



3/18 Eagle Wing  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Customer Services: 0303 444 5000  
e-mail: [NorwichNDR@infrastructure.gsi.gov.uk](mailto:NorwichNDR@infrastructure.gsi.gov.uk)

Mr Jon Barnard  
NDR Manager  
Norfolk County Council

Your Ref:

Our Ref: TR010015

Sent by email

Date: 5 November 2014

Dear Jon Barnard

## **Planning Act 2008 (as amended) and Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 17**

### **Application by Norfolk County Council for an Order Granting Development Consent for the Norwich Northern Distributor Road (NDR)**

#### **Request for further information on compulsory acquisition and the revised economic appraisal**

I refer to the requests made during the Compulsory Acquisition hearings for a final statement of the applicant's position in respects of all representations made by affected persons. The responses in NCC/EX4, NCC/EX13 and NCC/EX57 and at hearings were not comprehensive, nor necessarily finalised and in many cases did not provide proof that matters had been resolved to the satisfaction of the affected persons concerned.

I attach at **Annex B** schedule of all the representations that the ExA have identified as coming from affected persons within categories 1-3 of Section 57 of the Planning Act 2008. Please confirm your understanding that this schedule is comprehensive or, if not, please insert any omissions. The schedule indicates those representations to which the applicant has made an explicit response. Again, if there are any omissions, please insert any additional references to relevant responses.

Having therefore updated as necessary the base information, please provide a final statement of the applicant's position with regard to each of these representations. Where it is the applicant's view that the affected persons concerned are now content with the extent of compulsory acquisition proposed, please provide documentary evidence of this. It is particularly important that this information is provided in respect of every statutory undertaker and all those having interests in special category land that have made representations in view of the requirements of the Planning Act that have to be satisfied in respect of such interests.

Following the submission of a revised economic appraisal, and receipt of comments

from interested parties on it, the ExA has a number of questions about this. These are in full at **Annex A**.

Please respond by noon on **Thursday 20 November 2014**.

Yours sincerely

*Peter Robottom*

**Peter Robottom**  
**Lead Member of the Panel of Examining Inspectors**

Annexes:

- A Schedule of questions relating to the revised economic appraisal
- B Schedule of affected persons who have made representations to the examination

Advice may be given about applying for an order granting development consent or making representations about an application (or a proposed application). This communication does not however constitute legal advice upon which you can rely and you should obtain your own legal advice and professional advice as required.

A record of the advice which is provided will be recorded on the Planning Inspectorate website together with the name of the person or organisation who asked for the advice. The privacy of any other personal information will be protected in accordance with our Information Charter which you should view before sending information to the Planning Inspectorate.

## Schedule of questions relating to the revised economic appraisal

1. The ExA observes that in the original economic appraisal the cost of buses is £1,212m (Doc 5.12, pg 69, Table 10.3), which in conjunction with construction of developer link roads is discounted to £828m over the period covered by the appraisal (Doc 5.12, pg 74, Table 10.9; Providers). In the revised appraisal the cost of buses and link roads is £502m (EX71, pg5, para 1.2.2), which, subject to discounting over the appraisal period, increases to £701m (EX71, pg5, Table 1; Providers).  
Please clarify why the costs of buses differ when 'assumptions' for PT Option Costs indicate 'No Change' (EX71, pg4, para 1.2).  
Please clarify why do the discounted costs under the revised PT Option appear to increase (EX71, pg 5, para 1.2.2 versus EX71, pg5, Table 1; Providers).
2. In the original economic appraisal the DCO scheme and the PT option (Doc 5.12, pg69, Table 10.3) have different 'investment costs' excluding buses that are priced at £1,212m. In the revised appraisal the DCO scheme and the NATS PT option (EX 72, pg8, Table 4) have identical 'investment costs' (even though the latter includes the DCO scheme), save buses at £501m.  
Please clarify why the DCO scheme and the NATS PT option are identical (EX72, pg8, Table 4) given that the latter will involve additional 'investment costs' for buses in the form of additional complementary infrastructure/traffic management measures - as indicated by the PT Option 'investment costs' in the original appraisal (Doc 5.12, pg69, Table 10.3).
3. Please clarify how bus costs attributed to private sector business providers are made up by breaking down bus purchase, leasing, operating and maintenance costs in each of the tables. Please clarify where costs are net or gross? How is revenue or other income accounted for (EX71, pg5, Table 1 and EX72, pg8, Table 4 and EX72, pg10, Table 6)?
4. Can you please provide findings from a scenario where the NATS PT Strategy involves ALL bus improvements being introduced by 2017 rather than spread over an additional 15 years to 2032.
5. Please provide a table to describe when the assessed public transport measures have been programmed for each scenario to commence for both the scheme (NATS PT strategy) and public transport alternatives (PT option)
6. The ExA would also wish to see responses to the points made in the submissions from the Norwich Green Party (Cllr Boswell) and from NNTAG (incl Prof Goodwin) dated 3 November 2014.
7. Regarding the submission from Prof Goodwin on behalf of NNTAG, the ExA specifically requests that the applicant please:
  - a. Confirm that the tables presented on page 6 (5.13 Table 10.9; and EX71 Table 1) both labelled 'Analysis of Monetised Costs and Benefits – PT Option' are indeed comparable.
  - b. Represent the cost items discussed in the second paragraph of page 8

- c. Confirm or reproduce the city centre measures table on page 10
  - d. Respond to the final paragraph of page 11 – are the city centre measures “poorly designed or poorly appraised”?
  - e. Comment upon and clarify the work done to model the interaction between the city centre and public transport measures, referred to on page 12
8. Regarding the submission from Cllr Boswell on behalf of Norwich Green Party, the ExA specifically requests that the applicant please:
- a. Comment upon and clarify the coupling effect between the proposed NDR and public transport measures, referred to in paragraph 12
  - b. Provide the Transport Economic Efficiency table for the original evaluation made in Document 5.12, referred to in paragraph 24
  - c. Provide a maximum disaggregation of benefits and costs for the scheme and public transport option alternative, referred to in paragraph 25
  - d. Confirm or reproduce the overview of models table on page 11
  - e. Comment upon and clarify the phasing of public transport measures referred to in paragraph 44 and Note 2
9. Please provide material requested at the issue specific hearings:
- a. Original and destination data for do minimum and do something options
  - b. Sensitivity tests for the NATS implementation plan
  - c. Information about expected revenue support for Park & Ride and other Public Transport measures both in absolute terms and as a proportion



Category1	Category2	Category3	Plot	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX13	EX57
1			7/16, 7/17, 7/18, 7/21, 7/24, 7/26, 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	Mr M A Dewing on behalf of the E M and E J Dewing Settlement	Brown & Co		310	x	17+ 46	x	12	
1	2	3	7/21 (1/10, 1/14, 1/15, 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	x	5	16
1			8/16, 9/10	Mr A J Papworth on behalf of Mr M F Trafford	Brown & Co	472	314	x	20	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
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		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		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		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		39		x	3	x	7	20
1			10/14, 10/15	Mr Duncan	Mr T Shaw	316	792	x	31			21
1			10/27, 10/28, 10/32	Frontbench Ltd	R & J.M. Place Ltd	809	1161	x	33+ 44			
1			10/40.	Network Rail Infrastructure Limited		777		x		x		
1			10/48, 11/7	Clive Scott		442		x				
1			10/49, 10/50, 11/2, 11/3, 11/4	Mrs. V.A.Smith (t/a S.J.Smith)		852		x	36			
1			11/19, 11/20, 11/21, 12/3, 12/5	David and Sally Jacobs	Jason Cantrill	959	652	x	28+ 42			
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 Investments		249		x			20	
		3	The Oaks, Reepham Road, Attlebridge	Timothy Savage		1128		x				

Category1	Category2	Category3	Plot	Owner	Agent	web ref	web ref2	RR	EX4	WR	EX13	EX57
		3	9 Broom Close, Tavernham	Glyndon Jones		1183		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				
		3	Brickyard Farm, Hall Lane	L A Gray		502		x		x		
		3	7 Blind Lane, Horsham	Mr Valarie Purdy	Rodney Purdy			x				
		3	96 Old Norwich Road, Horsham	Linda Woolfenden		212		x				
		3	98 Old Norwich Road, Horsham	Janet Hartwell	Richard Kemp	244	392	x				
		3	118 Old Norwich Road, Horsham	Peter Chamberlain	Jean Chamberlain	1189	1190	x				
		3	124 Old Norwich Road, Horsham	Helen Cavell	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				
		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	Wroxham Estate	Gurney	Brown & Co	856		x	37	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				
		3	The Fold, Rackheath Park	Martin Plumstead	Ben Johnsen	326	371	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				

