

Summary of Oral Statement and Undertakings given by Highway England at the Compulsory Purchase Hearing Held on Wednesday 2nd September 2015 to Landro Group and Hinchingsbrooke Water Tower Limited (HWT Ltd) (Registration ID Number 10030978)

Application by Highway England for an Order Granting Development Consent for the A14 Cambridge to Huntingdon Improvement Scheme

Reference:

Land North of the Brampton Road, Huntingdon currently incorporating The Elevation Public Car Park, Redundant Water Tower and Reservoir

Following my appearance in front of the Inspectors with my planning consultant John Dadge at the Compulsory Purchase Hearings held on the 2nd September 2015; I summarize the action points and measures of agreement between the parties in relation to those matters raised at the hearing:

Ref: Plot 34/25d – Landscaping to the site frontage

The land take indicated on the CA plans extends across part of the joint access to the temporary car park and the water tower.

It was agreed that the CA plan be adjusted to ensure that the landscaping does not impede the access.

It was further agreed that in order to avoid a potential ransom situation in respect of future proposals for development on the allocated employment area HE would implement a landscaping scheme across the frontage and Mr Gredley / Landro would agree to maintain the landscaping.

It was agreed that this section could be landscaped without the land passing from Mr Gredley's ownership subject to an agreement between the parties under which HE would be allowed to enter and implement the landscaping and as a consequence there would be an obligation on Mr Gredley / Landro's to maintain it.

If pursuant to the removal of the A14 flyover, proposals come forward for the redevelopment of the site in a manner consistent with the Huntingdon West Action Area Plan that any proposals to alter the landscaping as a result of local highways requirements for improved or altered access could be dealt with by the Local Planning Authority in the usual way including a replacement landscaping scheme as may be appropriate for the proposed development.

Action Points – HE to adjust the area to be landscaped in accordance with the existing access and footpath arrangements and HE to provide a draft agreement between the parties for the landscaping of the appropriate length of the frontage by HE as part of the A14 scheme and for the implemented landscaping to be the subject of a maintenance agreement to be undertaken by Mr Gredley/Landro..

If it assists, the ongoing requirement for maintenance could follow a similar approach to that imposed by condition upon planning approvals where landscaping is required (as set out below).

Ref: Plot34/4a – The area shown as landscaping immediately adjacent to the water tower (and identified as the hatched area on the attached plan annex A) is required for construction work and the ongoing maintenance of the water tower which because it is wider at the top than the bottom, over sails this area of land.

Action Point – HE agreed to amend the plan and to exclude any planting and allow this area to be developed in accordance the Water Tower Planning Permission

Ref: Plot 34/4a – The triangle of land underneath the existing flyover (identified as the area crossed hatched on the plan annex A) that is currently used for car parking and which forms part of the car parking provision for the water tower development.

This area is shown as being included within the CA with a future use for landscaping.

The removal of that car parking will reduce the level of car parking associated with the water tower that was shown on the approved layout plans. Copy attached under annex B.

The area immediately to the north where the embankment is to be removed is shown as landscaped and thus the exclusion of the triangle of land will have no impact in terms of visual amenity. On the other hand to remove the car parking would be prejudicial to the land owners interests and cannot be justified.

Action Point – HE agreed to amend the plan and allow this land to be developed in accordance with the Water Tower Planning Permission.

Ref: Plot 34/1a1 – The HE agreed to return the land to the original owner under Critchell Downs rules. This is an equitable approach and Mr Gredley/Landro consider that this land will reasonably relate to the water tower development and could be a useful annex to it.

Demolition - General Point – Is the land take area around the fly over within the Gredley/Landro ownership adequate and fit for purpose given the demolition methodology to be employed.

It is noted that this was more a question than an objection but is something felt worth raising given that the previous land take to accommodate the demolition works was larger.

Finally we would like to raise with the Inspector that the Applicant has never produced a **Statement of Common Ground**. We believe considering the number

of objections and issues yet to be resolved with applicant such a document, that has been duly undertaken and provided to other landowning parties, is necessary.

Yours Sincerely

Guy Gredley
Landro and HWT Ltd