

A47/A11 Thickthorn Junction

TR010037

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4.1 Statement of Reasons

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Planning Act 2008

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

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Infrastructure Planning

Planning Act 2008

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

The A47/A11 Thickthorn Junction
Development Consent Order 202[x]

STATEMENT OF REASONS

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1 INTRODUCTION

1.1 Summary

1.1.1 This Statement of Reasons (this Statement) relates to an application, made by Highways England (the Applicant) to the Secretary of State for Transport via the Planning Inspectorate (the Inspectorate) under the Planning Act 2008 (PA 2008) for a Development Consent Order (DCO). If made, the DCO would grant consent for the A47/A11 Thickthorn Junction (the Scheme).

1.1.2 This Statement has been prepared in accordance with the requirements of 5(2)(h) of the Infrastructure Planning (Prescribed Forms and Procedure) Regulations 2009 (the "APFP Regulations") and the Planning Act 2008: 'Guidance related to procedures for compulsory acquisition of land' (DCLG, September 2013) (the CA Guidance).

1.2 The Scheme

1.2.1 The Scheme is a nationally significant infrastructure project (NSIP) within Sections 14(1)(h) and 22(1)(b) of the PA 2008. Further information regarding how the Scheme qualifies as an NSIP can be found in the Explanatory Memorandum (**TR010037/APP/3.2**).

1.2.2 As the Scheme is an NSIP, development consent must be obtained from the Secretary of State to authorise it, and an application for a DCO must be made to the Secretary of State under Section 37 of the PA 2008.

1.2.3 In summary the Scheme comprises:

- a single-lane free-flowing link road connecting the A11 eastbound to A47 eastbound via two underpasses (under the A11 and A47 respectively)
- improvements to the Thickthorn Junction including:
 - a) widening the southern section of the roundabout from three lanes to four
 - b) new traffic lights on the approach to and from the junction with the B1172 Norwich Road
 - c) new road signs and road markings throughout the junction
 - d) removal of the Cantley Lane South direct connections between the A11 and A47 exit slip roads

- a new link road connecting Cantley Lane South with the B1172 Norwich Road to the north and construction of two new bridges. The new link road it will have a 40mph speed limit
- from the Thickthorn junction to Hethersett, a 40mph speed limit on the B1172 Norwich Road and a new junction connecting to Cantley Lane Link road
- improvements to the junction of Station Lane and the A11 eastbound
- a 30mph speed limit on Cantley Lane South
- a new junction connecting Cantley Lane South to Cantley Lane link road
- the existing Cantley Stream and access track will be realigned and one new stream culvert constructed
- a new bridge over the A47 for walkers, cyclists and horse riders approximately 45m east of the existing footbridge (which will be demolished. The bridge will have higher railings to help improve safety for horse riders)
- paths for walking and cycling proposed along the new Cantley Lane link road giving access to local amenities and links to other recreational routes
- access to the Park and Ride from the Cantley Lane link road for walkers and cyclists

1.2.4 A more detailed description of the Scheme can be found in Section 2: The Proposed Scheme of the Environmental Statement (ES) (**TR010037/APP/6.1**)

1.3 Compulsory Acquisition

1.3.1 In its DCO application for the Scheme, the Applicant seeks compulsory acquisition of land and rights and temporary possession powers in respect of certain land interests. A detailed description of the extent and nature of the powers sought is set out by reference to the DCO application documents in Section 3 of this Statement.

1.4 Land Interests

1.4.1 The extent of the land interests affected by the compulsory acquisition and temporary possession powers sought by the Applicant in relation to the land (the Land) is described in Section 4 of this Statement.

1.4.2 The Applicant has carried out diligent inquiry, as set out in the APFP Regulations and the CA Guidance, to identify all the persons with an interest in the Land (the land shown on the Land Plans (**TR010037/APP/2.3**) and the persons with a potential claim for

compensation as a result of the Scheme. These persons have been consulted pursuant to Section 42 of the PA 2008. The categories of persons identified, and the methods used to identify them are described in Section 4 of this Statement by reference to the categories in the Book of Reference (**TR010037/APP/4.3**).

- 1.4.3 The Applicant has entered into negotiations to acquire other parties' interests voluntarily and is progressing those discussions. These negotiations are not yet completed. The current position on these negotiations is set out in **Annex B** of this Statement.
- 1.4.4 It is necessary to acquire the land interests by compulsory acquisition to enable the Scheme to be delivered. The acquisition of all land interests is necessary to enable the Scheme to be proceed. Further details are set out in Section 4 of this Statement.
- 1.4.5 The Applicant already owns a number of plots which are subject to rights of others which are incompatible with the construction and operation of the Scheme. In order to ensure that any such rights can be removed (and the persons benefitting from them are compensated for such removal) the Applicant's own land has been included within the Land to which compulsory powers are sought.

1.5 The Case for Compulsory Acquisition

- 1.5.1 This Statement sets out the reasons for the inclusion of compulsory acquisition powers within the draft DCO (**TR010037/APP/3.1**). It explains it is necessary to include compulsory acquisition powers within the DCO so that the Applicant can acquire the land interests required for the construction and operation (including maintenance) of the Scheme that is not already in its possession. It also explains why powers are necessary to enable the Applicant to use land temporarily and compulsorily acquire, suspend, interfere with or extinguish rights over land. This is in order to construct and maintain the Scheme in a way that is both proportionate and in the public interest by reducing environmental impacts, minimising the cost to the Applicant (and hence the public purse) and mitigating the impact on affected land interests. This compelling case is evidenced further in the wider documentation that accompanies the application.
- 1.5.2 The powers of compulsory acquisition and temporary possession sought in the application are necessary, proportionate and justified. The powers sought are in accordance with all relevant statutory and policy guidance.
- 1.5.3 There is a compelling case in the public interest for the compulsory acquisition and temporary possession powers sought as set out in Section 5 of this Statement. The conclusion of this Statement is that the grant of the compulsory powers requested would be lawful under all applicable legal regimes.

1.6 Human Rights

1.6.1 In preparing the DCO, the Applicant has had regard to the European Convention of Human Rights and the Human Rights Act 1998. Section 6 of this Statement considers how the Scheme complies with this legislation notwithstanding any infringement of private rights of those whose interests in the land may be affected by the exercise of powers of compulsory acquisition and temporary possession.

1.7 Special Considerations

1.7.1 In Section 7 of this Statement, the Applicant has identified all special category land which is affected by the compulsory acquisition powers sought in the DCO. The Applicant has engaged with the persons responsible for the relevant special category land and with a view to avoiding the need for special parliamentary procedures in accordance with the relevant sections of the PA 2008. The Applicant has further considered what other consents are required to enable the Scheme to proceed and set out how these will be secured.

1.8 Compliance with statutory requirements and policy guidance

1.8.1 This Statement has been prepared in accordance with the requirements of Regulation 5(2)(h) of the APFP Regulations and the CA Guidance.

1.8.2 This Statement is required because the DCO, if made, would confer upon the Applicant the compulsory acquisition powers described in this Statement, including the power to acquire land outright, the power to acquire rights over land, the power to extinguish rights over land and the power to occupy land temporarily for construction and maintenance purposes.

1.8.3 This Statement forms a suite of documents accompanying the application submitted in accordance with Section 55 of the PA 2008 and Regulations 5 and 6 of the APFP Regulations and should be read alongside the other DCO application documents that relate to the compulsory acquisition powers sought by the Applicant, including:

- Draft DCO (**TR010037/APP/3.1**)
- Explanatory Memorandum (**TR010037/APP/3.2**)
- Book of Reference (**TR010037/APP/4.3**)
- Land Plans (**TR010037/APP/2.3**)
- Works Plans (**TR010037/APP/2.4**)
- Crown Land Plans (**TR010037/APP/2.9**)
- Special Category Land Plans (**TR010037/APP/2.10**)

- Funding Statement (**TR010037/APP/4.2**)
- Case for the Scheme (**TR010037/APP/7.1**)
- Introduction to the Application (**TR010037/APP/1.3**)
- Consents and Agreements Position Statement (**TR010037/APP/3.3**)
- NPS NN Accordance Table (**TR010037/APP/7.2**)

2 THE SCHEME

2.1 Description of the Scheme

2.1.1 The Applicant proposes to create a new connector road between the A11 and A47 with the aim of rerouting traffic away from the existing Thickthorn Junction, relieving congestion, improving the environment and improving journey times. In addition, a new link road will be located between Cantley Lane South and the B1172 Norwich Road, maintaining access to the Thickthorn Junction. A new footbridge for walkers, cyclists and horse riders across the A47, along with other planned changes to the Thickthorn Junction comprise the Scheme.

2.1.2 The extent of the Scheme is illustrated in Figure 1.1 Site location Chapter 2: The Proposed Scheme of the ES (**TR010037/APP/6.1**).

2.1.3 Key elements of the Scheme include:

- creation of one 1.65km connector road between the A11 and A47 with associated underpass and maintenance layby
- changes to the existing A47/A11 Thickthorn Junction and slip roads, consisting of: widening of the southern half of the roundabout to provide four lanes, revision of road markings, realignment of some existing slip roads and provision of more lanes, provision of new and improvement of existing traffic signal pedestrian crossings
- provision of a new 0.95km link road connecting Cantley Lane South with the B1172 Norwich Road to the north including construction of two new overbridges
- provision of a new turning head on Cantley Lane South to provide turning opportunities for vehicles
- realignment of the Cantley Stream and nearby access track including modification of the A11 underpass
- provision of a new footbridge across the A47 for walkers, cyclists and horse riders and subsequent demolition of the existing footbridge
- provision of new drainage systems including a pump system to protect the Cantley Stream underpass at the A11, an attenuation basin and tank and retention of existing drainage systems where possible.

2.1.4 A more detailed description of the Scheme can be found in Chapter 2: The Proposed Scheme of the ES (**TR010037/APP/6.1**). The key objectives of the Scheme are as follows:

- **Supporting economic growth:** the Scheme aims to reduce congestion related delay, improve journey time reliability and increase the overall capacity of the A47. This will help contribute to sustainable

economic growth by supporting regional housing and economic growth in Norwich and the surrounding areas.

- **A safer and reliable network:** make the network safer for motorists and for those living near the junction by improving operational safety issues at the junction.
- **A more free-flowing network:** increase the resilience of the junction to cope with incidents such as collisions, breakdowns, maintenance and extreme weather. Reduce vehicular delay and improve journey time reliability, making journey times more predictable and movement at the junction more free-flowing.
- **Improved environment:** protect the environment by minimizing adverse impacts and, where possible, deliver benefits.
- **An accessible and integrated network:** consider local communities and their access to the roads. Provide a safer route between communities for cyclists, walkers, horse riders and other vulnerable users of the network.
- **Value for money:** to ensure that the Scheme is affordable and delivers good value for money.

2.1.5 Table 1 below sets out how the Scheme will meet the Scheme Objectives.

Table 1: How the Scheme meets the Scheme Objectives

Objectives	How the Scheme Meets the Objectives
Supporting economic growth	<p>The Scheme will provide additional capacity and improved journey times to encourage economic growth in the local area as well as across the A47 and A11 corridors between Norwich and Peterborough and Cambridge. This will help contribute to sustainable economic growth by supporting employment and residential development opportunities.</p> <p>The Economic Case, at Section 5 of the Case for Scheme (TR010037/APP/7.1), provides more details of the economic benefits of the Scheme. The monetised value for the total wider economic impacts is approximately £33.1 million, with the majority of these benefits being derived from the agglomeration assessment.</p> <p>(The agglomeration assessment is an element of the wider economic assessment required to be carried out under the DfT's TAG Unit A2.1 – Wider Economic Impacts Appraisal guidance document (dated May 2018), which is part of how the DfT assesses the economic case for transport schemes generally.</p> <p>The resulting figure is a measure of the economic benefits (externalities) that accrue indirectly as a result of improving transport connections between clustered (agglomerated) settlements.)</p> <p>This suggests that business users are the main beneficiaries from the enhanced connectivity and congestion reductions brought about by the Scheme and that there will be an overall, long-term positive impact.</p>
Making a safer network	<p>The Scheme will improve safety and operational issues by upgrading the Thickthorn Junction and creating a new A11-A47 connector road.</p> <p>The Scheme improves road safety by reducing the numbers of accidents and consequently the number of casualties. In total, over a 60-year timeframe, the Scheme will save a total of 242 accidents and 26 killed or seriously injured (see Table 4.19, Section 4 of the Case for Scheme (TR010037/APP/7.1)).</p> <p>Section 4, the Transport Assessment and Section 5 the Economic Assessment of the Case for the Scheme (TR010037/APP/7.1), provide more detail on the safety benefits.</p>

Objectives	How the Scheme Meets the Objectives
<p>A more free-flowing network</p>	<p>Operational traffic modelling shows the Scheme would reduce traffic congestion and journey times even with the predicted increased growth of traffic by 2040.</p> <p>The results of the modelling assessment show that the Scheme improves the overall operation of the network (see Table 4.11 Section 4 of the Case for the Scheme (TR010037/APP/7.1) as well as improving A47 and A11 peak hour journey times (by up to approximately 35% depending on direction and time period, see Table 4.10 Section 4 of the Case for the Scheme (TR010037/APP/7.1). In terms of overall Average Annual Daily Traffic (AADT), with the new interchange link and dedicated left turn in place, forecasts on the A11 slip roads are reduced by approximately 20-37% (see Figure 4.13 of Section 4 of the Case for the Scheme).</p> <p>The Transport Assessment at Section 4 of the Case for the Scheme (TR010037/APP/7.1) provides further details.</p>
<p>Protected environment</p>	<p>The Scheme provides an improved junction with a design that supports mitigation of environmental impacts.</p> <p>In this regard there will be improvements in the environmental effects for some receptors. An ES (TR010037/APP/6.1) has been undertaken which assesses and proposes mitigation to minimise any impacts on biodiversity, heritage, climate, air quality, flooding, and geology, and from any cumulative effects. Mitigation measures are detailed on the Environmental Masterplan (TR010037/APP/6.8) and in the Environmental Management Plan (EMP) (TR010037/APP/7.4).</p> <p>Table 6.1, in Section 6 of the Case for the Scheme (TR010037/APP/7.1), presents an overview of the impacts and benefits of the Scheme on the environment.</p>
<p>An accessible and integrated network</p>	<p>The A47/A11 Thickthorn Junction provides strategic road access to Peterborough, Cambridge, London, the Midlands and the north of England. It plays a vital role in supporting the economy which relies on strong transport links along the A47 and A11.</p> <p>The Scheme design has considered local community access to the road network, providing safer routes between villages for walkers, cyclists and horse riders (WCH) and other vulnerable users where a need is identified. For example, the Scheme would require the stopping up and diversion of Cringleford FP4a to a new WCH overbridge spanning the A47 to link Cantley Lane and Cantley Lane South. The new overbridge will be suitable for all WCH users and will replace the existing footbridge which is to be demolished.</p>

Objectives	How the Scheme Meets the Objectives
	<p>Details of all the new facilities to be provided and the facilities to be replaced are detailed in Section 4 of the Case for the Scheme (TR010037/APP/7.1). The benefits and impacts are also set out in Section 12.10 of Chapter 12: Population and Human Health of the ES (TR010037/APP/6.1).</p>
Value for money	<p>The economic benefits of the Scheme include travel time savings and thus vehicle operating costs, accident savings and indirect savings relating to the reduction in greenhouse gases and improvement in air and noise quality. The increased road capacity will encourage investment in housing and will support employment growth.</p> <p>Overall, the Scheme is forecast to produce user benefits of £119.8 million (over the 60-year appraisal period. Considering a balance of benefits and disbenefits, the Scheme would provide benefit to cost ratio of 2.4, whereby the economy gains £2.40 for every £1 spent on the Scheme. As per the Department for Transport (DfT) Value for Money Framework, this is categorised as high value for money.</p> <p>An overview of the economic benefits of the Scheme is provided in Section 5 of Case for the Scheme (TR010037/APP/7.1).</p>

2.2 Case for the Scheme

- 2.2.1 Section 3 of the Case for Scheme (**TR010037/APP/7.1**) and the accompanying National Policy Statement for National Networks (NPS NN) Accordance Table (**TR010037/APP/7.2**) sets out the policy context against which the Scheme should be viewed. They set out the case for the Scheme by reference to the NPS NN and other national and local policy. Together, they demonstrate a clear justification for the Scheme grounded in national, regional and local planning and transport policy.
- 2.2.2 The NPS NN, National Infrastructure Delivery Plan (NIDP) and the Government's Road Investment Strategy (RIS) set out a strong position of support in delivering national networks that meet the country's long-term needs, whilst supporting a prosperous and competitive economy and improving the quality of life for all.
- 2.2.3 Thickthorn Junction already exceeds the recommended traffic flows leading to longer and unreliable journey times. By 2040 Thickthorn Junction's slip roads are predicted to exceed capacity by over 70% for the case of the westbound diverge, and by over 50% for the case of the eastbound merge. These levels of saturation could result in an increased collision risk and affect the performance of the A47 mainline. Residential and commercial growth in Norwich and the immediate local area will exacerbate this

condition. In addition, Norwich, Cambridge and Peterborough are amongst the fastest growing cities in the country.

- 2.2.4 The Case for Scheme (**TR010037/APP/7.1**) demonstrates this position more fully and considers some additional key elements of the case for the Scheme, such as a reduction in the number and severity of accidents, improving access from the A47 into Norwich, and supporting residential and economic growth in the local area and region.

2.3 Benefits of the Scheme

- 2.3.1 The economic benefits of the Scheme are set out in Section 5 of the Case for Scheme (**TR010037/APP/7.1**). These include predicted monetised user benefits of **£119.8 million** (PV) over a 60-year appraisal period; economic benefits including travel time savings of £100.9 million (with vehicle operating cost disbenefits of -£13.6 million); and monetised benefits in terms of a reduction in accidents of £7.2 million over 60 years.

- 2.3.2 The full economic benefits are set out in full in Section 5 of the Case for Scheme (**TR010037/APP/7.1**), which includes in addition an assessment of non-monetised benefits. The Scheme's other benefits have been assessed in the context of unavoidable impacts that are identified in the ES (**TR010037/APP/6.1**). It is acknowledged that, for example, the Scheme will result in impacts in certain areas, including a Scheduled Monument and veteran trees. Suitable mitigation is proposed to manage these impacts where they occur and overall, the benefits of the Scheme are considered to outweigh any unavoidable adverse effects.

2.4 Environmental Benefits

- 2.4.1 The environmental benefits of the Scheme include the non-monetised social and distributional impacts of the Scheme that are set out in Section 5 of the Case for Scheme (**TR010037/APP/7.1**). The benefits include the following:

- a net gain of more biodiverse grasslands with the introduction of species-rich and marshy, wet grassland; riparian planting along Cantley Stream increasing beneficial habitats for aquatic invertebrates
- beneficial effects would be experienced by horse-riders and cyclists travelling between Cantley Lane and Cantley Lane South via the new Cantley Lane footbridge (Cringleford) and by pedestrians and cyclists travelling along the shared cycle track to be provided on the eastern frontage of the Cantley Lane Link Road
- noise benefits over 60 years (from usage of low noise surfacing, for example) of £0.1million
- the Scheme is predicted to generate journey time reliability benefits of £2.7 million

- the monetised value for the total wider economic impacts is approximately £33.1 million.
- beneficial effects for ecological receptors such as traffic moving further away from the receptors and the provision of a new combined footway/cycleways along the de-trunked A47 providing better connections.

2.4.2 The assessment of the Scheme's effects on the environment is set out in the ES (**TR010037/APP/6.1**) and also summarised in Section 6 and Table 6.1 of the Case for Scheme (**TR010037/APP/7.1**).

2.5 The Authorised Works

2.5.1 In order to carry out the Scheme it will be necessary to carry out the works comprised in Schedule 1 of the draft DCO (**TR010037/APP/3.1**). A description of the works against each plot of land shown on the Land Plans (**TR010037/APP/2.3**) is detailed in Annex A of this Statement.

2.6 Alternatives and Flexibility

2.6.1 There is no specific optionality included within the Scheme, such as different options for the location or form of any particular structures or works. However, due to the nature of the design process and the timing of the consenting process, the Applicant requires a degree of flexibility as to where certain elements of the Scheme, for example the exact route of the main carriageway works, can be constructed within defined limits of deviation which are provided for in the draft DCO (**TR010037/APP/3.1**) and shown on the Works Plans (**TR010037/APP/2.4**).

2.6.2 At this stage, all the Land in the Order Limits is considered to be necessary to deliver the Scheme. However, should it transpire that any part of the Land within the Order Limits is not required, for instance, as a result of the detailed design process, the Applicant would only seek to acquire that part of the Land required, and in all events, will seek to minimise the effects on land interests.

2.6.3 The optioneering process carried out prior to deciding on the Scheme being put forward is detailed in Section 5 of this Statement.

3 COMPULSORY ACQUISITION

3.1 Scope of compulsory acquisition powers with reference to the draft DCO

3.1.1 The purpose of the compulsory acquisition powers in the DCO is to enable the Applicant to construct, operate and maintain the Scheme. The specific compulsory acquisition powers sought by the Applicant are set out in full in Part 5 of the draft DCO (**TR010037/APP/3.1**)

3.1.2 Section 122 of the PA 2008 provides that an order granting development consent may include provision authorising compulsory acquisition of land. To the extent that this is sought, the decision maker (the Secretary of State) in respect of the application must be satisfied that certain conditions are met. The way in which the Scheme meets these conditions is considered in Section 5 of this Statement.

3.1.3 In addition to the powers of compulsory acquisition, Section 120 of the PA 2008 provides that the DCO may make provision relating to, or to matters ancillary to the development in respect of which a DCO is sought. The matters in respect of which provision may be made includes (but is not expressly limited to) matters listed in Schedule 5 of the PA 2008, including:

- a. the acquisition of land, compulsorily, or by agreement (paragraph 1)
- b. the creation, suspension or extinguishment of, or interference with, interests in rights over land, compulsorily, or by agreement (paragraph 2)
- c. the abrogation or modification of agreements relating to land (paragraph 3)
- d. the payment of compensation (paragraph 36).

3.2 Main Compulsory Acquisition Powers

3.2.1 The main powers authorising the compulsory acquisition of land, or interests in, or rights over land, are contained in Articles 24 (compulsory acquisition of land) and 27 (compulsory acquisition of rights and imposition of restrictive covenants) of the draft DCO (**TR010037/APP/3.1**). **Table 1 of Annex A** of this Statement provides a description of the land which is subject to powers of outright acquisition in terms of Article 24. The purpose for acquiring this land is to enable the Applicant to construct the permanent works on the land and other elements described in **Annex A**.

3.2.2 Article 27 allows rights over land to be acquired instead of outright acquisition. This allows flexibility in approach and a reduction in the impact on the interests of the land interest. Compulsory acquisition of rights and

the compulsory imposition of restrictive covenants is authorised by Article 27. Table 2 of **Annex A** of this Statement provides a description of the land which is subject to the acquisition of rights or the imposition of restrictive covenants. These rights are necessary for the purposes of constructing the works and the maintenance of the works, thereafter, ensuring that the operator of the finished Scheme can fulfil their functions.

- 3.2.3 Other compulsory acquisition powers are sought in the draft DCO (**TR010037/APP/3.1**) (identified below) and these similarly relate to land and will, or may, authorise, interfere with property, rights or interests.
- 3.2.4 In addition, powers are sought in the draft DCO (**TR010037/APP/3.1**) to enable the temporary possession and use of land.
- 3.2.5 In each case, the party having an interest in the land, or the interest or right in the land, may be entitled to compensation.

3.3 Other Compulsory Acquisition Powers

- 3.3.1 The other compulsory acquisition powers sought by the Applicant in the draft DCO (**TR010037/APP/3.1**) include the following.

Article 29: Private rights over land

- 3.3.2 Article 29 allows for the extinguishment of existing private rights over land, subject to the compulsory acquisition of rights, or subject to the imposition of restrictive covenants, to the extent that continuing the existing rights would be inconsistent with the right acquired or restrictive covenant imposed (Article 29(2)).
- 3.3.3 The Article further provides that, where new rights are being compulsorily acquired or restrictive covenants are being imposed on land then any existing private rights or restrictive covenants which that land is subject to may be extinguished to the extent that continuing enjoyment of those private rights or restrictive covenants would be inconsistent with the new rights acquired or restrictive covenants imposed.
- 3.3.4 With regard to the land that the Applicant may take temporary possession of, Article 29 of the draft DCO (**TR010037/APP/3.1**) provides that all private rights over that land will be suspended and unenforceable for as long as the Applicant is in lawful possession of the land.
- 3.3.5 The power to extinguish existing rights is required to ensure that such rights do not interfere with the construction and operation of the Scheme.
- 3.3.6 The Article provides that any person who suffers loss caused by the extinguishment or suspension of rights (pursuant to the exercise of the power in Article 29 is entitled to reasonable compensation.

Article 32: Acquisition of subsoil or airspace only

- 3.3.7 Article 32 provides that where the Applicant has, in respect of any land, powers of compulsory acquisition under Article 24 then it may, for the same purposes for which it is authorised to acquire the whole of the land, choose instead to acquire only the subsoil underneath, or airspace over the land. This power is included for flexibility as it would allow the Applicant to minimise its costs and/or impact to land interests by acquiring subsoil or airspace only where it is possible to do so and still deliver the Scheme, leaving land interests in possession of the valuable part of the land.

Article 33: Rights under or over streets

- 3.3.8 Article 33 is not in a strict sense a power of compulsory acquisition. However, it is included here for completeness because it would authorise the Applicant to:
- a. enter on and appropriate so much of the subsoil underneath or the airspace over any street within the limits of the DCO as may be required to provide the Scheme; and
 - b. use that subsoil or airspace for the purposes of carrying out the Scheme or any purpose ancillary to it.
- 3.3.9 Save in the case of subways or underground buildings, or to cellars or similar structures forming part of a building fronting the street, the Applicant may exercise its power under Article 33 without having to acquire any part of the street or any easement or right in the street.

3.4 Temporary Possession Powers

- 3.4.1 The Applicant further seeks, in the draft **DCO (TR010037/APP/3.1)**, powers to take temporary possession of the land to carry out and thereafter maintain the Scheme. Table 3 of **Annex A** of this Statement provides a description of the land which may be occupied temporarily. The powers of temporary possession in the draft DCO are as follows:

Article 34: Temporary use of land for carrying out the authorised development

- 3.4.2 Article 34 would authorise the Applicant to take temporary possession of:
- a. the land specified in column 1 and 2 of Schedule 7 to the draft **DCO (TR010037/APP/3.1)**
 - b. any other land within the limits of the draft **DCO (TR010037/APP/3.1)**, so long as the Applicant has not served a notice of entry or executed a General Vesting Declaration (GVD) in respect of the land.

- 3.4.3 In addition to taking possession of the land the Article 34 would authorise the Applicant to:
- a. remove buildings and vegetation from the land
 - b. construct temporary works (including accesses) and buildings on the land
 - c. construct any permanent works specified in Schedule 1 to the draft DCO (**TR010037/APP/3.1**).
- 3.4.4 The power to take temporary possession would be subject to time limits under Article 34(3). The Applicant cannot remain in possession unless the owner of the land agrees:
- a. as regards to any land specified in columns 1 and 2 of Schedule 7 to the draft DCO (**TR010037/APP/3.1**), for more than a year after completing that part of the Scheme specified in relation to that land in column 3 of Schedule 7
 - b. as regards to any other Order land, for more than a year after completing the work for which temporary possession was taken (unless before the end of that period the Applicant has made a GVD or served notice of entry in relation to that land).
- 3.4.5 Article 34(4) provides that before giving up possession of any land the Applicant would be obliged to remove all temporary works and restore the land to the condition it was in on the date on which possession of the land was first taken or such other condition as may be agreed with the owners of the land.
- Article 35: Temporary use of land for maintaining the authorised development*
- 3.4.6 Article 35 would empower the Applicant to take temporary possession of any land within the limits of the draft DCO (**TR010037/APP/3.1**), if reasonably required for the purpose of maintaining the Scheme, at any time during the maintenance period (i.e. five years from the date on which that part of the Scheme is first open for use).
- 3.4.7 This Article would allow the Applicant to construct temporary works and buildings on the land, so far as reasonably necessary for the purpose of maintenance. The Applicant would not be able to take temporary possession of a house, or a garden belonging to a house, or any other occupied building under this Article.
- 3.4.8 The Applicant may only remain in possession of land under this Article for so long as may be reasonably necessary to carry out the maintenance of the part of the Scheme for which possession was taken. Before giving up

possession of land temporarily possessed under this Article, the Applicant would be required to remove all temporary works and restore the land to the condition it was in on the date on which possession of the land was first taken or such other condition as may be reasonably agreed with the owners of the land.

3.4.9 The powers to use land temporarily for carrying out the Scheme ensures that appropriate work sites, working space and means of access are available for use during the construction and maintenance period and provides space for mitigation and other permanent works. This temporary power minimises the impact on land interests by ensuring that the Applicant does not have to acquire land it only requires temporarily.

3.4.10 The powers to use land temporarily for maintaining the Scheme ensures that the land is available for maintenance works during a five-year period from when that part of the Scheme is first opened for use. This is in the public interest as it ensures that it is possible to maintain the Scheme and the public benefits it will deliver. Temporary powers are sought for this purpose as permanent powers would entail an excessive impact on land interests.

3.5 Other Rights and Powers

3.5.1 In addition to powers of compulsory acquisition, if made the DCO would also confer other rights and powers on the Applicant that may interfere with property rights and private interests. These additional powers (which are explained in more detail in the **Explanatory Memorandum (TR010037/APP/3.2)** are:

- a) Article 16: Temporary alteration, diversion and restriction of use of streets
- b) Article 17: Permanent stopping up and restriction of use of streets and private means of access
- c) Article 22: Protective works to buildings
- d) Article 23: Authority to survey and investigate the land
- e) Article 39: Felling or lopping of trees and removal of hedgerows.

3.5.2 In each case (for both the principal powers and other powers) the parties having interest in the land, or the interest or right in the land, may be entitled to compensation. Any dispute in respect of the compensation payable is to be determined by the Lands Chamber of the Upper Tribunal.

4 LAND INTERESTS

4.1 The extent of the land subject to powers

- 4.1.1 The full extent of the Land subject to compulsory acquisition and temporary possession powers and required in order to enable the Applicant to construct the Scheme is described in **Section 2** of this Statement and is shown on the Land Plans (**TR010037/APP/2.3**) and the Works Plans (**TR010037/APP/2.4**). It is further described in the Book of Reference (**TR010037/APP/4.3**).
- 4.1.2 The Land subject to the powers comprises approximately 66.4 hectares. Of this approximately 50.70 hectares will be acquired permanently, 2.34 hectares will be subject to temporary possession with use of land and 13.34 hectares will be permanent acquisition of rights over land.
- 4.1.3 The Applicant has sought powers of compulsory acquisition (or rights of use) in respect of all plots of land required for the Scheme even where it already holds an interest or presumes it holds an interest in the land. This approach has been taken to ensure that the Applicant has the right to acquire the interest it needs in all of the Land, even where an unknown or unregistered interest later asserts an interest in land which the Applicant believe it owns and clearing the title would be necessary.
- 4.1.4 The purpose for which each plot of land is required is described in **Annex A** of this Statement.

4.2 Location

- 4.2.1 Within the Scheme, the new connector road between the A11 and A47 is approximately 1.65 km in length and new link road connecting Cantley Lane South with the B1172 Norwich Road (including overbridges) is approximately 0.95km in length. The Scheme is located within the administrative areas of South Norfolk District Council and Norfolk County Council. The Scheme location is provided on the Location Plan (**TR010037/APP/2.1**).

4.3 Existing Land Use and Character

- 4.3.1 The Order land is situated mainly in a rural location with the village of Cringleford (forming the south-western fringes of Norwich) approximately 500m to the east (although there are current construction works to extend the urban footprint of Cringleford closer to the Site). The Norfolk and Norwich Hospitals are approximately 1km to the north and the village of Hethersett is approximately 2km to the west.
- 4.3.2 To the south lies a more extensive area of sparsely populated open countryside. Thickthorn Hall and its parkland lie between the Order land

and Hethersett to the west. Immediately to the north-west of the existing interchange are a range of services including a restaurant, a hotel, an electricity substation and a park and ride site serving Norwich.

- 4.3.3 The Order land comprises an area of land around the existing interchange of the A47 and A11, including parts of the existing highway network managed by the Applicant and part of the local highway network managed by Norfolk County Council as well as some surrounding agricultural land. The existing Thickthorn Junction, part of the A47, the A11 to the west of the junction, and certain junction gyratory and slip roads are included in the Order lands. The A11 Newmarket Road and Old Newmarket Road to the east of the junction, and the B1172 Norwich Road to the north-west are maintained by Norfolk County Council.
- 4.3.4 Thickthorn Junction is a six arm, signal controlled and grade separated junction at the intersection of the A47 and A11. The A11 approaching the junction from the south-west is a trunk road, which becomes a local road to the east of the junction, which is under the jurisdiction of Norfolk County Council. The A47, which is carried over the junction, is the main trunk road at the junction.
- 4.3.5 The main carriageway of the A47 at this location is a rural dual two-lane all-purpose (D2AP) cross section with 7.3m wide carriageways, 1m wide hard strips and a central reserve strip of 2.5m wide. Additional lanes are developed on each approach to the junction.
- 4.3.6 The existing junction's approach roads are described from the east going clockwise:
- The A11 Newmarket Road joins the roundabout from the east. This flares to three lanes approximately 70m prior to the stop line and increases to four lanes at the stop line.
 - The A47 westbound off-slip joins the roundabout from the south-east. The slip road gradually flares to provide three lanes at the stop line. The nearside lane is marked with a left turn arrow, the middle lane with left turn and straight-ahead arrows, whilst the outside lane is marked with a straight-ahead arrow.
 - The A11 approaches the roundabout from the south-west. This widens from two lanes to four lanes approximately 130m before the stop line.
 - The B1172 approach road is located to the north-west of the roundabout. The road connects the roundabout to the B1172 Norwich Road. A bus lane occupies 100m of the nearside lane, which ends approximately 27m prior to the roundabout.

- The A47 eastbound off-slip road is located to the north-west of the roundabout. The slip road widens to three lanes approximately 40m from the roundabout.
- Old Newmarket Road runs parallel with the A11 Newmarket Road. The road serves as a private access to agricultural land and private properties along its northern side. This also provides cycling connectivity to the city pedalway network and the long distance cycleway from Wymondham.

4.3.7 An egress from Cantley Lane South feeds directly onto the A47 westbound off slip. Access to Cantley Lane South is via a short de-acceleration lane on the A11 south exit from the junction. A number of residential properties and farmsteads are located on Cantley Lane South which connects with a much wider network of small country lanes.

4.3.8 The A11 Newmarket Road to the east of Thickthorn Junction is a local authority road maintained by Norfolk County Council. The A11 Round House Way roundabout is located approximately 450m to the east of Thickthorn Junction. This roundabout serves as an access to the existing conurbations to the north of the A11. In future years a planned residential development is located on both the northern and southern sides of the junction, this is discussed further at Section 4.3 of the Case for the Scheme (**TR010037/APP/7.1**).

4.3.9 The B1172 Norwich Road is a minor road arm of the Thickthorn Junction roundabout. This road provides access to the Thickthorn service area, which includes a hotel, restaurant and filling station, and the Thickthorn Park and Ride facility. The road is also a route to the settlements of Hethersett and Wymondham.

4.4 Identifying persons with an interest in the land

4.4.1 In preparing the DCO application, the Applicant has carried out diligent inquiry to identify all persons with an interest in the Land as defined by section 44 of the PA 2008.

4.4.2 Those persons who were identified by the Applicant are listed in the Book of Reference (**TR010037/APP/4.3**) and have been consulted about the application in accordance with section 42 of the PA 2008 as described in the Consultation Report (**TR010037/APP/5.1**).

4.4.3 Diligent inquiry to identify affected landowners and occupiers, those with another type of interest in land and those with a potential claim was undertaken by the Applicant's expert land referencing supplier. The categories of persons identified, and the methods used to identify them, are described below with reference to the categories in the Book of Reference (**TR010037/APP/4.3**).

4.4.4 Land referencing has been undertaken throughout the pre-application period to ensure any changes in interest or new interests have been identified, consulted and subject to engagement. Land referencing will continue to be undertaken throughout the DCO process to ensure that any changes in interest are identified and to ensure any new interests will be consulted and subject to engagement. Any changes will also be recorded and updated in the Book of Reference (**TR010037/APP/4.3**).

4.5 Category 1 and 2 persons

4.5.1 Identification of Category 1 and 2 persons, as defined in section 44 of the PA 2008, was undertaken at the early stages of development of the Scheme in order to inform the design of the Scheme and the preparation of the application.

4.5.2 A shapefile of the search area, being the anticipated land requirements (before the DCO boundary shown on the Land Plans was defined), was submitted to the Land Registry. Land Registry data was received in the form of a digital shapefile (a GIS layer) and digital copies of the Official Copy Registers and Title Deeds. All relevant freehold, leasehold, mortgagee, beneficiary, other charges and restrictive covenants information was extracted and stored in a land referencing database. Further Land Registry searches have been used to ensure that any changes in title in respect of Land potentially required for or affected by the Scheme were identified.

4.5.3 On completion of the initial desk-based exercise described above, the extent of unregistered land interests became known. In order to establish interests in relevant areas of unregistered land public sources of information were used including site visits, posting of sites notices, Companies House website, the relevant Highway Authority, records held by Statutory Undertakers and other online resources. A land charge search was also undertaken.

4.5.4 The information obtained from the above exercises was used to populate Part 1, Part 2 and Part 3 of the Book of Reference (**TR010037/APP/4.3**).

4.6 Category 3 persons – section 10 of the Compulsory Purchase Act 1965 (CPA 1965) and/or section 152(3) of the PA 2008

4.6.1 Category 3 persons are those with potential claims under the above legislation should the Scheme be carried out. They mainly relate to those who land may be injuriously affected (i.e.: its value would be diminished) as result of the Scheme, although the land in question is not acquired outright.

4.6.2 Identification of Category 3 persons, as defined in section 44 of the PA 2008, was undertaken at an early stage of development of the Scheme, in order to inform the design of the Scheme and preparation of the application.

4.6.3 In order to identify potential Category 3 persons who may be entitled to make a claim under section 10 of the CPA 1965, a desk-based assessment was carried out to identify properties with a potential claim. In addition, site visits were carried out in order to assess properties for potential claims that were not identified from the initial desk-based exercise.

4.6.4 Furthermore, proposed new residential developments identified in the relevant adopted and emerging local plans including Norfolk, South Norfolk and Breckland or information held by South Norfolk District Council and Norfolk County Council on developments with planning permission were taken into account.

4.7 Assessment of Category 3 persons which fall under Part I of the Land Compensation Act 1973 (LCA 1973)

4.7.1 In assessing potential claimants under Part I of the LCA 1973, physical factors and the impacts of the Scheme were considered, including:

- a. properties closest to the highway and within the DCO boundary
- b. properties identified as a receptor as a consequence of the property being located outside of the DCO boundary but adjacent to the highway.

4.7.2 The Applicant's land referencing team were provided with guidance from environmental specialists involved in the compilation of the ES (**TR010037/APP/6.1**). This guidance was based on the topography of the land and the likely significant effects arising from the Scheme. For example, the noise assessments had regard to information available at the time regarding:

- existing noise levels
- projected noise levels from the Scheme
- distances to and impacts on receptors.

4.7.3 Based on the above information, professional judgement was used to ascertain whether a person may be able to make a relevant claim for compensation under section 57(4) of the PA 2008, based on a worst-case assessment. Further details about the noise assessments undertaken can be found in Chapter 6, Noise and Vibration of the ES (**TR010037/APP/6.1**).

4.8 Contact Referencing

4.8.1 Following the initial non-contact methods described above, persons identified as having an interest in the Land or a potential claim were issued a letter with a plan describing the extents of the Scheme, and a

questionnaire requesting return of information about their interests in the Land.

- 4.8.2 This was followed up by telephone and letter contact confirming that the Scheme was in development and because there could be impact on their land interest the Applicant needed to ensure the correct information was held.

4.9 Negotiation to acquire by agreement

- 4.9.1 As well as consulting all persons with an interest in the Land about the Scheme proposals in accordance with section 42 of the PA 2008, the Applicant is aware of the requirement (paragraph 25 of the CA Guidance) to seek to acquire land by negotiation wherever practicable. The power to acquire land compulsorily should only be sought if attempts to acquire by agreement fail.

- 4.9.2 At the same time, the Applicant notes that the CA Guidance also recognises that where proposals would entail the compulsory acquisition of many separate plots of land, it may not always be practicable to acquire each plot of land by negotiation. As the CA Guidance states *“Where this is the case, it is reasonable to include provision authorising compulsory acquisition covering all the land required at the outset”*.

- 4.9.3 The Applicant has engaged with all landowners, leaseholders and occupiers with a view to acquiring their land interest by agreement by writing to them to inform them of the Applicant’s willingness to negotiate to acquire the Land by agreement, and to invite dialogue at that point. As a result, the Applicant is in the process of continuing to engage with a significant proportion of land interests with regard to the acquisition of land by agreement; and negotiations with this objective will be ongoing throughout the DCO process. The status of such negotiations is set out in **Annex B** of this Statement.

- 4.9.4 Whilst negotiations are ongoing, the Applicant is mindful that it is under a duty to acquire land at best value and that it is required to deliver the Scheme within a specified timescale. It has concluded that it may not be possible to acquire all land interests necessary to deliver the Scheme within this timescale. There are further parcels of land in unknown ownership which cannot be acquired by agreement. These are set out in Table 2 below:

Table 2 – Unregistered Land Interests within the Order Limits relevant to Permanent Acquisition

Nature of Interest	Description of the Land	Affected Land Plot Number/s
Presumed freehold	All interests and rights in approximately 309 square metres of public adopted highway (A11) and verge, south of Station House and north west of Station Cottages, Hethersett.	1/3a
Presumed freehold	All interests and rights in approximately 496 square metres of woodland and agricultural land, east of Station Lane and Station House, north of the A11, Hethersett.	1/3b
Occupier	All interests and rights in approximately 496 square metres of woodland and agricultural land, east of Station Lane and Station House, north of the A11, Hethersett.	1/3b
Presumed freehold	All interests and rights in approximately 1057 square metres of part of public adopted highway (Cantley Lane South), verge and hedgerows, public footpath (FP6) and overhead cables and poles, north of railway (Breckland Line) and east of Bridge Cottages, Ketteringham.	3/6b
Occupier	All interests and rights in approximately 1057 square metres of part of public adopted highway (Cantley Lane South), verge and hedgerows, public footpath (FP6) and overhead cables and poles, north of railway (Breckland Line) and east of Bridge Cottages, Ketteringham.	3/6b
Presumed freehold	All interests and rights in approximately 4474 square metres of part of public adopted highway (Cantley Lane South), verge and hedgerows, and overhead cables and poles, north of railway (Breckland Line) and east of Bridge Cottages, Ketteringham.	3/6c
Occupier	All interests and rights in approximately 4474 square metres of part of public adopted highway (Cantley Lane South), verge and hedgerows, and overhead cables and poles, north of railway (Breckland Line) and east of Bridge Cottages, Ketteringham.	3/6c

Nature of Interest	Description of the Land	Affected Land Plot Number/s
Presumed freehold	All interests and rights in approximately 486 square metres of part of public adopted highway verge (Cantley Lane South), and part of private access track and overhead electricity cables, north of railway (Breckland Line) and Bridge Cottages, and south of The Sycamores, Ketteringham.	3/6d
Occupier	All interests and rights in approximately 486 square metres of part of public adopted highway verge (Cantley Lane South), and part of private access track and overhead electricity cables, north of railway (Breckland Line) and Bridge Cottages, and south of The Sycamores, Ketteringham.	3/6d
Presumed freehold	All interest and rights of approximately 10364 square metres of public adopted highway (Norwich Road (B1172)), overhead cables and poles, footway, lay-by, and hedgerows, east of Colney Lane and north of Wychwood House, Hethersett.	4/1a
Occupier	All interest and rights of approximately 10364 square metres of public adopted highway (Norwich Road (B1172)), overhead cables and poles, footway, lay-by, and hedgerows, east of Colney Lane and north of Wychwood House, Hethersett.	4/1a
Presumed freehold	All interest and rights of approximately 11204 square metres of public adopted highway (Norwich Road (B1172)), overhead cables and poles, footway, and hedgerows, north of Thickthorn Lodge and Thickthorn Wood, and south of Thickthorn Farm, Hethersett.	5/1a
Occupier	All interest and rights of approximately 11204 square metres of public adopted highway (Norwich Road (B1172)), overhead cables and poles, footway, and hedgerows, north of Thickthorn Lodge and Thickthorn Wood, and south of Thickthorn Farm, Hethersett.	5/1a
Presumed freehold	All interest and rights of approximately 1418 square metres of public adopted highway (Norwich Road (B1172)), overhead cables and poles, footway, and hedgerows, south of Thickthorn Cottages and north of Thickthorn Park and Ride, Hethersett.	6/1a

Nature of Interest	Description of the Land	Affected Land Plot Number/s
Occupier	All interest and rights of approximately 1418 square metres of public adopted highway (Norwich Road (B1172)), overhead cables and poles, footway, and hedgerows, south of Thickthorn Cottages and north of Thickthorn Park and Ride, Hethersett.	6/1a
Presumed freehold	All interest and rights of approximately 40 square metres of part of public adopted highway verge and trees, (A47), north west of Newmarket Road and Thickthorn Interchange, and north east of Thickthorn Services, Cringleford.	6/1e
Occupier	All interest and rights of approximately 40 square metres of part of public adopted highway verge and trees, (A47), north west of Newmarket Road and Thickthorn Interchange, and north east of Thickthorn Services, Cringleford.	6/1e
Presumed freehold	All interest and rights of approximately 265 square metres of part of public adopted highway roundabout (Norwich Road (B1172)), footway, overhead electricity cables and scrubland, south of Thickthorn Cottages, and north west of Mcdonald's, Hethersett.	6/1f
Occupier	All interest and rights of approximately 265 square metres of part of public adopted highway roundabout (Norwich Road (B1172)), footway, overhead electricity cables and scrubland, south of Thickthorn Cottages, and north west of Mcdonald's, Hethersett.	6/1f
Presumed freehold	All interest and rights of approximately 88 square metres of public adopted highway verge, footway, woodland (Newmarket Road), and overhead electricity cables, north of the A11, and north east of Thickthorn Services, Cringleford.	6/1g
Occupier	All interest and rights of approximately 88 square metres of public adopted highway verge, footway, woodland (Newmarket Road), and overhead electricity cables, north of the A11, and north east of Thickthorn Services, Cringleford.	6/1g
Presumed freehold	All interests and rights in approximately 623 square metres of scrubland and field access off Cantley Lane	6/5a

Nature of Interest	Description of the Land	Affected Land Plot Number/s
	South, east of the A11 and north east of Cantley Wood, Ketteringham.	
Occupier	All interests and rights in approximately 623 square metres of scrubland and field access off Cantley Lane South, east of the A11 and north east of Cantley Wood, Ketteringham.	6/5a
Presumed freehold	All interests and rights in approximately 110 square metres of scrubland, lying to the south of Cantley Lane South and the A47 and north east of Cantley Wood, Ketteringham.	6/6a
Presumed freehold	All interests and rights in approximately 1929 square metres of public adopted highway (Cantley Lane south), public footpath (Cringleford FP4a) and public bridleway (Cringleford BR5), verge, footways and bridge carrying the A47, and overhead electricity cables, north of railway (Breckland Line) and Fishing Lake, Cringleford and Ketteringham.	7/3a
Presumed freehold	All interest and rights of approximately 167 square metres of woodland, adjacent to the A47 and south of Cantley Lane, Ketteringham.	7/6a
Occupier	All interest and rights of approximately 167 square metres of woodland, adjacent to the A47 and south of Cantley Lane, Ketteringham.	7/6a

4.9.5 Therefore, the Applicant has concluded that the Scheme is unlikely to be capable of being delivered without compulsory acquisition powers.

4.9.6 Land already owned by the Applicant is included in the DCO to ensure that no known or unknown third-party rights, which might impede delivery of the Scheme, remain over the land.

4.10 Utility Diversions

4.10.1 A number of existing utility services are located in the surrounding area that would be affected by the Scheme. The relevant major utility diversions are summarised below and have been defined as specific works within the development, listed in Schedule 1 of the draft DCO (TR010037/APP/3.1). These works are also shown on the Works Plans (TR010037/APP/2.4).

- **Work No. 1** – new junction between Norwich Road and the Cantley Lane Link Road (Work No. 2) including an access to the new Cantley Lane link Road and a ghost island turning provision together with associated utilities diversions and embankments, as shown on sheet number 5 of the works plans;
 - **Work No. 34** – diversion of surface water sewer west of the A11 between Cantley Lane Link Road (Work No.2) and Cantley Stream, shown on sheet numbers 3, 5 and 6 of the works plans.
 - **Work No. 36** – diversion and undergrounding an overhead 33kV electricity line south of the A47 between the A11 and Cantley Lane South, shown on sheet numbers 3 and 6 of the works plans.
 - **Work No. 37** – diversion of low voltage electricity line west of Cantley Lane South and Work No. 15, shown on sheet numbers 3 and 7 of the works plans.
 - **Work No. 38** – diversion of potable water pipeline east of Cantley Lane South, shown on sheet number 3 of the works plans.
 - **Work No. 40** – diversion of potable water pipeline, 11kv electricity line, gas main and electronic communications on both sides of the A47, shown on sheet number 7 of the works plans.
 - **Work No. 41** – diversion of electronic communications north of Cantley Lane along the east side of the A47 and the new A11/A47 Connector Road (Work No. 24), shown on sheet numbers 6 and 7 of the works plans.
 - **Work No. 42** – diversion of 132kv electricity line north east of the A47, shown on sheet number 7 of the works plans.
 - **Work No. 43** – diversion of 132kv electricity line north of Cantley Lane and east of the A47 and the new A11/A47 Connector Road (Work No. 24), shown on sheet numbers 6 and 7 of the works plans.
- 4.10.2 There will also be a number of minor diversions not described in the main diversion works above, which are described in Table 2 of **Annex A** to this Statement.
- 4.10.3 Schedule 5 to the draft DCO (**TR010037/APP/3.1**) sets out the plots in which permanent new rights are required which also include diversions. A general right to divert apparatus is included in every new rights plot in addition to any specific diversions identified, to cover the possibility that the Applicant discovers apparatus that is not apparent from the desktop engineering surveys carried out prior to the DCO application.

5 THE CASE FOR COMPULSORY ACQUISITION

5.1 Introduction

5.1.1 In seeking compulsory acquisition and temporary possession powers in the draft DCO (**TR010037/APP/3.1**), the Applicant has had regard to the conditions in section 122 of the PA 2008 and to the tests set out in the CA Guidance.

5.2 The Statutory Conditions and CA Guidance

5.2.1 Section 122 of the PA 2008 states that:

“An order granting development consent may include provision authorising the compulsory acquisition of land only if the Secretary of State is satisfied that the conditions in subsections (2) and (3) are met”.

5.2.2 The conditions are:

- In subsection (2), that the land is:
 - a) *“required for the development to which the development consent relates;*
 - b) *required to facilitate or is incidental to that development;*
or
 - c) *replacement land which is to be given in exchange for the order land under sections 131 and 132 of the PA 2008;” and*
- In subsection (3) *“that there is a compelling case in the public interest for the land to be acquired compulsorily”*

5.2.3 The CA Guidance (paragraph 11) sets out the considerations which the Secretary of State will take into account in deciding whether the condition in subsection (2) has been met. It states:

- a) *“In respect of whether land is required for the development, the applicant should be able to demonstrate to the satisfaction of the Secretary of State that the land in question is needed for the development. The Secretary of State will need to be satisfied that the land to be acquired is no more than is reasonably required for the purposes of the development.*
- b) *In respect of whether the land is required to facilitate or is incidental to the proposed development, the Secretary of State will need to be satisfied that the development could only be carried out to a satisfactory standard if the land in question were to be compulsorily acquired and*

that the land to be taken is no more than is reasonably necessary for that purpose and that it is proportionate.

- c) *In respect of whether the land is replacement land, the Secretary of State will need to be satisfied that the compulsory acquisition is needed for replacement land, that no more land is being taken than is reasonably necessary for that purpose and that it is proportionate”*

5.2.4 In respect of the condition in subsection (3), the CA Guidance states at paragraphs 12 and 13 that the Secretary of State will need to be persuaded that there is compelling evidence that the public benefits that would be derived from the compulsory acquisition will outweigh the private loss that would be suffered by those whose land is to be acquired.

5.2.5 Paragraphs 8 to 10 of the CA Guidance are also relevant, setting out a number of general considerations to be taken into account by the applicant in seeking compulsory acquisition powers:

- a) *“That all reasonable alternatives to compulsory acquisition (including modifications to the scheme) have been explored;*
- b) *That the proposed interference with the rights of those with an interest in the land is for a legitimate purpose, and that it is necessary and proportionate;*
- c) *That the applicant has a clear idea of how they intend to use the land which is to be acquired;*
- d) *That there is a reasonable prospect of the necessary funds for the acquisition becoming available; and*
- e) *That the purposes for which compulsory acquisition powers are included in the application are legitimate and sufficiently justify interfering with the human rights of those with an interest in the affected land”.*

5.2.6 Finally, paragraph 25 of the CA Guidance states that applicants should seek to acquire land by negotiations wherever practicable.

5.3 Need for the Land and the purposes for which compulsory acquisition powers are sought

5.3.1 The Applicant is satisfied that the condition in section 122(2) of the PA 2008 is met. As explained in Section 3 of this Statement the Land subject to compulsory acquisition powers is either needed for the development (the Scheme), or is needed to facilitate the development, or is incidental to the development.

5.3.2 At **Annex A** of this Statement, the Applicant sets out why compulsory powers are necessary in relation to each individual parcel of the Land, with

reference to the relevant DCO works numbers and the nature of the works as set out in Schedule 1 of the draft DCO (**TR010037/APP/3.1**). The proposed use of this land and the benefits this will bring to the Scheme are set out in general summary in Section 2 of this Statement. **Annex A** of this Statement sets out in granularity the purpose of acquisition / use of each plot.

- 5.3.3 The Applicant considers that the land included in the draft DCO (**TR010037/APP/3.1**) is the minimum land-take required to construct, operate, maintain and mitigate the Scheme and is necessary to achieve the objectives of the Scheme. The Applicant has sought to achieve a balance between minimising land-take and securing sufficient land to deliver the Scheme, noting that the detailed design of the Scheme has yet to be developed. In that context, the limits of deviation have been drawn as tightly as possible to avoid unnecessary land-take. Should less land be required in a particular area following the detailed design stage, the Applicant would only seek to acquire that part of the land that is required and, in all events, will seek to minimise effects on land interests.
- 5.3.4 The compulsory acquisition powers are also required to override any existing rights and interests in the land as well as grant the right to take temporary possession of land for construction and maintenance purposes. Again, without these rights over the Land, the Scheme cannot be delivered.
- 5.3.5 The Applicant is accordingly satisfied that the Land to be taken is reasonable and proportionate.

5.4 Compelling case in the public interest

- 5.4.1 This Statement sets out the reasons for the inclusion of compulsory acquisition powers in the draft DCO (**TR010037/APP/3.1**). It also explains it is necessary to include compulsory powers in the DCO so that the Applicant can acquire the land required for the construction of the Scheme that it not already in its possession. It also explains why powers of compulsory acquisition are necessary to enable the Applicant to use land temporarily and acquire or extinguish rights over land in order to construct the Scheme in a way that is both proportionate and in the public interest by reducing environmental impacts, minimising costs to the Applicant (and hence the public purse) and mitigating the impact on land interests. This compelling case is evidenced further in the wider documentation that accompanies the application.
- 5.4.2 The Applicant is satisfied that the condition set out in section 122(3) of the PA 2008 is met.
- 5.4.3 The case for the Scheme is set out in Section 2 of this Statement and in other application documents, including Section 3 to 7 of the Case for the

Scheme (**TR010037/APP/7.1**). Together they demonstrate that there is a compelling case in the public interest for the Scheme to be delivered.

- 5.4.4 In particular, as set out in Section 6 of the Case for the Scheme (**TR010037/APP/7.1**), paragraph 2.2 of the NPS NN identifies a “*critical need*” to improve the national networks to address road congestion and crowding on the railways to provide safe, expeditious and resilient networks that better support social and economic activity; and to provide a transport network that is capable of stimulating and supporting economic growth. It goes on to state that improvements may also be required to address the impacts of the national networks on quality of life and environmental factors.
- 5.4.5 The way in which the strategic objectives of the Scheme are aligned with the NPS NN are set out in detail in Section 6 of the Case for the Scheme (**TR010037/APP/7.1**). General compliance with the NPS NN is set out in the National Policy Statement for National Networks (NPS NN) Accordance Table (**TR010037/APP/7.2**).

5.5 Consideration of alternatives

- 5.5.1 As explained in Section 2 of the Consultation Report (**TR010037/APP/5.1**); Section 3 of the ES (**TR010037/APP/6.1**) and Section 2 of the Case for the Scheme (**TR010037/APP/7.1**) the Applicant has explored alternatives options for the Scheme.
- 5.5.2 In designing the Scheme and determining the land subject to compulsory acquisition and temporary possession powers, the Applicant has considered alternatives and modifications to the Scheme to minimise the potential land-take. These alternatives and modifications were consulted on and the preferred route has been chosen based on a thorough consideration of relevant issues. This process is described in detail in Section 3 of the ES (**TR010037/APP/6.1**) and Section 2 of the Case for the Scheme (**TR010037/APP/7.1**).
- 5.5.3 Following public consultation, the Applicant selected the most appropriate option. Further details about this consultation can be found in Section 2 of the Consultation Report (**TR010037/APP/5.1**). This section took account of various factors, including, amongst others, views of consultees, including persons with a land interest. Other factors included environmental impacts, meeting the objectives of the Scheme, affordability, value for money, safety, construction and operational considerations.
- 5.5.4 Following consideration of the optioneering described in Section 2 of the Case for Scheme (**TR010037/APP/7.1**), responses to the statutory consultation and further design work, the Scheme was refined. This has included consideration of the land required for the utilities diversions and resulted in minor changes to the DCO boundary presented at the statutory consultation. The following key design changes have also occurred

following the alignment presented at statutory consultation undertaken between 3 June and 11 July 2019:

- removal of the A47 westbound to A11 southbound link road
- repositioning of the proposed drainage detention basins
- shortening of the realignment of Cantley Stream
- repositioning of the replacement footbridge across the A47, shortening the previously proposed detour
- removing the requirement to widen the Breckland railway bridge
- removal of proposed works between the existing A47/A11 Thickthorn Interchange and the Round House Way roundabout
- addition of a segregated left-hand turn from the A47 westbound onto the A11 southbound
- repositioning of the Cantley Lane Link Road and Cantley Lane South junction.

5.5.5 As the statutory consultation had taken place in 2018, a 'Project Update' was produced (autumn 2020) and circulated within the 2018 consultation zone and to stakeholders. Two targeted statutory consultations have also been undertaken between 11 September and 9 October 2020; and between 27 February and 26 March 2021 to advise newly affected parties of the Scheme. Further details can be found in the Consultation Report (**TR010037/APP/5.1**).

5.5.6 Stakeholder engagement post the statutory consultation included a number of meetings with Norfolk County Council, the District Councils and Environmental Bodies such as the Environment Agency, Natural England and Historic England.

5.5.7 The feedback received from both consultations, together with that from stakeholder engagement on the design, proposed mitigation measures or issues raised during statutory consultation, has informed the Scheme as presented within the application documents.

5.5.8 Full details of engagement and consultation are set out in the Consultation Report (**TR010037/APP/5.1**).

5.5.9 The Scheme development is further detailed within Sections 2 and 3 of the ES (**TR010037/APP/6.1**) and the Scheme Design Report (**TR010038/APP/7.3**), including the key features of the design presented at consultation and the Scheme which forms this application.

5.6 Reasonable prospect of funding

- 5.6.1 The Applicant is content that there is reasonable prospect of the necessary funds for acquisition being available for the reasons set out in the Funding Statement (**TR010037/APP/4.2**).

5.7 Acquisition by Agreement

- 5.7.1 The Applicant recognises that the authority to acquire land compulsorily should only be sought if attempts to acquire by agreement fail. However, the Applicant notes that the CA Guidance recognises that, in some cases, it may not always be practicable to acquire each plot of land by agreement. Where this is the case the CA Guidance confirms that it is reasonable to include provision authorising compulsory acquisition covering all the land required at the outset. It also recognises that in some cases it may preferable, or necessary, to acquire land compulsorily rather than by agreement.
- 5.7.2 The Applicant sets out Section 4 and **Annex B** of this Statement the discussions it has had with land interests to acquire the Land by agreement. It is satisfied that compulsory acquisition and temporary possession powers are required to ensure that the Scheme can be delivered in a reasonable timescale and if it does not prove possible to acquire all of the Land by agreement.

5.8 Conclusions

- 5.8.1 The Applicant is satisfied that the conditions in section 122 of the PA 2008 are met and that the tests in the CA Guidance are satisfied.
- 5.8.2 All of the land subject to compulsory acquisition and temporary possession powers is necessary to construct, operate, maintain and mitigate the Scheme; and necessary to achieve the objectives of the Scheme. The extent of the Land sought is reasonable and proportionate.
- 5.8.3 There is a compelling case in the public interest to include the compulsory acquisition powers sought by the Applicant in the draft DCO (**TR010037/APP/3,1**). The exercise of the compulsory acquisition powers that are sought is shown throughout this Statement to be necessary and proportionate to the extent that interference with private land and rights is required. In the absence of compulsory powers, the Applicant considers that it would not be possible to proceed with the Scheme, and benefits of the Scheme would not be realised.

6 HUMAN RIGHTS

6.1.1 No residential properties are to be acquired for the Scheme.

6.2 The Protected Rights

6.2.1 The Human Rights Act 1998 incorporated into domestic law the provision of the European Convention on Human Rights (ECHR). The relevant articles can be summarised as follows:

- Article 1 of The First Protocol – protects the rights to peaceful enjoyment of possessions. No one can be deprived of their possessions except in the public interest.
- Article 6 – entitles those affected by compulsory powers to a fair and public hearing.
- Article 8 – protects the right of the individual to respect for his private and family life, his home and his correspondence. Interference with this right can be justified if it is in accordance with law and is necessary in the interests of, among other things, national security, public safety or the economic wellbeing of the country.

6.2.2 Section 6 of the Human Rights Act 1998 prohibits the public authorities from acting in a way which is incompatible with rights protected by the ECHR.

6.2.3 Paragraph 10 of the CA Guidance sets out how applicants should take into account Human Rights:

“The Secretary of State must ultimately be persuaded that the purposes for which an order authorises the compulsory acquisition of land are legitimate and are sufficient to justify interfering with the human rights of those with an interest in the land affected. In particular, regard must be given to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and, in the case of acquisition of a dwelling, Article 8 of the Convention.”

6.2.4 The draft DCO (**TR010037/APP/3.1**), if made, may infringe the human rights of persons with an interest in land. This infringement is authorised by law provided that:

- There is a compelling case in the public interest for the compulsory acquisition powers included within the DCO, and that proper procedures are followed.
- Any interference with a human right is proportionate and otherwise justified.

6.3 Compliance with the convention

- 6.3.1 The Applicant recognises that the Scheme may have an impact on individuals but considers that the significant public benefits that will arise from the Scheme, as set out in this Statement outweigh any harm to those individuals. The draft DCO (**TR010037/APP/3.1**) strikes a fair balance between the public interest in seeing the Scheme proceed (which is unlikely to happen in the absence of the DCO) and the private rights which will be affected by the compulsory acquisition.
- 6.3.2 In relation to both Article 1 and 8, the compelling case in the public interest for the compulsory acquisition powers included within the draft **DCO (TR010037/APP/3.1)** has been demonstrated in Section 5 of this Statement and in the Case for the Scheme (**TR010037/APP/7.1**). The Land included over which compulsory acquisition powers are sought as set out in the DCO is the minimum necessary to ensure the delivery of the Scheme. The Scheme has been designed to minimise harm whilst achieving its publicly stated objectives. In this respect the interference with human rights is both proportionate and justified.
- 6.3.3 In relation to Article 6 the Applicant is content that proper procedures have been followed for both the consultation on the Scheme and for the determination of the compulsory acquisition powers included in the draft DCO (**TR010037/APP/3.1**). Throughout the development of the Scheme, the Applicant has given persons with an interest in the Land a full opportunity to comment on the proposals, both in a statutory and non-statutory capacity, and the Applicant has endeavoured to engage with land interests. The Applicant has had regard to land interest feedback in both the initial design of the Scheme and in iterative design changes throughout the life of the Scheme. Examples of design changes are provided within the Consultation Report (**TR010037/APP/5.1**).
- 6.3.4 Furthermore, any individuals affected by the draft DCO (**TR010037/APP/3.1**) may submit representations by way of an objection to the application in response to any notice given under section 56 of the PA 2008, the examination of the application by the Examining Authority, any written representations procedures which the Examining Authority decides to hold and in particular, any compulsory acquisition hearing held under section 92 of the PA 2008, at which each affected person is entitled to make oral representations about the compulsory acquisition request.
- 6.3.5 If the DCO is made, a person aggrieved may challenge the DCO by judicial review in the High Court if they consider that the grounds for doing so are made out pursuant to section 118 of the PA 2008.

6.4 Consideration of duties under the Equality Act 2010

- 6.4.1 The Applicant has complied with its duties under Section 149 of the Equality Act 2010 and has had due regard to the need to (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by or under the Equality Act 2010; (ii) advance equality of opportunity between persons who share a protected characteristic and persons who do not share it; and (iii) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.4.2 The Applicant has carried out an Equality Impact Assessment (EqIA) **(TR010037/APP/7.6)**. The EqIA describes the process and results of a study to determine the impact of the Scheme on a variety of demographic and protected characteristic groups identified in the surrounding area.
- 6.4.3 The EqIA concludes that the construction and operation phases of the Scheme will have a neutral impact on all groups except the very young, elderly and disabled and lists mitigation measures into the Scheme accordingly (for example, mitigation in respect of noise reported in the Environmental Management Plan **(TR010037/APP/7.4)** are identified as a way to mitigate the impact on two specialist care facilities for vulnerable people in the study area considered by the EqIA. Further opportunities were identified to advance equality, foster good relations and prevent discrimination in the conclusions to the EqIA.
- 6.4.4 This degree of impact and the scope for building mitigation into the Scheme leads to the conclusion that there is no impediment to the Scheme and monitoring will be ongoing to ensure that remains the case.

6.5 Fair compensation

- 6.5.1 Any person affected by the exercise of compulsory acquisition powers or by the exercise of temporary possession, may be entitled to compensation. This entitlement to compensation is provided for by the existing compensation code and Article(s) 24, 27; and Schedule 6 to the draft DCO **(TR010037/APP/3.1)**. The Applicant has the resources to pay such compensation and has demonstrated in the Funding Statement **(TR010037/APP/4.2)** that these resources are available.

6.5.2 Any dispute in respect of the compensation payable may be referred to the Upper Tribunal (Lands Chamber), an independent tribunal, for determination.

6.6 Conclusions

6.6.1 For the reasons set out above, the Applicant considers that any infringement of the ECHR rights of those whose interests in the land might be affected by the exercise of powers of compulsory acquisition would be proportionate and legitimate, would be in the public interest and would be in accordance with national and European law. The Applicant therefore considers that it would be appropriate and proportionate for the Secretary of State to make the DCO including the grant of compulsory acquisition powers.

7 SPECIAL CONSIDERATIONS

7.1 Crown Land

- 7.1.1 As shown in Part 4 of the Book of Reference (**TR010037/APP/4.3**), Crown Land Plans (**TR010037/APP/2.9**) and at Article 52 (Crown Rights) of the draft DCO (**TR010037/APP/3.1**), includes provisions in respect of the acquisition of Crown land.
- 7.1.2 While no freehold Crown land falls within the DCO boundary, the Crown holds interests over a number of plots, being encumbrances benefitting the Secretary of State for Transport and the Ministry of Defence.
- 7.1.3 Section 135 of PA 2008 states that an Order granting development consent may include provision applying to Crown Land only if the appropriate Crown authority consents to the inclusion of the provision.
- 7.1.4 Detailed engagement has not yet been possible with the Ministry of Defence, although this party has been consulted and made aware of the need for consent under section 135 of the PA 2008. Progress on negotiations is detailed in **Annex B** of this Statement.
- 7.1.5 Due to the nature of the relationship on matters related to the transfer of land between the Applicant and the Department for Transport, the Applicant does not anticipate any difficulty in obtaining its approval for the inclusion of these interests in the Book of Reference (**TR010037/APP/4.3**).

7.2 Special category land – land forming part of a common, open space, or fuel or field garden allotment – including any exchange land arrangements

- 7.2.1 As shown in Part 5 of the Book of Reference (**TR010037/APP/4.3**) and the Special Category Land Plans (**TR010037/APP/2.10**), the draft DCO (**TR010037/APP/3.1**) makes provision for the acquisition of land which has the potential to become special category land in the future, specifically open space, namely:
- the land that is open space is within plots 6/9a, 6/9b, 6/9c, 6/10a, 7/7a, 7/7b, 7/7c, 7/7d and 7/7e and comprises 13,656 square metres of land required temporarily for construction, 20,542 square metres of land where permanent rights are required for access, maintenance or other and 18,617 square metres required permanently (together, the Potential Open Space)
 - the land forms part of a wider site of a proposed housing development (which benefits from a planning permission as to which see below) promoted by Big Sky Developments Limited (Big Sky), a company wholly-owned by South Norfolk District Council (for this part of this Section only, the Council)

7.2.2 Section 131 of the PA 2008 applies to compulsory acquisition of any land forming part of a common, open space, fuel or field garden allotment. Section 132 of the PA 2008 applies to the compulsory acquisition of any rights over land forming part of a common, open space, fuel or field garden allotment. These make provision for Special Parliamentary Procedure (SPP) to apply where a DCO authorises the compulsory acquisition of land or of rights over such land. This means the DCO will be subject to SPP unless the Secretary of State is satisfied that one of the following circumstances applies:

- replacement land will be given in exchange for the land to be compulsorily acquired with the same rights, trusts and incidents
- the Land to be acquired does not exceed 200 square metres or is required for the widening or drainage of an existing highway and the giving of land in exchange is unnecessary
- for open space land only, replacement land in exchange is not available or would only be available at a prohibitive cost, but it is strongly in the public interest for a scheme to proceed sooner than SPP would allow
- for open space land only, the land is only being compulsorily acquired for a temporary purpose.

7.2.3 Section 132 provides, to the extent that a DCO authorises the compulsory acquisition of a right over land comprising open space, SPP will apply unless one of the following five circumstances applies:

- that the open space, when burdened with the right, will be no less advantageous than it was before to its owners; any other persons entitled to rights of common or other rights, and the public
- that replacement land will be given in exchange
- that the land being acquired does not exceed 200 square metres or the land is specified for highway works in certain circumstances; and that the giving of other land in exchange for the right is unnecessary in the interests of the persons entitled to rights of common or other rights, or the public
- that replacement land is not available but that it is strongly in the public interest to grant development consent for the Scheme sooner than SPP would allow
- the right is for a temporary, "although possibly long-lived" purpose.

7.2.4 The Potential Open Space is designated as open space and a landscaping corridor in a Section 106 agreement dated 6 July 2015, which agreement was amended by a Deed of Variation on 10 January 2018 following the Applicant's Preferred Route Announcement (the Varied Section 106). The

housing development that is the subject of the Varied Section 106 benefits from planning permission. The development has been secured reserved matters approval for the land comprising the Potential Open Space (local planning authority reference 2018/2791), with some pre-commencement conditions remaining to be discharged. Accordingly, the Applicant considers it to be more than a mere possibility that this land would become open space, were it not for the Scheme.

- 7.2.5 The Potential Open Space has not yet become open space, and for it to do so would be contingent on Big Sky successfully discharging its pre-commencement planning conditions and implementing the development. The Applicant considers that this means the Potential Open Space does not strictly engage section 131 or section 132 of the PA 2008, which apply to *"any land forming part of a common, open space or fuel or field garden allotment"*. Nevertheless, for completeness, the Applicant wishes to demonstrate that the impact of the Scheme on the Potential Open Space is justified and would not trigger SPP if it were already in use as open space.
- 7.2.6 The Scheme, if constructed, would result in less open space land being given up to public use than would otherwise be the case. Accordingly, the Applicant is taking a cautious approach and treating the land as if it were open space.
- 7.2.7 The majority of the area affected by the Scheme is allocated for sports pitches and recreational areas in the Varied Section 106, plus landscaping and an attenuation basin. An area of this land measuring 13,656 square metres at plot/s 6/9a, 6/10a, 7/7c and 7/7/e is needed temporarily for a construction laydown area. A further area measuring 20,542 square metres comprising plots 6/9b, 7/7b and 7/7/d is required for permanent new rights, including for the diversion of utility services. The area comprised in plots 6/9c and 7/7/a measuring 18,617 square metres is required permanently for the Scheme. This area is scheduled in the Land Plans (**TR010037/APP/2.3**) shaded pink.
- 7.2.8 Because the Potential Open Space at plots 6/9a, 6/10a, 7/7c and 7/7/e is only required for a temporary purpose, the Applicant considers the third exception set out at 7.2.2 above is met for this land, and that development consent can be granted in respect of these plots without reference to SPP, in accordance with section 131 (4B) of the PA 2008.
- 7.2.9 The plots required for permanent new rights are for activities that will apply, once completed, to the apparatus of statutory undertaker/s and will be retained underground. Other than the temporary works to carry out these diversions (and limited access hatches for future inspection to ensure the security of the undertakers' networks) there will be no permanent impact on the appearance of the land, nor on its value to the public following the exercise of the right.

- 7.2.10 The Applicant accordingly considers that this land will be no less advantageous to its owners, and the public, as before. In fact, the unusual status of the Potential Open Space means that it currently has very limited value to its owners or the public. There are no rights of common over the land.
- 7.2.11 The Potential Open Space at plots 6/9c and 7/7/a is required permanently. This area is too large to benefit from the exception for land less than 200 square metres at section 131(5)(a) of the PA 2008.
- 7.2.12 While this area is not specifically required for the widening of the adjacent A47 and connected drainage works, it is required for works in connection to the general improvement of the A47 and its related networks. The Potential Open Space is not open space at present and would only become so contingently. The Applicant considers that the limited exception in the fourth branch of the text could apply were the land to become open space, however, as it is (per section 131(5)(b) PA 2008) "required partly for the widening and partly for the drainage" of an existing highway, and "the giving in exchange of other land is unnecessary, whether in the interests of the persons, if any, entitled to rights of common or other rights or in the interests of the public."
- 7.2.13 Whether giving land in exchange for the permanently required Potential Open Space is "unnecessary" for the purpose of section 131(5)(b) of the PA 2008 is discussed in the following sections. "*Unnecessary*" is not defined in the PA 2008, nor in the guidance to it. However, the Applicant notes that paragraph 5.166 of the NPS NN states that:
- "existing open space, sports and recreational buildings and land should not be developed unless the land is surplus to requirements or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Applicants considering proposals which would involve developing such land should have regard to any local authority's assessment of need for such types of land and buildings."*
- 7.2.14 Accordingly, the Applicant considers that whether giving land in exchange is "*necessary*" must be assessed in the context of the local authority's identified need for open space.
- 7.2.15 The Applicant has reviewed the Varied Section 106 and the applicable local policies relating to open space. The Varied Section 106 requires a minimum of 1.15 hectares of "play areas", 2.75 hectares of "recreational space" and 3.8 hectares of "sport / formal recreational provision" to be delivered by the development.
- 7.2.16 The land to be taken permanently will reduce the available sport, formal recreation provision and recreational space by 1.86 hectares, including one football pitch. However, even on the most conservative reading of the

Varied Section 106, considering the three definitions above to define mutually exclusive areas of land, Big Sky could still deliver more than the minimum open space it has agreed with the Council. Therefore, with the permanently required land removed, the Applicant considers that it is unnecessary to give land in exchange.

- 7.2.17 In addition, or in the alternative, the Applicant considers that there is no suitable exchange land available, and that it is strongly in the public interest for the Scheme to be granted development consent and to be begun faster than SPP would allow.
- 7.2.18 In its negotiations with Big Sky to date, Big Sky is content for the Applicant's land take to reduce the planned delivery of open space where the total after the reduction will continue to exceed the Council's minimum policy requirement.
- 7.2.19 The Applicant is seeking to agree to compensate the Council for the loss of open space land on similar terms to the commuted sums typically paid by developers to the Council in lieu of open space provision.
- 7.2.20 It is the Applicant's intention to seek a Statement of Common Ground with Big Sky and the Council and to formally submit progress on this matter after the application for the Scheme is submitted.
- 7.2.21 Table 3 below sets out the special category land plots within the DCO boundary and which of the five circumstances that apply. The application should not be subject to SPP as at least one or more of the five circumstances, as set out above, applies.

Table 3: Potential Open Space

Five Circumstances	Plot Number/s
That the open space, when burdened with the new right, will be no less advantageous than it was before to its owners; any other persons entitled to rights of common or other rights, and the public	6/9b, 7/7b and 7/7d
Replacement land will be given in exchange for the land to be compulsorily acquired with the same rights, trusts and incidents	N/A
Land to be acquired does not exceed 200 metres or is required for the widening or drainage of an existing	6/9c and 7/7a

Five Circumstances	Plot Number/s
highway and the giving of land in exchange is unnecessary	
For open space land only, replacement land in exchange is not available or would only be available at a prohibitive cost, and it is strongly in the public interest for the Scheme to be begun sooner than is likely to be possible if SPP were to apply (to any extent)	6/9c and 7/7/a
For open space land only, the land is only being compulsorily acquired for a temporary purpose	6/9a, 6/10a, 7/7c and 7/7/e

7.3 National Trust “inalienable” land

7.3.1 None of the land to be acquired for the Scheme is National Trust “inalienable” land for the purposes of section 130 of the PA 2008.

7.4 Statutory Undertaker land

7.4.1 The` draft DCO (**TR010037/APP/3.1**), if made, will authorise the temporary possession and use of an area of unregistered land that is presumed to be statutory undertakers’ land comprising Plot 3/9a as described in the Book of Reference (**TR010037/APP/4.3**) and shown on the Land Plans (**TR010037/APP/2.3**). This is land has been identified through utilities searches and site visits to be held by UK Power Networks Limited for the purposes of carrying out its statutory undertaking.

7.4.2 This land is only required temporarily for the Scheme, so the tests in section 127(3) of the PA 2008 in respect of serious detriment and replacement land will not apply.

7.4.3 The Applicant has, during the preparation of the DCO application, been in discussion with a number of statutory undertakers about the diversion of existing utilities along the Scheme length. These are listed in Table 4 below:

Table 4 : Statutory undertakers apparatus affected by the Scheme

Statutory Undertaker	Asset Type	Affected Asset
Anglian Water	Water	A number of clean and wastewater assets impacted within Cantley Lane and a gravity surface water sewer along the A11, requiring diversion of the affected assets. Also, a foul sewer that crosses both the A11 and A47 that likely requires protection works.
BT Openreach	Telecoms	Network cabling within Norwich Road, which is likely to be a main fibre cable route and within Cantley Lane, which is local network apparatus.
Cadent	Gas	Low pressure main & customer supplies affected within Cantley Lane.
GTC	Electricity	11kV network within Norwich Road, not expected to be adversely affected by the works.
Highways England (Technology equipment)	Traffic Cameras	Three ANPR camera locations to removed.
Orange, T-Mobile & Network Rail.	Mobile Mast Transmitter	Three mobile mast sites have been identified within close proximity to the Scheme; one mast directly impacted by the construction activities and to be removed or relocated.
MOD (GPSS)	Fuel pipeline	Abandoned fuel pipeline within proximity of the works, but not directly affected by the construction activities.
National Grid – (NGET)	Electricity	National Grid Electrical Transmission 400kV overhead lines & towers cross the Scheme. Measures to maintain access & minimum safe clearance to be incorporated into the design.
Network Rail	Transport infrastructure & communications mast	There are no works required for the Scheme within Network Rail land boundaries; The communications mast unlikely to be affected by the works.
UKPN	Electricity (132kV to LV, buried cables)	Strategic network assets affected by the Scheme, 132kV buried cable north of the A47 & 33kV overhead

Statutory Undertaker	Asset Type	Affected Asset
	and overhead lines)	lines between the A11, A47 & Cantley requiring diversions. Alterations to the 11kV and LV networks required within Cantley Lane north and south.
Virgin Media	Fibre-optic telecoms	Strategic national network no. 96 fibre optic cable to be diverted from the A47 verge.
Vodafone	Fibre-optic telecoms	Existing apparatus affected at the proposed Cantley Lane Link junction on the B1172 Norwich Road.

7.4.4 The status of these discussions is set out in **Annex B** of this Statement. Through these discussions it has been established that the land in which these statutory undertakers' assets exist are in private ownership. None of the land to be acquired permanently for the Scheme is Statutory Undertakers' land for the purposes of section 127(3) of the PA 2008.

7.5 Other consents

7.5.1 The Consents and Agreements Position Statement (**TR010037/APP/3.3**) sets out the additional consents outside of the draft DCO (**TR010037/APP/3.1**) and the current position as to the status of securing those consents. The Consents and Agreements Position Statement will continue to be updated as necessary during examination.

7.5.2 The Applicant is satisfied that all necessary consents to enable the Scheme to proceed have been identified and that there is no reason why such consents should not be secured or granted pursuant to the DCO.

8 CONCLUSIONS

8.1 Overview

- 8.1.1 This Statement sets out why compulsory acquisition powers have been sought in the DCO application and explains why the Applicant considers such powers they are necessary, proportionate, and justified.
- 8.1.2 In determining the extent of compulsory acquisition and temporary possession powers proposed in the draft DCO (**TR010037/APP/3.1**) the Applicant has had regard to the legislative tests set out in the PA 2008 and to the advice in the CA Guidance. The Applicant is content that the scope of powers sought and the extent of the interests in the Land to be acquired by compulsory acquisition are required for the Scheme and are the minimum necessary that will allow the Applicant to construct, operate and maintain the Scheme. The purpose for which each part of the Land is required is set out in **Annex A** of this Statement.
- 8.1.3 The Applicant has consulted all persons affected by the compulsory acquisition and temporary possession powers and persons who may have a claim for compensation arising from the Scheme. The Applicant has consulted such persons during preparation of the DCO application and in the design of the Scheme to address their concerns and to ensure that any impacts are reduced or removed. The Applicant has further sought to acquire any interests in the Land by agreement wherever practicable. The status of negotiations with affected land interests for the acquisition of their interest is set out in **Annex B** of this Statement.
- 8.1.4 The Applicant has considered the human rights of the individuals affected by the compulsory acquisition and temporary possession powers. The Applicant is satisfied that there is a compelling public interest case for compulsory acquisition and that the significant public benefits arising from the Scheme will outweigh the harm to those individuals.
- 8.1.5 Without the grant of compulsory acquisition and temporary possession powers the Applicant considers that it will not be possible to construct the Scheme, or realise the public benefits arising from it.

Annexes

- Annex A** Details of the purpose for which compulsory acquisition and temporary possession powers are sought.
- Annex B** Schedule of all objections to the granting of compulsory acquisition powers and progress of negotiations with land interests subject to compulsory acquisition powers.

Details of the purpose for which compulsory acquisition and temporary possession powers are sought

Statement of Reasons – Annex A (Version 1 – March 2021)

The specific purposes for which each plot of Land subject to compulsory acquisition powers is required are set out in the tables in this Annex. The first column of each table identifies the plot number (as shown on the Land Plans) and used in the Book of Reference. Plots can be grouped in each row to the extent that they relate to the same Work. The second column of each table sets out the corresponding Works numbers as shown on the Works Plans and the broad uses for which the plot in question is required.

The tables in this Annex A should be read in conjunction with and by reference to the:

- Land Plans (**TR010037/APP/2.3**)
- Works Plans (**TR010037/APP/2.4**)
- Draft DCO (**TR010037/APP/3.1**)

Acquisition of Land – by Plot Number		
Plot Number/Land Plan sheet:	DCO Work No.	Purpose for which the land is required:
1/1a	29	Highways England owned land. Support delivery of new signing along the existing A11
1/1b	29	Highways England owned land. Support delivery of improvements to Station Lane / A11 junction.
1/2a	29	Highways England owned land. Support delivery of new signing along the existing A11
1/2b	29	Junction improvements at Station Lane junction with the A11, entry slip road, new carriageway, embankments and associated drainage.
1/3a	29	Junction improvements at Station Lane junction with the A11, entry slip road, new carriageway, embankments and associated drainage.
2/1a	24	Support alteration of existing A11 carriageway, footways, embankments, structures, services and drainage on adjacent land parcels.
2/2b	24	Support alteration of existing A11 carriageway, footways, embankments, services and drainage on adjacent land parcels.
3/1a	11, 24, 31	Extension of the A11 bridge over Cantley Stream underpass New carriageway and footways, embankments and associated drainage to form the A11/A47 connector road, taking traffic from the A11 northbound to the A47 southbound
3/2a	11, 24, 31	Extension of the A11 bridge over Cantley Stream underpass New carriageway and footways, embankments and associated drainage to form the A11/A47 connector road, taking traffic from the A11 northbound to the A47 southbound
3/3a	4, 7, 24, 34, 44	Detention basin and earthwork landscaping bund, associated drainage and drivable maintenance access track west of Cantley Lane Link Road Diversion of surface water sewer. New carriageway and footways, embankments and associated drainage to form the new Cantley Lane Link Road. New Cantley Wood Link Road Overbridge Structure
3/3d	2,12, 13, 33	Support construction of new carriageway, footways, embankments, stream realignment, service diversions and drainage works on adjacent land parcels.
3/3f	22	Construction of Private means of access to enter the National Grid pylon and central area north of the scheduled monuments
3/3k	14	Support construction of new and realigned carriageway, footways, embankments, stream realignment, service diversions and drainage works on adjacent land parcels.

Acquisition of Land – by Plot Number		
Plot Number/Land Plan sheet:	DCO Work No.	Purpose for which the land is required:
3/4a	24	Highways England owned land. Support delivery of the new A11 / A47 link Road
3/5a	23	Support construction of new material disposal area
3/6b	14	Cantley Lane South realignment to improve visibility at the new junction with Cantley Link Road (Work No. 2) plus associated footways, embankment and approaches
3/6c	14	Support delivery of highways work, service diversions and access to Cantley Lane South
3/6d	2, 13, 14, 33	Cantley Lane South realignment to improve visibility at the new junction with Cantley Link Road (Work No. 2) plus associated footways, embankment and approaches, and drainage works on adjacent land parcels.
3/7a	13, 33, 38	Support construction of new carriageway, footways, embankments, structures, stream realignment, service diversions and drainage works on adjacent land parcels.
3/8b	16	Improved residential access provision from Cantley Lane South to existing properties to the east
3/8c	13, 38	Support construction of new carriageway, footways, embankments, structures, stream realignment, service diversions and drainage works on adjacent land parcels.
3/8d	38	Improved residential access provision from the realigned Cantley Road South to existing properties to the east and support construction of service diversions on adjacent land parcels
4/1a	1	Support delivery of proposed signing along the B1172
4/2a	1	Support delivery of proposed signing along the B1172
4/2b	1	Support delivery of proposed signing along the B1172
4/3a	1	Support delivery of proposed signing along the B1172
5/1a	1	Support delivery of proposed signing along the B1172
5/2a	2	Support construction of new carriageway, footways, embankments, service diversions and drainage works on adjacent land parcels.
5/3a	9	Support delivery of detention basin, associated drainage and drivable maintenance access track
5/4a	1	Support delivery of proposed signing along the B1172
5/4b	1	Support delivery of proposed signing along the B1172
5/4c	1	Support delivery of proposed signing along the B1172
5/4d	1	Support delivery of proposed signing along the B1172
5/4e	1	Support delivery of proposed signing along the B1172
5/4f	1	Support delivery of proposed signing along the B1172
6/11a	24, 25, 36	Support construction of new carriageway, footways, embankments, service diversions and/or removals, and drainage works on adjacent land parcels.
6/1a	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction

Acquisition of Land – by Plot Number		
Plot Number/Land Plan sheet:	DCO Work No.	Purpose for which the land is required:
6/1b	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/1c	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/1d	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/1e	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/1f	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/1g	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/2a	27,28	Carriageway widening works, signing, lining and others works to support delivery of highways work
6/2b	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/2c	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/2d	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/2d	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/2e	27	Carriageway widening works, signing, lining and others works to support delivery of highways work along the B1172 and at Thickthorn junction
6/2f	26	earthworks landscaping bund on the south west quadrant of the junction
6/2g	27	Carriageway widening works, signing, lining and others works to support delivery of highways work at Thickthorn junction
6/2h	27	Carriageway widening works, signing, lining and others works to support delivery of highways work at Thickthorn junction
6/2i	27	Carriageway widening works, signing, lining and others works to support delivery of highways work at Thickthorn junction
6/3b	36	Support delivery of highways work and utilities diversions and/or removals
6/3c	24, 25, 26, 36	Support construction of new carriageway, footways, embankments, service diversions and/or removals, and drainage works on adjacent land parcels.
6/3d	25, 36	Service Diversions and/or Removals, and Earthwork landscaping bund in the south west quadrant of Thickthorn junction
6/3e	25, 36	Service Diversions and/or Removals, and Earthwork landscaping bund in the south west quadrant of Thickthorn junction
6/4a	22, 23, 24, 25, 36,	Support construction of new carriageway, footways, embankments, earthworks landscaping bunds, service diversions and/or removals, and drainage works on adjacent land parcels.
6/5a	25, 36	Service Diversions and/or Removals, and Earthwork landscaping bund in the south west quadrant of Thickthorn junction
6/6a	23, 24, 36	Support construction of new carriageway, footways, embankments, service diversions and/or removals and drainage works on adjacent land parcels.
6/7a	24, 34	Support construction of new carriageway, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
6/7b	34	Support delivery of highways work and utilities diversions

Acquisition of Land – by Plot Number		
Plot Number/Land Plan sheet:	DCO Work No.	Purpose for which the land is required:
6/8a	24, 34	Support construction of new carriageway, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
6/9c	10, 24, 42	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and/or removal and drainage works on adjacent land parcels.
7/10a	22	Support construction of new carriageway, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels for the private access track to the fields north of Cantley Wood.
7/1b	6, 17	Detention basin and earthwork landscaping bund, associated drainage and drivable maintenance access track south of Cantley Lane South
7/3a	14	Support a combination of new and realigned carriageway, delivery of highways work, service diversions and access to Cantley Lane South
7/4a	15	Support delivery of highways work, service diversions and access to Cantley Lane South
7/5a	24	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/5b	18, 21, 24, 35, 39	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/5c	24	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/5d	24	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/5e	24	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/5f	24	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/5g	24	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/5h	24	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/5i	24	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/5j	24	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/6a	25	Support construction of new carriageway, structures, footways, embankments, earthworks landscaping bunds, service diversions and drainage works on adjacent land parcels.
7/7a	24	Support construction of new carriageway, footways, embankments, service diversions and drainage works on adjacent land parcels.
7/8a	24	Support delivery of highways work along the existing A47

Acquisition of Rights – by Plot Number		
Plot Number/Land Plan sheet:	DCO Work No.	Purpose for which the land is required:
3/3b	34	Diversion of surface water sewer
3/3h	36	Diversion and/or removal of electricity utility cables.
3/3i	36	Diversion and/or removal of electricity utility cables.
3/3l	36	Diversion and/or removal of electricity utility cables.
3/7c	38	Provision of service diversions and/or removals
3/8f	38	Provision of service diversions and/or removals
3/9a	37	Diversion and/or removal of electricity utility cables.
6/3g	36	Diversion and/or removal of electricity utility cables.
6/9b	42	Support diversion and/or removal of 132kv electricity line
7/11b	n/a	Support diversion of drainage pond outfall
7/1a	40	Support diversion and/or removal of potable water pipeline, electricity cables, gas main and electronic communications
7/7b	40,41	Support diversion and/or removal of potable water pipeline, gas main and electronic communications
7/7d	40,42	Diversion of potable water pipeline, 132kv electricity line and electricity cables, gas main and electronic communications
7/8c	42	Support diversion and/or removal of 132kv electricity line
7/9a	42	Support diversion and/or removal of 132kv electricity line

Temporary Possession of Land – by Work Number		
Plot Number/Land Plan sheet:	DCO Work No.	Purpose for which the land is required:
2/2a	24	Support alteration of existing A11 carriageway, footways, embankments, structures, services and drainage on adjacent land parcels.
3/2b	11, 24, 31	Support alteration of existing A11 carriageway, footways, embankments, structures, services and drainage on adjacent land parcels.
3/3j	11, 24	Support alteration of existing A11 carriageway, footways, embankments, structures, services and drainage on adjacent land parcels.
3/8a	16	Improved residential access provision from Cantley Lane South to existing properties to the east
1/3a	29	Junction improvements at Station Lane junction with the A11, entry slip road, new carriageway, embankments and associated drainage.

Temporary Possession of Land – by Work Number		
Plot Number/Land Plan sheet:	DCO Work No.	Purpose for which the land is required:
1/3b	43	Temporary compound to support: junction improvements at Station Lane junction with the A11, entry slip road, new carriageway, embankments and associated drainage; material storage processing area north of A11 and east of Station Lane.
5/3b	3	Compound and material storage and processing area.
3/3e	30	Material storage area and construction compound and processing area.
6/3a	30	Compound and material storage and processing area.
7/7e	32, 42	Compound and material storage and processing area and to support diversion of utilities diversion
5/2c	5	Compound and material storage and processing area.
5/2b	3	Compound and material storage and processing area.
5/5a	1	Support construction of new carriageway, footways, embankments, service diversions and drainage works on adjacent land parcels at the new junction of Cantley Lane Link Road with the B1172
6/10a	21	Support delivery of the realigned A47 southbound merge on slip road.
3/3g	14	Support construction of new and realigned carriageway, footways, embankments, service diversions and drainage works on adjacent land parcels.
3/8e	15	Support delivery of new access provisions to private property on Cantley Lane South
3/8g	15	Support delivery of new access provisions to private property on Cantley Lane South
6/9a	42	Support diversion and/or removal of 132kv electricity line
7/11a	8	Water vole relocation area along Cantley Stream east of work No. 13 at Cantley Land South
7/12a	45	Flood alleviation works including localised re-profiling of garden, localised raising of river bank levels and property level threshold protection.
7/1c	n/a	Support construction of the detention basin outfall
7/2a	8	Water vole relocation area along Cantley Stream east of work No. 13 at Cantley Land South
7/6b	8	Water vole relocation area along Cantley Stream east of work No. 13 at Cantley Land South
7/6c	6	Support delivery of highways work and drainage outfall
7/7c	32	Compound and material storage and processing area.
7/8b	24	Support delivery of highways work along the existing A47
3/3c	12	Support construction of new carriageway, footways, embankments, service diversions and drainage works on adjacent land parcels.
3/6a	14	Cantley Lane South realignment to improve visibility at the new junction with Cantley Lane Link Road (Work No. 2) plus associated footways, embankment and approaches
3/7b	8	Water vole relocation area along Cantley Stream east of work No. 13 at Cantley Lane South

Schedule of all representations made in respect of the granting of compulsory acquisition powers, and progress of negotiations with those affected persons

Statement of Reasons – Annex B (Version 1 – March 2021)

Rep No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Status and negotiations with land interest:
1	Norfolk County Council	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 1/1b, 1/2a, 2/1a, 3/1a, 3/4a, 3/6b, 3/6c, 3/6d, 4/1a, 5/1a, 6/1a, 6/1b, 6/1c, 6/1d, 6/1e, 6/1f, 6/1g, 6/2a, 6/2c, 6/2f, 6/2h, 6/2i, 6/8a, 7/3a, 7/4a, 7/5a, 7/5b, 7/7a (b) 3/6a, 7/7c (c) 7/7b	No formal agreement is in place to date. The Applicant consulted with Norfolk County Council as part of the July 2019 Statutory Consultation. The Applicant received a response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. Regular meetings have taken place since 2018. Norfolk County Council initially objected to the scheme on the basis that it prevented proposed plans for a Thickthorn Park & Ride extension. Norfolk County Council are currently content that the scheme design can accommodate the P&R extension without the need for the A11 off-slip originally included in Norfolk County Council proposals. Norfolk County Council support the proposed side road solution and consent for standards and departures has been received in February 2021. Meetings to agree handover arrangements are continuing.
2	[REDACTED]	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 1/2a (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with [REDACTED] as part of the March 2021 Statutory Consultation.
3	[REDACTED] Land Agent: John Coates, Bidwells	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 1/3a, 2/2b, 3/2a, 3/3a, 3/3d, 3/3f, 3/3k, 3/6b, 3/6c, 3/6d, 4/1a, 5/1a, 5/2a, 5/3a, 6/1a, 6/3b, 6/3c, 6/3d, 6/3e, 6/3f, 6/5a, 6/7a, 6/7b (b) 1/3b, 2/2a, 3/2b, 3/3c, 3/3e, 3/3g, 3/3j, 3/6a, 5/2b, 5/2c, 5/3b, 6/3a (c) 3/3b, 3/3h, 3/3i, 3/3l, 6/3g	No formal agreement is in place to date. John Coates of Bidwells is the appointed land agent for [REDACTED]. The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. John Coates submitted a response on behalf of [REDACTED]. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. Meetings and email communications have taken place with the land agent throughout 2019, 2020 and 2021 to discuss the concerns raised in the consultation response and explain changes to the design. A site visit of the farm track and proposed basin location was undertaken on 16 December 2019. Following this design changes were made to address objection to the location of the basin and access track which are now deemed acceptable to the landowners. Initial meeting with the District Valuer took place on 8 December 2020. Further engagement will continue during 2021.
4	[REDACTED]	Category 1 - Owner	(a) Permanent (b) Temporary	(a) 1/3a, 2/2b, 3/2a, 3/3a, 3/3d, 3/3f, 3/3k, 3/6b, 3/6c, 3/6d, 4/1a, 5/1a,	No formal agreement is in place to date. John Coates of Bidwells is the appointed land agent for [REDACTED]. The Applicant consulted with [REDACTED] as part of

Rep No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Status and negotiations with land interest:
	Land Agent: John Coates, Bidwells	and/or Occupier	(c) Rights and Temporary	5/2a, 5/3a, 6/1a, 6/3b, 6/3c, 6/3d, 6/3e, 6/3f, 6/5a, 6/7a, 6/7b (b) 1/3b, 2/2a, 3/2b, 3/3c, 3/3e, 3/3g, 3/3j, 3/6a, 5/2b, 5/2c, 5/3b, 6/3a (c) 3/3b, 3/3h, 3/3i, 3/3l, 6/3g	the July 2019 Statutory Consultation. John Coates submitted a response on behalf of [REDACTED]. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. Meetings and email communications have taken place with the land agent throughout 2019, 2020 and 2021 to discuss the concerns raised in the consultation response and explain changes to the design. A site visit of the farm track and proposed basin location was undertaken on 16 December 2019. Following this design changes were made to address objection to the location of the basin and access track which are now deemed acceptable to the landowners. Initial meeting with the District Valuer took place on 8 December 2020, further engagement will continue during 2021.
5	[REDACTED] Land Agent: John Coates, Bidwells	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/3a, 3/3d, 3/3f, 3/3k, 3/6b, 3/6c, 3/6d, 4/1a, 5/1a, 5/2a, 6/1a, 6/3b, 6/3c, 6/3d, 6/3e, 6/3f, 6/5a, 6/7a, 6/7b (b) 3/3c, 3/3e, 3/3g, 3/3j, 3/6a, 5/2b, 5/2c, 6/3a, (c) 3/3b, 3/3h, 3/3i, 3/3l, 6/3g	No formal agreement is in place to date. John Coates of Bidwells is the appointed land agent for [REDACTED]. The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. John Coates submitted a response on behalf of [REDACTED]. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. Meetings and email communications have taken place with the land agent throughout 2019, 2020 and 2021 to discuss the concerns raised in the consultation response and explain changes to the design. A site visit of the farm track and proposed basin location was undertaken on 16 December 2019. Following this design changes were made to address objection to the location of the basin and access track which are now deemed acceptable to the landowners. Initial meeting with the District Valuer took place on 8 December 2020, further engagement will continue during 2021.
6	[REDACTED] Land Agent: John Coates, Bidwells	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/3a, 3/3d, 3/3f, 3/3k, 3/6b, 3/6c, 3/6d, 4/1a, 5/1a, 5/2a, 6/1a, 6/3b, 6/3c, 6/3d, 6/3e, 6/3f, 6/5a, 6/7a, 6/7b (b) 3/3c, 3/3e, 3/3g, 3/3j, 3/6a, 5/2b, 5/2c, 6/3a, (c) 3/3b, 3/3h, 3/3i, 3/3l, 6/3g	No formal agreement is in place to date. John Coates of Bidwells is the appointed land agent for [REDACTED]. The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. John Coates submitted a response on behalf of [REDACTED]. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. Meetings and email communications have taken place with the land agent throughout 2019, 2020 and 2021 to discuss the concerns raised in the consultation response and explain changes to the design. A site visit of the farm track and proposed basin location was undertaken on 16 December 2019. Following this design changes were made to address objection to the location of the basin and access track which are now deemed acceptable to the landowners. Initial meeting with the District Valuer took place on 8 December 2020, further engagement will continue during 2021.

Rep No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Status and negotiations with land interest:
7	██████████ Represented by Nikki Fonseca, Birketts LLP	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/3d (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>██████████ are represented by Ms N Fonseca, Birketts LLP.</p> <p>The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received a response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p> <p>██████████ had concerns regarding the impact to their property in relation to noise, light and view as a result of the proposed Cantley Lane link road.</p> <p>The Applicant met with ██████████ on 10 March 2020 to discuss their concerns raised in their consultation response regarding noise, light and view. The applicant exchanged emails with Nikki Fonseca throughout 2020 advising on the eligibility and process for noise mitigation / compensation for Part 1 claims. A further meeting took place on 3 December 2020 to provide a scheme update and to advise that the alignment of the proposed junction had been adjusted moving it further from their property. Landscaping proposals to provide a visual barrier were discussed. The District Valuer was in attendance at the meeting. Information has been provided concerning Part 1 compensation eligibility in regards to noise to ██████████ via Ms N Fonseca.</p> <p>Further engagement will continue during 2021.</p>
8	Norwich Consolidated Charities Land Agent, Jamie Seaman, Brown & Co.	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/5a, 6/4a, 6/5a, 6/6a, 6/11a, 7/10a (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>The Applicant consulted with Norwich Consolidated Charities as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p> <p>The Applicant met with the Land Agent, Brown & Co. in May 2019 and November 2020. Norwich Consolidated Charities have no objection to the scheme. Initial meetings with the district valuer have taken place on 11 & 13 January 2021.</p> <p>Further engagement will continue during 2021.</p>
9	Trustees of the Great Hospital Land Agent, Jamie Seaman, Brown & Co.	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/5a, 6/4a, 6/5a, 6/6a, 6/11a, 7/10a (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>The Applicant consulted with Trustees of the Great Hospital as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p>

Rep No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Status and negotiations with land interest:
					The Applicant met with the Land Agent, Brown & Co. in May 2019 and November 2020. Trustees of the Great Hospital have no objection to the scheme. Initial meetings with the District Valuer took place on 11 January and 13 January 2021. Further engagement will continue during 2021.
10	██████████ Land Agent, Jamie Seaman, Brown & Co.	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6b, 3/6c, 3/7a (b) 3/7b, 7/2a, 7/6b (c) 3/7c	No formal agreement is in place to date. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received a response. ██████████ had concerns about what provision would be made to maintain access and to understand the impact on a structure located within the field. Alternate access and compensation have been discussed with ██████████. The Applicant met with ██████████ on 10 May 2019 to provide a scheme update and discuss land take plans ahead of the Statutory Consultation. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. A further meeting took place on 30 July 2020 to discuss survey access. ██████████ has since appointed Land Agents Brown & Co. Initial meetings with the District Valuer have taken place with Brown and Co. on 11 & 13 January 2021. Further engagement will continue during 2021.
11	██████████	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6b, 3/6c, 3/7a, 3/7c (b) 3/7b, 7/2a, 7/6b (c) 3/7c	No formal agreement is in place to date. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received no response. The Applicant met with ██████████ in May 2019 and January 2020 to provide a scheme update. ██████████ is concerned for the welfare of her donkeys during the stream realignment works which would take place adjacent to and on the donkey pasture. Discussions are ongoing to agree how best to mitigate any distress to the donkeys. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. The Applicant contacted ██████████ in January 2021 to seek to arrange a meeting. The Applicant met with ██████████ on 10 March 2021 to provide a scheme update and to initiate negotiations with the District Valuer. Further engagement will continue during 2021.
12	██████████	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6c (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.

Rep No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Status and negotiations with land interest:
					The Applicant consulted with [REDACTED] as part of the March 2021 Statutory Consultation having been identified as having interest in land plot 3/6c in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.
13	[REDACTED]	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6c (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. The Applicant received a response. [REDACTED] is concerned about increased noise as a result of the scheme, also objects to the Cantley Lane link road and expressed concern over the safety of the Cantley Lane link junction with the B1172.</p> <p>A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. Following this, [REDACTED] sent an email on 29 July 2020 for further information and expressed that he was happier with the updated design than that presented previously. The Applicant responded on 5 August 2020 to provide further clarification on the updated design.</p> <p>The nature of interest in land plot 3/6c is in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.</p>
14	[REDACTED]	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6c (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p> <p>The nature of interest in land plot 3/6c is in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.</p>
15	[REDACTED] Land Agent: Brown & Co	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6c, 3/8b, 3/8c, 3/8d, 7/1c, 7/3a, 7/6a (b) 3/8a, 3/8e, 3/8g, 7/1b, 7/6b, 7/11a (c) 3/8f, 7/1a, 7/11b	<p>No formal agreement is in place to date.</p> <p>[REDACTED] has appointed Brown & Co. as his representative.</p> <p>The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p> <p>Meetings have taken place with [REDACTED] in 2019 and 2020 to discuss proposals in regards to the location of the new access provision for the property. The Applicant met with [REDACTED] to provide an update and discuss the new access and proposed basin and associated access track on 29 September and 1 December 2020. The District Valuer was in attendance</p>

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					and has subsequently initiated negotiations with Brown & Co at meetings on 11 & 13 January 2021. Further engagement will continue during 2021.
16	██████████	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6c (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received a response. ██████████ is concerned about noise impact to her property and has safety concerns with regards to the junction of the proposed Cantley Lane link road and the B1172. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. The nature of interest in land plot 3/6c is in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.
17	██████████	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6c (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. The nature of interest in land plot 3/6c is in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.
18	Saffron Housing Trust Limited	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6c, 7/3a, 7/4a (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with Saffron Housing Trust Limited as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. The nature of interest in land plots 3/6c and 7/3a is in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council. The Applicant met with Saffron Housing on 19 January 2021. Saffron Housing have no objection to the scheme. Subject to internal approval, Saffron Housing confirmed that they are content for the affected land parcels to be returned to Norfolk County Council upon completion of the scheme.
19	██████████	Category 1 - Owner	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6c (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme

Rep No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Status and negotiations with land interest:
		and/or Occupier			Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. The nature of interest in land plot 3/6c is in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.
20	██████████	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/6c (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. The nature of interest in land plot 3/6c is in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.
21	██████████	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 3/8c, 3/8d (b) 3/8e, 3/8g (c) 3/8f	No formal agreement is in place to date. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.
22	UK Power Networks	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) N/A (b) N/A (c) 3/9a	No formal agreement is in place to date. The Applicant consulted with UK Power Networks Limited as part of the July 2019 Statutory Consultation. The Applicant received no response. The Applicant has had ongoing engagement with UK Power Networks since 2016 to obtain existing stats information, provide details on the Scheme design and obtain information on possible diversion routes required. A refresh of this information was carried out in 2020, to capture updates to the design. Assets at various voltage level are affected by the works and require diversion. Outline diversion designs have been developed and budget diversion cost estimates produced.
23	K B Interests Limited	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 4/1a (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with K B Interests Limited as part of the March 2021 Statutory Consultation having been identified as having interest in land plot 4/1a in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.
23	██████████	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 4/1a (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received a response. As ██████████

Rep No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Status and negotiations with land interest:
					<p>██████████ was consulted with as an S47 party there were no specific property related concerns raised in the response.</p> <p>A Scheme Update brochure was sent by the Applicant on 21 July 2020.</p> <p>The Applicant consulted with ██████████ as part of the March 2021 Statutory Consultation having been identified as having interest in land plot 4/1a in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.</p>
24	<p>██████████</p> <p>Land Agent: Christopher Bond, Bidwells</p>	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 4/1a, 4/2a, 4/2b, 5/1a, 5/4a, 5/4b, 5/4c, 5/4d, 5/4e, 5/4f, 6/1a (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>Bidwells are the appointed land agent for ██████████. The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. The Applicant emailed Christopher Bond on 15 & 22 February 2021 to seek to arrange a meeting to further discuss land take requirements.</p>
25	██████████	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 4/1a (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received a response. As ██████████ was consulted with as an S47 party there were no property related issues raised.</p> <p>A Scheme Update brochure was sent by the Applicant on 21 July 2020.</p> <p>The Applicant consulted with ██████████ as part of the March 2021 Statutory Consultation having been identified as having interest in land plot 4/1a in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.</p>
26	██████████	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 4/1a (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>The Applicant consulted with ██████████ as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure was sent by the Applicant on 21 July 2020.</p> <p>The Applicant consulted with ██████████ as part of the March 2021 Statutory Consultation having been identified as having interest in land plot 4/1a in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.</p>
27	██████████	Category 1 - Owner	(a) Permanent (b) Temporary	(a) 4/1a (b) N/A	No formal agreement is in place to date.

Rep No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Status and negotiations with land interest:
		and/or Occupier	(c) Rights and Temporary	(c) N/A	<p>The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure was sent by the Applicant on 21 July 2020.</p> <p>The Applicant consulted with [REDACTED] as part of the March 2021 Statutory Consultation having been identified as having interest in land plot 4/1a in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.</p>
28	Taylor Wimpey UK Limited	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 4/1a (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>The Applicant consulted with Taylor Wimpey UK Limited as part of the March 2021 Statutory Consultation having been identified as having interest in land plot 4/1a in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.</p>
29	[REDACTED]	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 4/2a, 4/2b, 5/4a, 5/4b, 5/4c, 5/4d, 5/4e, 5/4f (b) N/A (c) N/A	<p>No formal agreement is in place to date.</p> <p>The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p>
30	[REDACTED] Represented by Chris Burgess of Hansells Solicitors	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 5/1a (b) 5/5a (c) N/A	<p>No formal agreement is in place to date.</p> <p>[REDACTED] has appointed Hansells Solicitors as representative.</p> <p>The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. The Applicant received 2 responses. One of the responses was submitted by Chris Burgess on behalf of [REDACTED]. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p> <p>[REDACTED] is concerned that the property will be impacted by increased noise levels and any loss of established trees on the boundary of the property which provide visual screening. Concerns were also raised that any land take may impact on the septic tank and drainage for the property.</p> <p>The Applicant met with [REDACTED] on 8 May 2019 and 22 January 2020 to explain the scheme impact and proposals.</p> <p>The Applicant met with [REDACTED] on 10 March 2021 to provide a scheme update and to initiate negotiations with the District Valuer, further engagement will continue in 2021</p> <p>Highways England Position: We will look to protect the trees as much as possible only removing what is necessary and will plan mitigation where</p>

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					severe impacts occur. We have removed all non-essential works from the construction works area to reduce any impact on receptors. The nature of interest in land plot 5/1a is in respect of subsoil up to the centreline of the highways under the ownership of Norwich County Council.
31	[REDACTED]	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 5/1a (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. The Applicant consulted with [REDACTED] as part of the March 2021 Statutory Consultation having been identified as having interest in land plot 5/1a in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.
32	Konectbus Limited	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 6/7b (b) N/A (c) N/A	No formal agreement is in place to date. The Applicant consulted with Konectbus Limited as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.
33	Big Sky Developments Ltd Land Agent: Brown & Co.	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 6/9c, 7/7a (b) 6/9a, 6/10a, 7/7c, 7/7e (c) 6/9b, 7/7b, 7/7d	No formal agreement is in place to date. The Applicant consulted with Big Sky Developments Ltd as part of the July 2019 Statutory Consultation. The Applicant received a response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020. The Applicant has engaged regularly with Big Sky Developments throughout 2019, 2020 and in 2021 via meetings and emails to discuss the impact on the housing development, construction programme, land take requirements and S106 obligations. Following Statutory Consultation design changes were made to address clashes with regards to the location of the basin. Big Sky Developments have appointed Land Agents Brown & Co to represent them in relation to negotiations. The District Valuer met with Brown & Co to initiate negotiations on 6 January 2021 and further meetings were held on 14 January & 18 February to further conversations towards agreements and variation of the S106. Further engagement will continue during 2021.
34	[REDACTED]	Category 1 - Owner	(a) Permanent (b) Temporary	(a) 7/3a (b) N/A	No formal agreement is in place to date. The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. The

Rep No:	Land Interest Name/Organisation and Land Agents Name (if applicable):	Type of Interest:	Permanent/Temporary:	Plot(s):	Status and negotiations with land interest:
		and/or Occupier	(c) Rights and Temporary	(c) N/A	<p>Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p> <p>The nature of interest in land plot 7/3a is in respect of subsoil up to the centreline of the highway under the ownership of Norfolk County Council.</p>
35	Network Rail Infrastructure Limited	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 7/5g, 7/5h, 7/5i, 7/5j (b) 7/6c (c) N/A	<p>No formal agreement is in place to date.</p> <p>The Applicant consulted with Network Rail Infrastructure Limited as part of the July 2019 Statutory Consultation. The Applicant received a response. The design presented at Statutory Consultation included an interaction with Network Rail assets, subsequent design changes have minimised this interaction.</p> <p>A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p> <p>The Applicant has met with Network Rail on 2 May 2019, 27 November 2020 and 5 March 2021 to discuss scheme impacts and to agree processes by which to progress.</p> <p>Further engagement will continue during 2021.</p>
36	[REDACTED]	Category 1 - Owner and/or Occupier	(a) Permanent (b) Temporary (c) Rights and Temporary	(a) 7/8a (b) 7/8b (c) 7/8c, 7/9a	<p>No formal agreement in place to date</p> <p>The Applicant consulted with [REDACTED] as part of the July 2019 Statutory Consultation. The Applicant received no response. A Scheme Update brochure and meeting offer letter was sent by the Applicant on 21 July 2020.</p> <p>The Applicant met with [REDACTED] on 31 May 2019, 21 January 2020 and 1 December 2020 to discuss the scheme proposals. [REDACTED] are concerned with the loss of established trees on the property boundary which provides shielding from the A47 and the impact on their ability to access grazing during construction. During the meetings landscaping proposals have been discussed and assurance provided that access to grazing will be maintained throughout construction.</p> <p>The District Valuer attended the meeting on 1 December 2020.</p> <p>Further engagement will continue during 2021.</p>