements and boundary treatments.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner. Therefore, no issues remain to be resolved.

**Our ref:** CEB/DSM/B 147 and B144

11 November 2014

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Bryan and Sally Bransom**

We refer to document NCC/EX/7 which raised the issues of

- i. Noise
- ii. Relocation of access and the over bridge
- iii. The upgrading of the scheme to enable internal access
- iv. Gates and boundary treatment.

The landowner is satisfied the road surface has been considered and a requirement to manage will be incorporated.

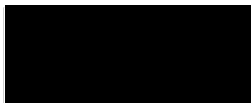
Fencing has been proposed and the specification is expected to be agreed as part of boundary treatments.

The boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

Document NCC/EX/57 confirmed the rearrangement of the access and that the over bridge will remain. The landowner confirms that the realigned passing bays, the replacement of gates at both ends of the access road and improvements to Dog Lane are all accepted subject to detail that is not anticipated to be controversial.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP



**1.12. Trustees of Thorpe & Felthorpe Trust**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to boundary treatments, trespass and roadside forestry management.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and therefore considers that no issues remain to be resolved.

**Our ref:** CEB/DSM/T 84

11 November 2014

**By email**

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Thorpe and Felthorpe Trust**

We refer to document NCC/EX/7 which raised the following issues:-

- i. Boundary treatments and trespass
- ii. Roadside forestry management

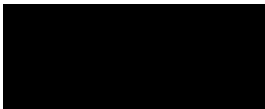
Norfolk County Council has started to look at the issue to manage trespass separately. This is acceptable.

It has been agreed that Norfolk County Council will have regard to combined opinion on forestry to ensure suitable boundary treatment to prevent risk of falling trees adjacent the road.

As a matter of report the boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.13. Mr M & Miss J Keeler**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These related to Plot 5/40 only and covered access during the scheme, new access proposals to fit in with emerging planning policy, boundary treatment and management of the main site compound. They are tenants of the Applicant in respect of the land north of Reepham Road and the tenancy will be terminated before works commence.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and therefore considers that no issues remain to be resolved.

**Our ref:** CEB/DSM/K 05(2)

11 November 2014

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**W** brown-co.com

Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Michael and Jo Keeler**

We refer to document NCC/EX/7 which raised following issues:-

- i. Access during scheme
- ii. New access to fit in with emerging planning policy
- iii. Boundary treatments
- iv. Management of main site compound

In relation to access during the scheme, this has been accepted and will be available.

In relation to the roundabout access, a specification has been agreed for future provision of access that will accommodate development but which is not being delivered as part of the D.C.O.

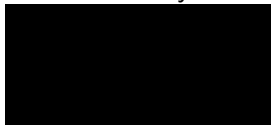
It has been agreed the owner will meet the contractor prior to works regarding management of the main site compound.

Boundary treatments will be agreed prior to construction.

As a matter of report the boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.14. Mr B Bransom**

1. Included in response for Mrs S Bransom and Mr B Bransom in paragraph 1.11.

**1.15. R G Carter Farms Ltd**

1. A Relevant Representation was submitted by the landowner. This expressed the view that between Holly Lane and Fir Covert Road the NDR should use the existing Reepham Road rather than construct a new road.
2. The Applicant maintains that the alignment proposed is the most appropriate, and that all the land included in the DCO is required for the scheme generally and specifically between Holly Lane and Fir Covert Road. The landowner did not pursue this matter further through the Examination process.

**1.16. R G R Carter Will Trust**

1. A Relevant Representation was submitted on behalf of the landowner by their professional representative. This stated that they continue to negotiate with the Applicant's agent on various aspects of the scheme.
2. Discussions have been held with the landowner's representative on issues including access and boundary treatments, which it is considered have been or will be resolved through detailed design and other measures. The issues discussed do not include the extent of land to be acquired or used.

**1.17. Drayton Farms**

1. A Relevant Representation was submitted by the landowner. This expressed the view that between Holly Lane and Fir Covert Road the NDR should use a different route. It also raised issues regarding proposed road closures and that the road would bisect their land holding.
2. The Applicant would reaffirm the responses set out in Paragraph 5.27 to the Applicant's comment on Relevant Representations (Document Reference NCC/EX/4) in respect of these issues. Whilst it is accepted that their land holding will be bisected by the scheme access to all severed areas is being provided. Compensation will be paid in accordance with the statutory code as a result of the land taken and severance.



**1.18. Mrs Rachel Foley (inc Horsford Estate)**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowner by her professional representative. These primarily related to noise, boundary treatment, Holt Road, cross farm access, irrigation, reinstatement of temporary storage areas and the alignment of Lagoon 6. The landowner submitted her own Relevant Representation covering the same issues.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and therefore considers that no issues remain to be resolved.

**Our ref:** CEB/DSM/HORS 19(3)

11 November 2014

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Mrs Rachel Foley**

We refer to document NCC/EX/7 which raised issues re the noise, boundaries, the Holt Road becoming an area for trespass, cross farm access, irrigation, reinstatement of the temporary storage area and the situation and alignment of attenuation lagoon 6.

In relation to these queries noise readings have been taken and subsequent to the examination, modification of tree planting has been agreed. The landowner is satisfied that the road surface is to be a quiet surface and that the D.C.O. will require Norfolk County Council to maintain it and repair it appropriately, to maintain the quiet qualities.

We are content that agreements about the boundary treatments will be finalised imminently and in any case prior to the works.

As a matter of report the boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

Within EX 57 there is deliberation about extra woodland planting. The acquiring authority has agreed to further planting on the north and south side of the road scheme. The details are to be agreed prior to construction alongside boundary treatments and extra hedge planting along the roads and off-site gating or fencing off openings to roads that may become areas for trespass.

Issues relating to cross farm access have been discussed and it is agreed that the farm occupier will undertake works to the cross farm access and that the acquiring authority will pay the reasonable costs.

In relation to irrigation, the specification of works has been agreed and it is envisaged that the acquiring authority will undertake the required works including the installation of a telemetry system required because of the severance between the homestead and the borehole location.

In relation to the reinstatement of temporary storage, the landowner is satisfied that satisfactory undertakings have been incorporated into the scheme.

In relation to attenuation lagoon 6 the Drayton four arm roundabout realignment supercedes this and consent has been granted for the modification of the D.C.O. boundary.

We hope this is suitable for your purposes.

Yours sincerely

**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.19. David Pulling, Paul Clarke, Mr & Mrs Palmer**

1. Through meetings with the landowners the Applicant was requested to see if the land acquisition requirements could be reduced. This was done and the revised proposals were set out in Paragraph 1.8 of the Position Statement on Landowner Raised Issues Report (Document Ref NCC/EX/57). The change has been incorporated within the Updated Plans (Document Ref NCC/EX/73) and latest Book of Reference (Document Ref NCC/EX/79).
2. The landowners have been notified of the reduced land acquisition proposals but have, to date, not responded with any comments or observations. As the land acquisition requirements have been reduced in accordance with the landowner's comments, the Applicant considers that no issues remain to be resolved.

**1.20. Mr Nicholas Waller-Barrett**

1. A Relevant Representation and Written Representation were submitted by his professional representative on behalf of the Mr Waller-Barrett, in his capacity as tenant of the Horsford Estate. These primarily related to noise, boundary treatment, Holt Road, cross farm access, irrigation, reinstatement of temporary storage areas and the alignment of Lagoon 6.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below. It also includes confirmation that the new access provision to Mr Waller-Barrett's own property, as set out in paragraph 1.9 of the Position Statement on Landowner Raised Issues Report (Document Ref NCC/EX/57) is acceptable.
3. The Applicant confirms its agreement to the position submitted on behalf of Mr Waller-Barrett. No issues therefore remain to be resolved.

**Our ref:** CEB/DSM/B 148

11 November 2014

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Issues – Mr Waller Barrett**

We refer to document NCC/EX/7 which raised issues re the noise, boundaries, the Holt Road becoming an area for trespass, cross farm access, irrigation, reinstatement of the temporary storage area and the situation and alignment of attenuation lagoon 6.

In relation to these queries noise readings have been taken and subsequent to the examination, modification of tree planting has been agreed. We are content that agreements about the boundary treatments will be finalised imminently and in any case prior to the works.

As a matter of report the boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

In relation to the Holt Road, Norfolk County Council has agreed to address the boundary treatment and to undertake hedge improvement to secure the farm from casual trespass.

Issues relating to cross farm access have been discussed and it is agreed that the farm occupier will undertake works to the cross farm access and that the acquiring authority will pay the reasonable costs.

In relation to irrigation, the specification of works has been agreed and it is envisaged that the acquiring authority will undertake the required works including the installation of a telemetry system required because of the severance between the "homestead" and the borehole location.

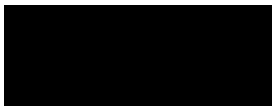
In relation to the reinstatement of temporary storage, the landowner is satisfied that satisfactory undertakings have been incorporated into the scheme.

In relation to attenuation lagoon 6; the Drayton four arm roundabout realignment supercedes this and consent has been granted for the modification of the D.C.O. boundary.

Further, in relation to EX57 a further issue was raised being access to the Waller-Barrett's own property where the design has been approved. The landowner is satisfied with this modification.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**  
For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.21. Mr & Mrs Keely**

1. At a meeting with the landowners the Applicant was requested to see if the land acquisition requirements could be reduced. This was done and the revised proposals set out in Paragraph 1.10 of the Position Statement on Landowner Raised Issues Report (Document Ref NCC/EX/57). The change has been incorporated within the Updated Plans (Document Ref NCC/EX/73) and latest Book of Reference (Document Ref NCC/EX/79).
2. At a subsequent meeting with the landowners they verbally confirmed their support for the change. Written confirmation has been requested but is still awaited. There are therefore no issues remaining to be resolved.



**1.22. R & J M Place Ltd**

1. A Relevant Representation was submitted on behalf of the landowner by their professional representative. This stated that they continue to negotiate with the Applicant's agent on various aspects of the scheme.
2. Discussions have been held with the landowner's representative on issues including access and boundary treatments. The issues discussed do not include the extent of land to be acquired or used. Any issues which remain are minor and are anticipated to be resolved outside the DCO process and prior to works commencing.

**1.23. Building Partnerships Ltd**

1. A Relevant Representation was submitted by the company who are option holders on land owned by Mr M and Miss J Keeler. It related to the issue of access from the Cromer Road Roundabout to facilitate future development identified in the Joint Core Strategy.
2. The Applicant and Building Partnerships Limited have submitted a Statement of Common Ground in respect of this issue within Volume 5 of Statements of Common Ground between Norfolk County Council and Other Interested Parties (Document Reference NCC/EX/6). By way of summary, this sets out the agreed position that Building Partnerships Limited supports the NDR, that the NDR does not prevent the future development, and that any necessary improvements to the roads to access the development (including the junction on the NDR) would need to be consented and funded by the developer at the appropriate time. The Applicant considers that no issues remain to be resolved.

**1.24. Legislator 1657 Ltd**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowner by its professional representative. These primarily related to post scheme access and severance.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and therefore considers that no issues remain to be resolved.

Direct Dial: 01603 706165  
E-mail: tracey.burton@nps.co.uk



Your ref: Norwich NDR – TR010015  
Our ref: EST/TEB/SE

Norfolk County Council  
FAO: Mr G Brewer  
c/o NDR Team  
County Hall  
Martineau Lane  
Norwich  
NR1 2DH

6 November 2014

Dear Mr Brewer

**Ref: 10025911 Land held by Legislator 1657 Ltd.**

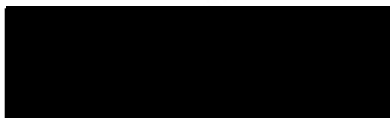
Further to my Written Representation submitted 27 June 2014, and subsequent discussions with you, regarding the Development Consent Order which is currently being examined in public by the Planning Inspectorate for the proposed Northern Distributor Road (NDR), I can confirm on behalf of my client that their support for the NDR to go ahead, subject to fair and proper compensation being paid, has not altered.

I am aware of responses provided within paragraph 1.19 of the Applicant's comments on Written Representations by Landowners (Document NCC/EX/7) and can confirm that these adequately cover our representations.

Furthermore I can confirm that the proposed minor changes to the extent of permanent and temporary acquisition for Plots 5/43 and 5/45 reflecting the amended earth bund design around the West Farm are acceptable to Legislator 1657 Ltd.

I look forward to hearing from you shortly with regard to arranging a meeting, where I anticipate we can further develop the level of the compensation package previously discussed in principle.

Yours sincerely  
for and on behalf of  
NPS Property Consultants Ltd

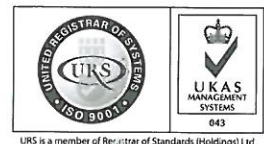


Mrs Tracey Burton BSc MRICS

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NR7 0HR.

**1.25. Norwich Airport Limited**

1. A Relevant Representation was submitted by the Company. It stated their general support for the Scheme but highlighted issues that needed to be satisfied to fulfil their statutory duty to ensure safe public and aviation operator access and use of the airport.
  
2. The Applicant and Norwich Airport Limited have submitted a Statement of Common Ground in respect of this issue within Volume 5 of Statements of Common Ground between Norfolk County Council and Other Interested Parties (Document Reference NCC/EX/6).
  
3. All issues that remained outstanding in the Statement of Common Ground are dealt with in the exchange of emails between the Applicant and Airport included below. No issues therefore remain to be resolved.

## Dale, Victoria

---

**From:** Phil Gadd [REDACTED]  
**Sent:** 18 November 2014 06:57  
**To:** Allfrey, David  
**Cc:** Richard Pace; Kemp, Mark; Kurek, Marcin; Barnard, Jon; Brewer, Grant; Broad, Gavin  
**Subject:** Re: NDR/NAL SoCG Issues

Dear David

The wording below is acceptable to Norwich Airport Limited and can therefore be incorporated into your SOCG updates to the examining body accordingly.

I trust that this response is adequate for your purposes but please advise should you require it in letter form.

Kind Regards

Phil Gadd  
Group Estates Manager  
Rigby Group plc

Sent from my iPad

On 16 Nov 2014, at 16:31, "Allfrey, David" [REDACTED] wrote:

Hi Richard/Phil

Sorry for the delay in finalising the details in relation to the Statement of Common Ground for the NDR. I have consolidated the closing out of the issues that remained unresolved based on our email exchanges, as follows:

- Paragraph 3.3 Need to ensure that revisions to scheme drawings do not exceed specified elevations to avoid interference with landing/navigation systems. **The Council confirms that this is the case.**
- Paragraph 3.4 Need to ensure that the findings of the Noise and Vibration Assessment are fully implemented and that these matters are monitored during construction and operation. **The Council has committed to this.** Specifically, the NCC commitment is to undertake the appropriate noise and vibration monitoring and this will be included within the Construction Environmental Management Plan (CEMP). The details will therefore be discussed and finalised with you prior to the commencement of construction of the NDR.
- Paragraph 3.7 Provision of new access if Aeropark Development does not proceed. The route has been agreed and **the Council commits to working with Norwich Airport to agree the final details prior to construction**, however further points of detail are provided further below.
- Paragraph 3.9 Need to agree a Bird Control Management Plan. **The Council is committed to concluding this agreement with Norwich Airport.** NCC will conclude the Bird Control Management Plan and agree this with you before the commencement of construction of the NDR. The details during the construction of the NDR will also be included within the CEMP.
- Paragraph 3.12 Need to develop an agreement for the monitoring and maintenance of landscaping in the vicinity of the Airport. **The Council is committed to concluding this agreement with Norwich Airport.** NCC will conclude the agreement with you for the monitoring and maintenance of landscaping prior to the commencement of construction of the NDR.

**Specific details in relation to paragraph 3.7 are summarised as:**

Taxiway surface treatment area:-

1. Proposed length = 1200 metres
2. Proposed width = 7.5 metres (6 metre c/way + 1 metre verge on outside and 0.5 metre rubbing strip on the inside)
3. Area = 9000m<sup>2</sup>

Proposed treatment:

- Plane off the existing asphalt
- Check any defective joints (repair if necessary, but profile currently considered good)
- Apply a bond coat(s) to planed surface area
- Apply a 30mm of Machine Lay, Utilayer 10 surf PSV 55 PMB to BS EN 13108 as a replacement for the existing surface

I hope this is now all agreed. Please can you confirm and I will then be able to forward the details to the Examining Authority to conclude the matters in relation to the ongoing examination of the NDR.

Please do give me a call if you need to discuss.

Regards  
David



--

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<http://www.norfolk.gov.uk/emaildisclaimer>

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**1.26. Mr and Mrs L Howe and Mr N Howe**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to noise, bank height and alignment, boundary treatment, trespass, severance and drainage.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and therefore considers that no issues remain to be resolved.



**Our ref:** CEB/DSM/H 23(2)

11 November 2014

**By email**

G Brewer Esq  
NPS Property Consultants Ltd  
Lancaster House  
16 Central Avenue  
St Andrews Business Park  
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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Mr Howe**

We refer to document NCC/EX/7 which raised the following issues:

- i. Noise
- ii. Bank height and alignment
- iii. Protection of boundary near "Museum"
- iv. Access points viz trespass
- v. Severance and nil access
- vi. Drainage

As a matter of report the boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

With regard to the bank height and alignment, this has been agreed with consent for extra land signed for.

It has been agreed an acoustic fence will be assessed with boundary treatments.

The drainage specification has been agreed and if there is a problem, it will be dealt with which is considered satisfactory.

The roads in the neighbourhood are to be assessed and gates and gaps will be agreed with boundary treatments. The principle of commercial value for the severed land has been accepted, so the landowner is prepared to accept it is purchased as part of the scheme.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

1.27. **Mr A Medler c/o Mrs S Alston** (M A & H V Medler (Haulage) Ltd in Book of Reference)

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to realignment of Lagoon 12, trespass, boundary treatments and access to the telecoms mast.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and therefore considers that no issues remain to be resolved.

**Our ref:** CEB/DSM/M 67

11 November 2014

**By email**

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**W** brown-co.com

Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Mr Medler**

We refer to document NCC/EX/7 which raised the following issues:-

- i. Relocation or realignment of drainage lagoon 12
- ii. Management of trespass
- iii. Boundary treatment
- iv. Access to telecoms mast

It has been agreed to realign the drainage lagoon 12 and extra land is to be made available for this. It has been approved.

Norfolk County Council has agreed to management of future trespass.

Access to the telecoms mast has been provided and is acceptable.

The boundary treatment has been agreed.

As a matter of report the boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.28. Patrick Cook and Alfred Cook**

1. At a meeting with the landowners the Applicant was requested to extend the length of a shared use bridleway and private means of access. This has been done and the revised proposals are set out in Paragraph 1.14 of the Position Statement on Landowner Raised Issues Report (Document Ref NCC/EX/57). The change has been incorporated within the Updated Plans (Document Ref NCC/EX/73).
2. An email from the landowner's representative confirming that extra PMA length is acceptable to them is included below. No issues therefore remain to be resolved.

**Brewer, Grant**

---

**From:** Michael Falcon [REDACTED]  
**Sent:** 05 September 2014 14:15  
**To:** Brewer, Grant  
**Subject:** RE: NDR - PMA east of St Faiths Lane

Dear Grant

In response to the two issues: -

1. I confirm that the extra PMA proposal is acceptable to my clients.
2. Thank you for confirming the gross amount of fee will be paid.

Many thanks.

Regards.

Michael

Michael Falcon MRICS  
M. Falcon Property Solutions  
Stalham Hall  
Stalham  
Norfolk  
NR12 9PP

Tel: 01692 582800  
Fax: 01692 584101

[REDACTED]

\*\*\*\*\*  
\*\*\*\*\*

This communication is for the attention of the named recipient only, and should not be passed on to any other person.

It is sent in good faith, in confidence, and without legal responsibility.

\*\*\*\*\*  
\*\*\*\*\*

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**From:** Brewer, Grant [REDACTED]  
**Sent:** 05 September 2014 09:31  
**To:** Michael Falcon [REDACTED]  
**Subject:** RE: NDR - PMA east of St Faiths Lane

Michael

Two issues:

1. Can you please confirm that the extra PMA proposal is acceptable to your clients.

1.29. **UK Power Networks Ltd** (Eastern Power Networks plc in Book of Reference)

1. Protective provisions for electricity suppliers are included in the draft Development Consent Order.
2. The Applicant has reached agreement with UK Power Networks Ltd over the terms for the acquisition of the Spixworth Switching Station (Plot 7/7), subject to the DCO being confirmed. A copy of an email confirming this is included below.
3. By way of an email dated 4 November 2014 UK Power Networks Ltd confirmed this position directly to the Planning Inspectorate. No issues therefore remain to be resolved.

## Brewer, Grant

---

**From:** Nunn, Craig [REDACTED]  
**Sent:** 30 October 2014 14:16  
**To:** Brewer, Grant  
**Subject:** RE: 401575433 : Norwich Northern Distributor Road (Spixworth Switching Station)

Dear Grant,

Thank you for the details below, I have had a response following my peer review process and I can confirm that we will accept your terms which you have laid out below which is based on the outcome of the planning inspectorates decision.

Do you have an ETA for the decision, I would like to have the disposal underway/complete prior to spades going in the ground.

Kind Regards Craig.

**Craig Nunn**  
Wayleave Surveyor (Connections)

UK Power Networks  
Property & Consents  
Barton Road  
Bury St Edmunds  
IP32 7BG  
[REDACTED]  
[REDACTED]

---

**From:** Brewer, Grant [REDACTED]  
**Sent:** 29 October 2014 15:34  
**To:** Nunn, Craig  
**Subject:** RE: 401575433 : Norwich Northern Distributor Road (Spixworth Switching Station)

Craig

Further to our telephone conversation on 16 October 2014 I have set out below my proposed terms for the acquisition.

On the basis that there is no physical plant above ground and the small area I have adopted the Council's minimum compensation payment figure.

Furthermore I would suggest that the acquisition be conditional on Norfolk County Council receiving Secretary of State confirmation to its Development Consent Order application, funding and being in a position to commence construction works. It would not appear to be in either party's best interests to complete the legal transfer of this land until it is definitely known that the scheme is to proceed.

***SUBJECT TO CONTRACT***

**Scheme: Norwich Northern Distributor Road**

1. Property Owner – Eastern Power Networks plc, Newington House, 237 Southwark Bridge Road, London SE1 6NP
2. Purchaser – Norfolk County Council
3. Property - The property is as shown coloured pink on plan No. R1C093-R1-4609 and extends to approximately 212m<sup>2</sup>.
4. Compensation - The sum of [REDACTED] excluding VAT in full and final settlement under all heads of claim, except as set out below, for the unencumbered freehold interest with vacant possession on completion free from conveyance restrictions and charges.
5. Conditions - Norfolk County Council receive Secretary of State confirmation to its Development Consent Order and Funding applications and being in a position to commence construction works on the Northern Distributor Road.
6. Accommodation Works – None
7. Other Matters – Any alterations required as a result of the scheme to the existing underground electricity apparatus will be undertaken at the Purchaser's expense.
8. Fees - The County Council will, on completion of the conveyance or dedication agreement, pay your solicitor's reasonable costs properly incurred as agreed with the Council's solicitors.

I look forward to receiving your comments on the above.

Regards

Grant

Grant Brewer Senior Valuer

NPS Group

T 01603 706163 [REDACTED]

W [nps.co.uk](http://nps.co.uk)



Lancaster House 16 Central Avenue Norwich NR7 0HR

Consider the environment before printing this email

---

**From:** Nunn, Craig [mailto:[REDACTED]]  
**Sent:** 16 October 2014 13:59  
**To:** Brewer, Grant  
**Cc:** Kemp, Mark; [daniel.north@\[REDACTED\]](mailto:daniel.north@[REDACTED])  
**Subject:** RE: 401575433 : Norwich Northern Distributor Road (Spixworth Switching Station)

Dear Mr Brewer,

I realise that Mr Skinner only sent this mail out yesterday but are you able to you give me an indication as to when you will be able to release terms?

I am conscious that your project team have indicated that you will be breaking ground in March and we agreed to try to complete all of the legal associated with the UK Power Networks assets by January to allow for any unknown 3<sup>rd</sup> party issues to be addressed and that also gives 3 months to programme shutdowns and start ramping up for the works.



**1.30. E F and E M Dewing Settlement** (M A Dewing and R T Bramley in Book of Reference)

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to access, boundary treatment and reinstatement of the temporary topsoil storage area.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner. No issues therefore remain to be resolved.

**Our ref:** CEB/DSM/DE 37(2)

11 November 2014

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – E F and E M Dewing Settlement**

We refer to document NCC/EX/7 which the following issues:-

- i. Access and boundary treatment
- ii. Reinstatement of topsoil storage

The boundary principles are agreed, the landowner accepts that the access proposed is acceptable and that the standard for reinstatement of the temporary topsoil storage area is well documented within the D.C.O. and that it will be adhered to and the parties are dealing with detail over which no issues are anticipated.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.31. National Grid Gas Plc**

1. An Agreement dated 4 November 2014 between the Applicant and National Grid Gas Plc has been completed relating to the Norwich Northern Distributor Road Development Consent Order. This covers the protection of the Company's land interests and apparatus during and after construction together with the diversion of affected apparatus.
2. Protective provisions for National Grid Gas Plc are included in the draft Development Consent Order.
3. By a letter dated 11 November 2014 National Grid Gas Plc confirmed to the Planning Inspectorate the removal of its objections to the Order.

**1.32. Hilary Barratt and Michael Dewing on behalf of the Trustees of the Beeston Estate**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to noise, access (both during and post scheme), Lagoon 14A, reinstatement of temporary topsoil storage areas, extent of landscaping land, a concrete pad, irrigation, offsite crossing of North Walsham Road and drainage management.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner. No issues therefore remain to be resolved.

**Our ref:** CEB/DSM/DE 37(2)

11 November 2014

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Beeston Estate**

We refer to document NCC/EX/7 which raised following issues:-

- i. Noise
- ii. Access and gates to attenuation lagoon 14A
- iii. Boundary treatments, Buxton Road and attenuation lagoon 14A
- iv. Reinstatement of temporary storage
- v. Reduction of landscaping land
- vi. Concrete pad
- vii. Irrigation
- viii. Offsite crossing at North Walsham Road
- ix. Access during works
- x. Access to environmental area
- xi. Drainage management

Document NCC/EX/57 referred to lagoon14A.

The boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

In relation to noise, the landowner is satisfied but has requested that Norfolk County Council be required to maintain the road surface.

In relation to access and gates to attenuation lagoon 14A, suitable access has been agreed.

Boundary treatments at Buxton Road and lagoon 14A have been agreed as above.

It has been agreed the landowner will construct the concrete pad and the acquiring authority will reimburse the cost.

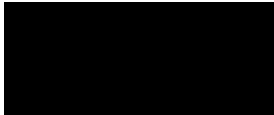
In relation to the offsite crossing at the North Walsham Road it has been accepted this will be improved following off-site development and is not an issue for the D.C.O.

Norfolk County Council has agreed to provide access throughout the scheme and to address the extent to which the environmental land will be acquired at the time of construction, both of which are acceptable to the landowner.

The landowner accepts the acquiring authority's endeavours to manage drainage issues in relation to the lakes.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.33. Mr M F Trafford**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to noise, bunding and drainage around The Springs and the proposed closure of the North Walsham Road / Crostwick Lane junction.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and therefore considers that no issues remain to be resolved.

**Our ref:** CEB/DSM/TRA 168(2)

11 November 2014

**By email**

G Brewer Esq  
NPS Property Consultants Ltd  
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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Trafford Estate**

We refer to document NCC/EX/7 which raised the following issues:-

- i. Noise readings
- ii. Noise attenuation
- iii. Bunding and planting north of The Springs
- iv. Access to The Springs
- v. Drainage
- vi. Road surface
- vii. Crostwick Lane

In relation to noise, noise readings have been taken and there is no mitigation expected to have effect. The landowner is satisfied but has requested that Norfolk County Council be required to maintain the quiet road surface.

In relation to the bunding and planting north of The Springs, this has been agreed.

The access to The Springs has been agreed as has fencing and hedge planting.

The landowner accepts the acquiring authority's endeavours to manage drainage issues in the area.

The landowner accepts the closure of Crostwick Lane and it has been agreed extra land will be made available for a private means of access to the North Walsham Road.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP



**1.34. Mrs June Brooks**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowner by her professional representative. These primarily related to boundary treatment, landscaping and the right of way to Lady's Carr.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner and that the right of way will be acquired. No issues therefore remain to be resolved.

**Our ref:** CEB/DSM/B 141

11 November 2014

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NPS Property Consultants Ltd  
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NR7 OHR

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**W** brown-co.com

Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Mrs Brooks**

We refer to document NCC/EX/7 which raised the following issues:

- i. Boundary treatment
- ii. Planting bank acquired
- iii. Right of access to Ladys Carr

In relation to the right of access to Ladys Carr, we understand that this might be acquired.

The boundary principles are agreed and the parties are dealing with detail over which no issues are anticipated.

Agreement has been reached as to the acquisition of land severed to the north, sale of that land to the adjoining landowner and that it be planted with trees.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.35. P Key Esq**

1. A Relevant Representation was submitted on behalf of the landowner by his professional representative. It related to the principle of acquisition for the Green Lane West / Wroxham Road junction, the Middle Road / Low Road bridge change, agricultural traffic use of the Scheme and use of land which has the benefit of existing planning permission.
2. The landowner did not pursue these matters further through the Examination process.
3. The Applicant reaffirms the responses set out in Paragraph 5.41 to the Applicant's comment on Relevant Representations (Document Reference NCC/EX/4) in respect of these issues.
4. In relation to the Middle Road / Low Road bridge change the Applicant also refers to its response to Question 1.5 to the Response to Examining Authority's Second Written Questions in Sections 1-3 (Document Reference NCC/EX/52). In particular paragraphs 1.5.7 and 1.5.8 detail how access to the landowner's already dispersed retained land will be obtained. Compensation will be paid in accordance with the statutory code as a result of the land taken and severance.

**1.36. Russell Nicholls**

1. A Relevant Representation was submitted on behalf of the landowner by his professional representative. It related to the principle of acquisition of land which has the benefit of existing planning permission and the loss of land at Rackheath.
2. The landowner did not pursue these matters further through the Examination process.
3. The Applicant reaffirms the response set out in Paragraph 5.38 to the Applicant's Comment on Relevant Representations (Document Reference NCC/EX/4) in respect of the Rackheath land issues that the location of the drainage lagoons 19 and 20 are in the optimum location, and that the DCO only seeks the land required for the purposes of the Scheme. To the extent that the Scheme affects development proposals then this would be a matter that would be taken into account in considering compensation payable to the owner.

**1.37. Glen Taylor**

1. A Relevant Representation was submitted by the landowner which sought confirmation that his existing access would not be compromised by the A1151 Wroxham Road roundabout.
2. The Applicant has confirmed to the landowner that the existing access will remain fully operational. No issues therefore remain to be resolved.

**1.38. Mr Karl Basey**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to fencing and post scheme access both from the roundabout and where affected by the bridleway crossing.
2. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
3. The Applicant confirms its agreement to the position submitted on behalf of the landowner. No issues therefore remain to be resolved.

**Our ref:** CEB/DSM/B 153

11 November 2014

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – Mr Basey**

We refer to document NCC/EX/7 which raised the issue of fencing, access from the roundabout and the need for bridleway/access rearrangement.

As a matter of report the fence issue is agreed and a noise fence specification is in planning.

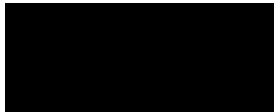
Document NCC/EX/57 confirmed the rearrangement of the access from the roundabout, but we anticipate work on the landowner's property will be required to tie in the new access. Permission to do approved works is hereby agreed.

The landowner has confirmed the provision of extra land for rearrangement of the bridleway/access within the DCO.

As a matter of report the principles are agreed and the parties are dealing with detail over which no issues are anticipated.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**1.39. Anglian Water**

1. A Written Representation was submitted by the Company seeking the protection of the Company's land interests and apparatus during and after construction.
2. Protective provisions for Anglian Water are included in the draft Development Consent Order.
3. By an email dated 9 October 2014 Anglian Water confirmed to the Planning Inspectorate the removal of its objections to the Application / form of draft Development Consent Order.



**1.40. Blanmar 2 and Blanmar 1**

1. A Relevant Representation and Written Representation were submitted on behalf of the landowners by their professional representative. These primarily related to Newman Road track, the specification of access to their retained land, claimed ownership of additional land and the request that Plot 9/34 be only used on a temporary basis.
2. The landowner reserved the right to appear at the Compulsory Acquisition Hearings but did not actually appear. Their comments were discussed at the Hearing on 1 October 2014.
3. The Applicant reaffirms the responses set out in Paragraph 1.7 to the Applicant's comment on Written Representations (Document Reference NCC/EX/7) in respect of these issues.
4. With reference to the Plot 9/34 issue the parties have agreed to temporary only use for topsoil storage as detailed in Paragraph 1.20 of the Position Statement on Landowner Raised Issues Report (Document Ref NCC/EX/57). This change has been incorporated within the Updated Plans (Document Ref NCC/EX/73) and latest Book of Reference (Document Ref NCC/EX/79).

**1.41. Mr Duncan and Mr Shaw**

1. Identical Relevant Representations were submitted by both landowners. They related to the impact of the scheme on their property, access during and after the scheme and the ability of their tenant to continue trading during and after the scheme.
2. The access proposals for the property have been amended as detailed in Paragraph 1.21 of the Position Statement on Landowner Raised Issues Report (Document Ref NCC/EX/57). The landowner has been provided with a copy of the updated access proposals.
3. Despite earlier attempts it has not been possible to arrange a meeting with the landowners until 26 November 2014 to discuss the issues raised. The Applicant is confident that these operational issues can be resolved through detailed design and ongoing dialogue prior to the start of works involving the contractor, the landowners and their tenant. Compensation will be paid in accordance with the statutory code as a result of the land taken and any disturbance suffered.

**1.42. Frontbench Ltd**

1. A Relevant Representation was submitted on behalf of the landowner by their professional representative. This stated that they continue to negotiate with the Applicant's agent on various aspects of the scheme.
2. Discussions have been held with the landowner's representative on issues including access and boundary treatments. The issues discussed do not include the extent of land to be acquired or used. Any issues which remain are minor and are anticipated to be resolved outside the DCO process and prior to works commencing.

**1.43. Network Rail Infrastructure Ltd**

1. A Written Representation was submitted by the Company seeking the protection of the Company's land interests and apparatus during and after construction.
2. Protective provisions for Network Rail Infrastructure Limited are included in the draft Development Consent Order. Network Rail Infrastructure Limited has confirmed (letter dated 1 October 2014) the withdrawal of its objection in relation to issues relating to level crossings.
3. Norfolk County Council and Network Rail Infrastructure Limited are entering into a Deed of Undertaking to cover issues relating to the NDR crossing the operational railway and to enable Network Rail Infrastructure Limited to withdraw their objections to the DCO application. A deed of undertaking has been submitted by Network Rail's solicitors and is substantially agreed between the parties. The plans to attach to the deed and Network Rail's clearance conditions, also to be attached, are being finalised. Although the parties are seeking to complete the deed as soon as possible, Network Rail needs to ensure compliance with regulatory procedures. The approval process may extend beyond 2 December 2014
4. An email exchange between the Applicant and Network Rail's solicitors confirming this position is included below.

## Dale, Victoria

---

**From:** Brewer, Grant [REDACTED]  
**Sent:** 19 November 2014 14:51  
**To:** Dale, Victoria  
**Subject:** FW: Network Rail [DEN-UK\_ACTIVE.FID1296751]

**From:** Scuoler, Katie [REDACTED]  
**Sent:** 19 November 2014 14:03  
**To:** Skinner, Chris  
**Cc:** Kemp, Mark  
**Subject:** RE: Network Rail [DEN-UK\_ACTIVE.FID1296751]

Chris

I have spoken with my client and can confirm we are happy with the wording proposed below.

Kind regards  
Katie



**Katie Scuoler**  
Lawyer

[REDACTED]  
[REDACTED]  
[Website](#)

Dentons UKMEA LLP  
One Fleet Place, London, EC4M 7WS

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2010-EX#R

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**From:** Skinner, Chris [REDACTED]  
**Sent:** 19 November 2014 13:04  
**To:** Scuoler, Katie  
**Cc:** Kemp, Mark  
**Subject:** Network Rail

Katie  
The wording we discussed:

A deed of undertaking has been submitted by Network Rail's solicitors and is substantially agreed between the parties. The plans to attach to the deed and Network Rail's clearance conditions, also to be attached, are being finalised. Although the parties are seeking to complete the deed as soon as possible, Network Rail needs to ensure compliance with regulatory procedures. The approval process may extend beyond 2 December 2014.

Mark

Katie is aiming to come back with confirmation in the next couple of hours.

Chris Skinner, Solicitor

nplaw

01603 223736

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**1.44. Great Plumstead Fuel Allotment Charity**

1. Plot 10/45 is owned by Great Plumstead Fuel Allotment Charity and as such is special category land.
2. The Applicant would refer to Appendix A to Applicant's comment on Written Representations by Gaia Shaw (Document Reference NCC/EX/48) which includes an email from the Charity's representative confirming that they do not require replacement land subject to conditions relating to boundary fencing and hedging, access and the payment of compensation. The Applicant agrees to these conditions. No issues therefore remain to be resolved.
3. The Applicant considers that the relevant tests in section 131 Planning Act 2008 are met, as the land is required for the widening or drainage of an existing highway (131(5)(a)) and the provision of exchange land is unnecessary. There are no rights of common or direct public rights over this land – the field of which the land forms part is leased by the Charity and the income derived is used for the provision of fuel payments to local people. No change in income to the Charity is anticipated (and compensation will be payable in respect of land taken), and therefore there is no requirement for exchange land as no one's interests will be detrimentally affected (131(5) (b)).

**1.45. Clive Scott**

1. A Relevant Representation was submitted by the landowner covering the impact of the Scheme on his property.
2. The Applicant reaffirms the responses set out in Paragraph 5.24 to the Applicant's Comments on Relevant Representations (Document Reference NCC/EX/4) - a Blight Notice on the property has been accepted and negotiations for the acquisition are progressing. No issues therefore remain to be resolved as part of the examination. The remaining issue relates to compensation in respect of the deemed notice to treat (following acceptance of the Blight Notice).



**1.46. Mrs V A Smith (t/a S J Smith)**

1. A Relevant Representation was submitted by Mrs Smith, who is the tenant, concerning the access to the agricultural field.
2. Mrs Smith would prefer an access provided off Broad Lane, immediately north of 'Penshurst'.
3. The alternative access would require land outside the DCO boundary and is not something which can be delivered as part of the Scheme. The Applicant continues to promote the field access off the NDR link road (X54 on the Street Plans – DCO-SP-11), which it considers provides a reasonable and appropriate replacement agricultural access for use by the tenant.

**1.47. David and Sally Jacobs**

1. Relevant Representations were submitted on behalf of the landowner by their professional representatives. They covered access arrangements resulting from the Middle Road / Low Road Bridge crossing change.
2. The Applicant refers to its response to Question 1.5 to the Response to Examining Authority's Second Written Questions in Sections 1-3 (Document Reference NCC/EX/52). In particular paragraph 1.5.9 details how access to the landowner's retained land will be obtained. Compensation will be paid in accordance with the statutory code as a result of the land taken and severance.

**1.48. WR & PJ Tann**

1. A Relevant Representation was submitted on behalf of the landowner by their professional representative. This covered issues relating to the inclusion of land covered by existing legal agreements as well as land which they did not consider necessary for the scheme to proceed.
2. The Applicant reaffirms the response set out in Paragraph 5.40 to the Applicant's comment on Relevant Representations (Document Reference NCC/EX/4), including that all the land included within the Order limits is required for the Scheme and for certainty of delivery it is essential that all the Order land remains within the powers of compulsory acquisition in the DCO. The additional land over and above that covered in the separate legal agreement for the Postwick Hub scheme mentioned in the Relevant Representation is shown on the plan included as Appendix H of the Applicant's Response to Examining Authority's Second Written Question Q10.1 (Document Ref NCC/EX//53) and is also discussed in paragraphs 10.1.9 to 10.1.10 of the same document.
3. The landowner has confirmed in the email below agreement to the inclusion of this land. No issues therefore remain to be resolved

## Dale, Victoria

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**From:** David [REDACTED]  
**Sent:** 19 November 2014 14:12  
**To:** Kemp, Mark  
**Subject:** RE: NDR Development Consent Order - WR & PJ Tann land interest

Mark

I can confirm WR & PJ Tann Ltd have no objection to the land shown on the plan forming part of the current DCO application.

Regards

David Tann.

---

**From:** Kemp, Mark [REDACTED]  
**Sent:** 17 November 2014 14:26  
**To:** David Tann [REDACTED]  
**Cc:** Brewer, Grant  
**Subject:** NDR Development Consent Order - WR & PJ Tann land interest

Dear David

You will recall that Alan Irvine made a Relevant Representation on behalf of WR & PJ Tann. See attached extract from Document Ref NCC/EX/4 and NCC's comments at the time. I also refer you to NCC's response to the Examining Authority's Second Written Question Q10.1 (Document Ref NCC/EX//53) also attached which discussed the additional land (paragraphs 10.1.9 to 10.1.10) over and above that covered in the separate legal agreement for the Postwick hub scheme mentioned in the Relevant Representation. The land is shown pink on the plan included as Appendix H which is also attached.

To close out this outstanding matter I would be grateful if you would confirm that you have no objection to this land forming part of the current DCO application. I can then update the Examining Authority in connection with this matter.

I would like to respond to the Examining Authority on the 20 November and therefore a response before then would be appreciated.

Should you wish to discuss please do not hesitate to give me a ring.

Regards  
Mark

Mark Kemp CEng MICE  
Project Team Manager  
Highways and Transport  
Environment, Transport and Development  
Norfolk County Council

Direct dial telephone number: 01603 638198  
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**1.49. Ifield Estates**

1. A Relevant Representation and Written Representation were submitted by the company, who hold an option on land owned by WR & PJ Tann Ltd. These primarily related to land acquisition issues associated with their option.
2. The Applicant reaffirms the response set out in Paragraph 1.15 to the Applicant's Comment on Written Representations (Document Reference NCC/EX/7).
3. The Applicant would also refer to Paragraph 1.23 of the Position Statement on Landowner Raised Issues Report (Document Ref NCC/EX/57) regarding the change in status of Plot 12/30 from permanent to temporary acquisition. An email from Ifield Estates setting out their current position with regard to the issues is included below. The proposed change to Plot 12/5 has not been progressed further with it remaining as permanent acquisition. The Applicant will however acquire by way of dedication agreement rather than legal transfer. No issues therefore remain to be resolved.

## Dale, Victoria

---

**From:** John Holmes [REDACTED]  
**Sent:** 24 September 2014 15:11  
**To:** Kemp, Mark  
**Cc:** Edward Olley  
**Subject:** FW: NDR - Development Consent Order and possible minor modification at Postwick  
**Attachments:** R1C150-CI13-5010 - Broadland Gate Link West.pdf; NCC\_EX\_57  
\_Position\_Statement\_Landowner - extract.pdf

Dear Mr Kemp

I confirm on behalf of Ifield and the Tann's that we are agreeable to your proposals in respect of Land Plot. 12/5 and 12 /30 as set out in clause 1.23 in the attached DCO documentation.

We are also agreeable to the proposals as set out in in Clause 1.22 as set out in the attached document

Regards

John

John Holmes

[REDACTED]  
Email: [REDACTED]

1.50. **Lothbury Investment Management Limited** (Lothbury Property Trust Company Limited in the Book of Reference)

1. A Written Representation was submitted by the Company covering perceived conflicts between their proposed development and the NDR in the vicinity of the Middle Road Overbridge.
2. The Applicant and Lothbury Property Trust Company Ltd have submitted a Statement of Common Ground in respect of this issue within Volume 5 of Statements of Common Ground between Norfolk County Council and Other Interested Parties (Document Reference NCC/EX/6) and an Addendum to this (Document Reference NCC/EX/49).
3. There are no areas of disagreement within the Addendum Statement of Common Ground and therefore no issues remain to be resolved.



## Category 3 party representations

The following Section covers representations received from Category 3 parties. Many of these do not specifically relate to individual Compulsory Acquisition issues but rather general issues such as the need for the scheme, increased congestion, pollution and the loss of farmland. The Applicant's positions in relation to such issues are set out in other documents submitted to the examination and it is not considered appropriate to repeat these within this document.

Where Compulsory Acquisition or compensation issues are raised individual responses are provided.

<p>2.1. <b>Howe Family</b> (John Howe and Annabelle Howe of Hall Farm, Rackheath Park in Book of Reference)</p>
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1. A Relevant Representation and Written Representation were submitted on behalf of the Howe family by their professional representative. It covered their objection to the request from Mr Cowell for a right of access over their land to his property, Gazebo Covert.
2. The Applicant reaffirms that it considers that a suitable right of access is being provided for Mr Cowell.
3. No compulsory acquisition is therefore proposed in respect of the Howe family's property. This party would be paid compensation under Part 1 of the Land Compensation Act 1973 if appropriate.

**2.2. Scrone Ltd / Sidney Cowell**

1. A Relevant Representations was submitted by Mr Cowell in respect to access to his property known as Gazebo Covert. Whilst this is not directly affected by the scheme the existing route of access is severed by the scheme. Mr Cowell also has other land acquired for the scheme through his company, SCR Ltd (Plots 9/29, 9/30 and 9/37).
2. The Applicant reaffirms the response set out in Paragraph 5.32 to the Applicant's Comment on Relevant Representations (Document Reference NCC/EX/4). In summary the Applicant is providing access to Gazebo Covert (X47h on the Street Plans – DCO-SP-10), which it considers provides a reasonable and appropriate replacement access route. Extending the PMA as suggested by Mr Cowell would impact on land in third party ownership. Extending the access was discussed with the third party who was not supportive.
3. The Applicant was notified on 17 November 2014 that Mr Sidney Cowell had passed away. It is understood that both companies, SCR Ltd and Scrone Ltd, were jointly owned by Mr and Mrs Cowell.

**2.3. R E T Gurney and S E Gurney & Partners**

1. A Relevant Representation and Written Representation were submitted on behalf of this party by their professional representative. It related to the proposed closure of the North Walsham Road / Crostwick Lane junction and concern about the risk of increased rat-running in the locality as a result.
2. Despite the response set out in Paragraph 5.37 to the Applicant's comment on Relevant Representations (Document Reference NCC/EX/4) the party is not included within the Book of Reference and is not therefore a Category 3 party. The Applicant has since met with the party to discuss the issues raised.
3. A letter from the landowner's representative setting out their current position with regard to the issues is included below.
4. The Applicant's position is that it cannot grant permanent rights in favour of the Gurney family over a private means of access through the DCO, since the land for the PMA is only temporarily required for construction. The Applicant is aware that the Gurney family and Trafford Estate, on whose land the PMA will be located, are neighbouring landowners who have a good working relationship. The Applicant will assist where possible to facilitate any agreements required directly between these parties over use of the PMA.
5. The Applicant can confirm that it has agreed to meet to discuss the signing proposals for the area.

Our ref: CEB/DSM/

18 November 2014

**By email**

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Dear Grant

**Norfolk County Council (Norwich Northern Distributor Road (A1067 to A47(T)) Order  
Position Statement on behalf of Landowner Raised Issues – S E Gurney & Partners**

We refer to document NCC/EX/7 which raised the following issues:-

- i. Concern about the closure of the Junction at Rackheath Lane with the North Walsham road
- ii. The issues of increased rat running throughout the interior lanes as a result of the closure.

The Acquiring Authority has enabled a private link between Rackheath Lane and the North Walsham Road and has confirmed that access by the Gurney family by agreement will be accepted.

Further, NCC has agreed to meet to address and discuss the proposed signage to deter rat running through these lanes and to reach a viable solution prior to works.

The Landowners accept the efforts made and agree that meeting to resolve the signage is an appropriate course of action.

However, the landowners request that a right be granted for them to use the otherwise private access across the Trafford land, which we are comfortable to discuss and expect to be able to agree as an additional matter prior to commencement and land acquisition.

We hope this is suitable for your purposes.

Yours sincerely



**Charles E Birch FRICS FAAV**

For and on behalf of Brown & Co –  
Property and Business Consultants LLP

**Schedule of Category 3 parties where representations relate to individual Compulsory Acquisition issues**

<b>Property</b>	<b>Party</b>	<b>Issue</b>	<b>Response</b>
The Oaks, Reepham Road, Attlebridge	Timothy Savage	“road will affect my property”	No compulsory acquisition - Identified as Potential Part 1 claim property
77 Pyehurn Mews, Taverham	John Nicholson	“My land and property would be devalued by the development.”	No compulsory acquisition - Identified as Potential Part 1 claim property
120 Arthurton Road, Spixworth	Robin Beaven	View from property affected and property value will drop.	No compulsory acquisition - Identified as Potential Part 1 claim property
Rackheath Lodge, Wroxham Road	Matthew Goodson	Increased traffic and pollution. Reduction in property value.	No compulsory acquisition - Identified as Potential Part 1 claim property
5 Newman Road, Rackheath	Mrs Maureen Plumstead	Proximity of road to property and potential reduction in property value	No compulsory acquisition - Identified as Potential Part 1 claim property
8 Lake View, Rackheath	James Tate	Proximity of road to property, increased noise and potential reduction in property value	No compulsory acquisition - Identified as Potential Part 1 claim property
The Fold, Rackheath Park	Martin Plumstead	Proximity of road to property and potential reduction in property value	No compulsory acquisition - Identified as Potential Part 1 claim property
South Lodge, Salhouse Road, Rackheath	Philippa Nurse	Impact of road on their residential property and business. General opposition to scheme.	No compulsory acquisition - Identified as Potential Part 1 claim property
18 Green Lane West, New Rackheath	Roger Gibbons	Impact of road on their residential property. General opposition to scheme.	No compulsory acquisition - Identified as Potential Part 1 claim property

37 Padgate, Thorpe End	A Blyth	Impact of traffic, noise and pollution on property value	No compulsory acquisition - Identified as Potential Part 1 claim property
18 Broadmead Green, Thorpe End	Mary Routledge and Sophie Weber	Proximity of road to property and potential reduction in property value	No compulsory acquisition - Identified as Potential Part 1 claim property
22 Broadmead Green, Thorpe End	Gordon Denton	Proximity of road to property and potential reduction in property value	No compulsory acquisition - Identified as Potential Part 1 claim property
6 Lawn Crescent, Thorpe End	Edward Aspinall and Emma Aspinall	Impact on enjoyment of property. Increased noise, traffic and need for scheme	No compulsory acquisition - Identified as Potential Part 1 claim property
50 Woodland Drive, Thorpe End	Diane Machin	Proximity of road to property and potential reduction in property value. Impact on farmland.	No compulsory acquisition - Identified as Potential Part 1 claim property

**Schedule of Category 3 parties where representations do not specifically relate to individual Compulsory Acquisition issues**

<b>Property</b>	<b>Party</b>	<b>Issue</b>	<b>Response</b>
9 Broom Close, Taverham	Glyndon Jones	Non-CA issue: Complete "missing link" round to A47	Issues covered elsewhere in examination documentation
12 Broom Close, Taverham	Jez Weatherly	Non-CA issue: Road not required	Issues covered elsewhere in examination documentation
48 Broom Close, Taverham	John Geoffrey Phillipson	Non-CA issue: Road not required	Issues covered elsewhere in examination documentation
57 Freeland Close, Taverham	Kim Blake	Non-CA issue: Road not required	Issues covered elsewhere in examination documentation
2 Jordan Close, Taverham	Mark Pulling	Non-CA issue: Increased noise, road to nowhere, destruction of countryside, increased development	Issues covered elsewhere in examination documentation
27 Walsingham Drive, Taverham	Rachel Lane	Non-CA issue: Detrimental to the Taverham area	Issues covered elsewhere in examination documentation
Brickyard Farm, Hall Lane	L A Gray	Non-CA issue: Drayton Lane junction	Issues covered elsewhere in examination documentation
7 Blind Lane, Horsham	Mr Valarie Purdy and Rodney Purdy	Non-CA issue: Loss of farmland, money better spent elsewhere etc	Issues covered elsewhere in examination documentation
96 Old Norwich Road, Horsham	Linda Woolfenden	Non-CA issue: Road not required	Issues covered elsewhere in examination documentation
98 Old Norwich Road, Horsham	Janet Hartwell and Richard Kemp	Non-CA issue: General opposition to scheme. Reduce value of property	Issues covered elsewhere in examination documentation
118 Old Norwich Road, Horsham	Peter Chamberlain and Jean Chamberlain	Non-CA issue: Road not required or connect to A11	Issues covered elsewhere in examination documentation

124 Old Norwich Road, Horsham	Helen Cavell and Roger Cavell	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
142 Old Norwich Road, Horsham	Martin Edwards	Non-CA issue: cause congestion around A140, devalue property.	Issues covered elsewhere in examination documentation
146 Old Norwich Road, Horsham	R S Baker	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
Lime Tree House, 148 Old Norwich Road, Horsham	S R Fidler	Non-CA issue: Cause congestion around A140, should improve public transport etc.	Issues covered elsewhere in examination documentation
37 Back Lane, Horsham	Elizabeth Dartford	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
55 Coltishall Lane, Horsham St Faith	Tony Howes	Non-CA issue: Enabling route for excessive development. Increase traffic, noise and pollution.	Issues covered elsewhere in examination documentation
318 Buxton Road, Spixworth	Mr V Hartwell	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
336 Buxton Road, Spixworth	Paul Thurtell	Non-CA issue: Road not needed, increased pollution.	Issues covered elsewhere in examination documentation
340 Buxton Road, Spixworth	Heather Taylor	Non-CA issue: Cause congestion in Taverham unless complete link to A47. Extra pollution and development.	Issues covered elsewhere in examination documentation
64 Arthurton Road, Spixworth	Ian Darby	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
102 Arthurton Road, Spixworth	Paul Newman	Non-CA issue: If going to build should complete round to A47.	Issues covered elsewhere in examination documentation



9 Chittock Close, Spixworth	Beata Bialasik	Non-CA issue: Increase noise and loss of countryside.	Issues covered elsewhere in examination documentation
41 Rosetta Road, Spixworth	David Rivers	Non-CA issue: Not connect up to A11.	Issues covered elsewhere in examination documentation
55 Rosa Close, Spixworth	B Cook	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
61 Rosa Close, Spixworth	John Roberts	Non-CA issue: Against route. Will cause more congestion.	Issues covered elsewhere in examination documentation
13 Sir Edward Stracey Road, Rackheath	Philip Middleton	Non-CA issue: Waste of money and damage countryside	Issues covered elsewhere in examination documentation
Flat 4 Rackheath Hall, Rackheath Park	Alan Morris	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
Flat 7 Rackheath Hall, Rackheath Park	Joseph Hodges	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
The Clockhouse, Rackheath Park	Glenn Unstead	Non-CA issue: Impact on wildlife, increased traffic and noise, less money for highway maintenance	Issues covered elsewhere in examination documentation
48 Green Lane West, New Rackheath	Anne Tandy	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
The Oak, 52 Green Lane West, Rackheath	Elizabeth Hayward	Non-CA issue: Extra development and traffic speeds on road.	Issues covered elsewhere in examination documentation

3 Green Lane East, Rackheath	Paula Blyth	Non-CA issue: General opposition to scheme. Improve A47 to Gt Yarmouth instead.	Issues covered elsewhere in examination documentation
7 Altongate, Thorpe End	Richard Turner	Non-CA issue: Increase in traffic, impact on countryside, development generated	Issues covered elsewhere in examination documentation
10 Hallgate, Thorpe End	Steven Page and Maggie Page	Non-CA issue: Impact of traffic, noise and pollution in existing villages.	Issues covered elsewhere in examination documentation
27 Padgate, Thorpe End	Gillian Moore	Non-CA issue: Insufficient proof that Scheme will bring development	Issues covered elsewhere in examination documentation
41 Padgate, Thorpe End	John Postle	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
45 Padgate, Thorpe End	Paul Atterton	Non-CA issue: Impact of traffic, noise and pollution	Issues covered elsewhere in examination documentation
49 Padgate, Thorpe End	Simon Brett	Non-CA issue: Impact of noise and on the environment	Issues covered elsewhere in examination documentation
9 Broadmead Green, Thorpe End	Nigel Lodge	Non-CA issue: No need for Scheme	Issues covered elsewhere in examination documentation
12 Broadmead Green, Thorpe End	Jacqueline Symington and Jonathon Symington	Non-CA issue: Traffic speeds. Improve A47 to Gt Yarmouth instead	Issues covered elsewhere in examination documentation
14 Broadmead Green, Thorpe End	M J Turner and J A Turner	Non-CA issue: Impact on farmland	Issues covered elsewhere in examination documentation

15 Broadmead Green, Thorpe End	Christina Harris	Non-CA issue: Impact of noise, traffic and pollution	Issues covered elsewhere in examination documentation
17 Broadmead Green, Thorpe End	Anne Weber and Steven Weber	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
20 Broadmead Green, Thorpe End	Derek James Stubbs and Mrs D J Stubbs	Non-CA issue: Traffic generation near property and general need for scheme	Issues covered elsewhere in examination documentation
50 Plumstead Road, Thorpe End	Maria Anastasi	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
93 Plumstead Road, Thorpe End	John Manson	Non-CA issue: Increased noise, traffic and pollution	Issues covered elsewhere in examination documentation
6 Woodland Drive, Thorpe End	Christopher A Saunders	Non-CA issue: Increased traffic and rat-running	Issues covered elsewhere in examination documentation
12 Woodland Drive, Thorpe End	Richard Thirkettle	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
16 Woodland Drive, Thorpe End	Richard Charles Maguire	Non-CA issue: Impact on Thorpe End and excessive development will result.	Issues covered elsewhere in examination documentation
22 Woodland Drive, Thorpe End	Jean Aldous	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation
Toad House, Toad Lane, Great Plumstead	Victor Brown	Non-CA issue: Middle Road bridge provision.	Issues covered elsewhere in examination documentation
Oak House, Toad Lane, Great Plumstead	Mike Penfold	Non-CA issue: General opposition to scheme.	Issues covered elsewhere in examination documentation

Oakhurst, 30 Woodland Drive, Thorpe End	David Barber	Non-CA issue: Need for scheme and alternative route	Issues covered elsewhere in examination documentation
32 Woodland Drive, Thorpe End	Barbara Hollis-Graves	Non-CA issue: Need for scheme and impact on Thorpe End	Issues covered elsewhere in examination documentation
Appletree Farm, Smea Lane, Great	TSA Group Ltd	Non-CA issue: Design issues regarding woodland planting, lagoon location, creation of bridleways etc	Issues covered elsewhere in examination documentation
Hall Farm, Great Plumstead	Jane Jones	Non-CA issue: Proposed route, increased pollution and noise.	Issues covered elsewhere in examination documentation