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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 – Update to reflect additional representations

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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/100*

*Author: Norfolk County Council*

Version	Date	Status of Version
0	27 November 2014	Final

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## **Introduction**

As requested in the Examining Authority's Rule 17 letter dated 5 November 2014 the Applicant provided a Final Report on Compulsory Acquisition Issues (Document Reference NCC/EX/92) – since submitting that document the Applicant has discovered two additional representations made by affected parties. This document provides an update in respect of those parties, in a similar format to Document NCC/EX/92.

In addition, following the response made by Network Rail to the Examining Authority's Rule 17 request dated 5 November 2014, the Applicant has updated entries within the affected parties table to include details of all plots which the Category 1 and 2 affected parties have an interest in. The plots within brackets are the plots which the party has rights over and are detailed in Part 3 to the Book of Reference (Document Reference NCC/EX/79). Only those parties where there are changes to the table are included within this document.

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## Updated extract of affected persons table

The following table is an updated extract of the table included within the Applicant's Final Report on Compulsory Acquisition Issues (Document Reference NCC/EX/92). The updates, which are shown in red underlined text, include:

- Inclusion of two additional landowners in relation to whom position statements are provided within this document.
- Inclusion of all plots where the party has a legal interest including, in brackets, plots where the party enjoys rights, as detailed in Part 3 to the Book of Reference (Document Reference NCC/EX/79).

Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
1			1/7, 1/8, 1/9, 1/10, 1/11 <u>(1/12, 1/13, 1/14, 1/15)</u>	C Bunn	Brown & Co		89	x	5	x	11	
1			<u>1/16, 1/17, 1/18, 1/19, 1/20, 1/24</u> <u>(1/12, 1/13, 1/14, 1/15, 1/21, 1/22)</u>	Mr & Mrs Savage	Jason Cantrill					x	22	1
1			1/23, 2/1 <u>(1/12, 1/13, 1/14, 1/15, 1/21, 1/22)</u>	(David and) Pamela Lord	Jason Cantrill	219		x				
1			2/26, 2/27, <u>2/27a</u> , 2/28, 2/29, 10/12	Broadland District Council		7		x				
1			3/11, 3/16, <u>3/18</u> <u>(3/9, 3/10)</u>	Trustees of Thorpe and Felthorpe Trust	Brown & Co		297		9	x	23	
1	2		3/15, 3/17, <u>5/16, 5/17, 5/22, 5/23, 5/27</u> , 5/39, 5/40	Mr M and Miss J Keeler	Brown & Co		307	x	14	x	18	
1			<u>4/11, 4/12, 4/13</u>	<u>Anna Ellis</u>		<u>2003</u>						
1			<u>4/13</u> , 4/22	Mr & Mrs Keely								10
1			5/41, 5/42, 5/43, 5/44, 5/45, 5/46, <u>6/3</u> , 6/12 <u>(5/47, 5/48, 5/49, 6/1, 6/2)</u>	Legislator 1657 Ltd	Tracey Burton	781		x	30		19	
1	2		<u>5/41, 5/42</u> , 5/43, 5/44, 5/45, 6/3, 6/4, 6/12 <u>(5/46, 5/47, 5/48, 5/49, 6/1, 6/2, 6/3)</u>	Norwich Airport Limited		700		x		x		

Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
1			<a href="#">7/4, 7/7, 10/44, 11/8</a> <a href="#">(1/23, 1/24, 2/20, 2/20a,</a> <a href="#">2/22,2/34, 2/36, 2/37,</a> <a href="#">2/38, 2/42, 3/12, 3/13,</a> <a href="#">3/14, 3/24, 4/1, 4/20,</a> <a href="#">4/36, 5/1, 5/2, 5/13, 7/26,</a> <a href="#">9/4, 9/6, 9/7, 9/8, 9/22,</a> <a href="#">9/23, 9/28, 9/34, 9/35,</a> <a href="#">9/36, 9/37, 10/1, 10/2,</a> <a href="#">10/3, 10/4, 10/5, 10/6,</a> <a href="#">10/7, 10/8, 10/10, 10/12,</a> <a href="#">10/13, 10/20, 10/21,</a> <a href="#">10/22, 10/23, 10/24,</a> <a href="#">10/25, 10/26, 10/29,</a> <a href="#">11/1, 11/6, 11/7, 11/8,</a> <a href="#">11/18, 11/19, 11/20,</a> <a href="#">11/21, 12/8, 12/9, 12/10,</a> <a href="#">12/15, 12/16, 12/17,</a> <a href="#">12/20, 12/59, 12/60)</a>	<a href="#">Eastern Power Networks plc</a> / UK Power Networks plc								
1			<a href="#">7/30, 7/31, 7/32, 7/33,</a> <a href="#">8/1, 8/5, 8/7, 8/9, 8/10,</a> <a href="#">8/10a, 8/10b, 8/11,</a> <a href="#">8/11a, 8/12, 8/13, 8/14,</a> <a href="#">9/1, 9/2, 9/3, 9/5</a> <a href="#">(7/25, 7/27, 7/28, 7/29,</a> <a href="#">9/4, 9/6)</a>	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			<a href="#">8/16, 9/10</a> <a href="#">(9/4, 9/6, 9/7)</a>	Mr M F Trafford	Brown & Co	472	314	x	20+25	x	24	17
1			<a href="#">9/4, 9/6, 9/7, 9/13</a> <a href="#">(9/8, 9/9, 9/15)</a>	Mrs June Brooks	Brown & Co		313	x	19	x	10	

Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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 <u>(9/26)</u>	P Key Esq	Alan Irvine	957		x	41			18
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 <u>(9/26)</u>	Russell Nicholls	David Hooper	859		x	38			18
1			9/28 <u>(9/6, 9/15, 9/22, 9/26, 9/27, 9/34, 9/35, 9/36, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/10, 10/12, 10/13, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/29)</u>	Anglian Water						x		
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 <u>(9/22, 9/23, 9/26, 9/27, 9/28, 9/29, 9/32, 9/33, 10/4, 10/8, 10/10, 10/11, 10/12)</u>	Blanmar 1	Berrys	39		x	3	x	7	20



Category 1	Category 2	Category 3	Plot / Property	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX7	EX57
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1			9/34, 9/35, 9/36, 9/38, 9/39, 10/1, 10/2, 10/3, 10/5 <u>(9/22, 9/23, 9/26, 9/27, 9/28, 9/29, 9/32, 9/33, 10/4, 10/8, 10/10, 10/11, 10/12, 10/17, 10/18)</u>	Blanmar 2	Berrys	41		x	4	x	7	20
1			10/40 <u>(10/48, 10/53)</u>	Network Rail Infrastructure Limited		777		x		x		
1			10/53 <u>(10/48, 11/7)</u>	Clive Scott		442		x	24			
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 <u>(12/24, 12/27, 12/29, 12/31)</u>	W R & P J Tann Limited	Alan Irvine	951		x	40			22+23
1			12/31 <u>(12/8, 12/32)</u>	Lothbury Investment Management Ltd		249		x			20	
		3	<u>179 Buxton Road, Spixworth</u>	<u>Mrs Cheshem-Panam</u>		<u>2002</u>						

## Category 1 and 2 party representations

### 1.1. **Anna Ellis**

1. Whilst a directly affected landowner the relevant representation made by Anna Ellis is not specifically about the compulsory acquisition of her land. It expresses general views regarding the environmental impact of the scheme and the necessity of the length from the A140 Cromer Road to the A1067 Fakenham Road.
2. The Applicant's Comments on Relevant Representations (Document Reference NCC/EX/4) contains a number of responses to various of these points, Volume 2, paragraph 2.1.2 onwards (page 5) specifically deals with environmental impacts; cost is discussed at paragraph 2.3.2 onwards (page 7) and need is covered in paragraph 2.7 (page 15) of the same document.
3. The justification of the route between the A140 and the A1067 was raised by the Examining Authority in their First Written Questions to the Applicant. The response can be found in the Applicant's Responses to the Examining Authority's (ExA's) First Written Questions (Document Reference NCC/EX/5), paragraph 10.3.1 onwards (page 167).

## Category 3 party representations

### 2.1. Mrs Cheshem-Panam

1. A Relevant Representation was submitted by Mrs Cheshem-Panam regarding the proximity of her property to the Scheme and the likely impact it would have on her property and its value. She requested a discussion on these issues with the Applicant.
2. As well as submitting her representation Mrs Cheshem-Panam also contacted the Applicant directly with these issues.
3. Email correspondence between the parties in October 2014 is included below. No further contact has been received from Mrs Cheshem-Panam.
4. A further email was sent to Mrs Cheshem-Panam on 25 November 2014 notifying her of the forthcoming examination hearing and seeking confirmation that the information provided earlier had satisfactorily resolved her issues. No response has been received to date.

## Dale, Victoria

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**From:** Brewer, Grant [REDACTED]  
**Sent:** 25 November 2014 09:31  
**To:** [REDACTED]  
**Cc:** Norwich Transport  
**Subject:** RE: NDR - Timetable for hearings  
**Attachments:** Timetable for examination of proposed provision.pdf

Dear Mrs Cheshem-Panam

Further to my earlier email I wish to inform you that the Examining Authority has programmed further examination hearings for this Friday, 28 November 2014, to be held at the Norwich City Football Ground. I am not sure if you have already received the attached correspondence from the Planning Inspectorate providing more details. I apologise for the late notification if you have not received a copy direct.

Rather than the hearings just be regarding the modification at Drayton the compulsory acquisition hearing will also address any outstanding compensation issues arising from the scheme.

Should you wish to appear at this hearing I would suggest that you contact the Planning Inspectorate to notify them of this intention as soon as possible.

However if the information provided with my previous email clarified and resolved your concerns please let me know so that I can update the Examining Authority accordingly.

If you have any other concerns or queries with regard to the NDR please do not hesitate to contact me.

Yours sincerely

Grant Brewer

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**From:** Brewer, Grant  
**Sent:** 10 October 2014 09:58  
**To:** [REDACTED]  
**Cc:** Norwich Transport  
**Subject:** RE: NDR - Timetable for hearings

Dear Mrs Cheshem-Panam

Your email to Norwich Transport has been forwarded to myself for a response as I am dealing with land and compensation issues related to the NDR.

There are currently no further examination hearings programmed by the Examining Authority. There will almost certainly be one at the end of November but this will be solely in relation to a modification to the scheme at Drayton. The Examining Authority will publish details of this on their website - <http://infrastructure.planningportal.gov.uk/projects/eastern/norwich-northern-distributor-road-ndr/>

With regard to your particular impact, for properties that do not have land acquired for the scheme there is the potential to make a claim for compensation one year after the road has opened to traffic. This is known as a 'Part 1 claim' and some guidance on this is attached for your information. Whether or not such a claim would be successful could only be assessed at that time.

I trust that the provided information is useful but if you have any further concerns or queries please let me know.

Yours sincerely

Grant Brewer

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**From:** Norwich Transport [norwich.transport@norfolk.gov.uk]  
**Sent:** 10 October 2014 08:55  
**To:** Brewer, Grant  
**Subject:** FW: NDR - Timetable for hearings

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**From:** Susie Cheshem-Panam [REDACTED]  
**Sent:** 09 October 2014 14:52  
**To:** Norwich Transport  
**Subject:** Re: NDR - Timetable for hearings

Dear Vicky

Further to your email below; due to our business we have been unable to attend these hearings.

Could you tell me if there will be any further opportunities for us to attend any meetings where the public's opinion and fears will be discussed and considered.

We live on the corner property which will be the start of the fly-over section from Spixworth going into Norwich and as such will be extremely affected by this road. We wish to know what our rights will be for compensation etc.

I would be grateful for any help you can give or if you can give me contact details for the person/people we need to contact regarding this matter.

Many thanks.

Kind regards.

Mrs Susie Cheshem-Panam

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**From:** Norwich Transport <[norwich.transport@norfolk.gov.uk](mailto:norwich.transport@norfolk.gov.uk)>  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Sent:** Friday, 25 July 2014, 9:58  
**Subject:** NDR - Timetable for hearings

Good morning

We met yesterday at the Assembly House relating to the NDR and land/home ownership within Spixworth. Unfortunately, when we had adjourned, you had left so I was unable to introduce you to my colleague, Grant Brewer. Grant is copied into this email and is happy to advise with any concerns you have around your land/home.

We also discussed the timetable, which has been set out by the Planning Inspectorate. The website for the Planning Inspector can be found [using this link](#). I have downloaded the timetable and attached it to this email for your convenience.

I would suggest the following hearings would be better suited to your needs:

Tuesday 30th September - Friday 3rd October - this are all based on compulsory acquisition.

There will also be Issue Specific hearings from Tuesday 16th September - Friday 19th September - the Planning Inspectorate will advise topics nearer the time and announced on the website.

Venues are yet to be confirmed but will be announced on the Planning Inspectorate website in due course.

Should you need any further assistance or information, please contact either myself or a member of the NDR team on this email address.

Kind regards,

*Vicky*

**Vicky Dale**

**NDR Project Coordinator**

Environment, Transport & Development

Norfolk County Council

Email: [norwich.transport@norfolk.gov.uk](mailto:norwich.transport@norfolk.gov.uk)

General enquiries number: 0344 800 8020 or [information@norfolk.gov.uk](mailto:information@norfolk.gov.uk)

[www.norfolk.gov.uk](http://www.norfolk.gov.uk)

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