A428 Black Cat to Caxton Gibbet improvements

TR010044

Volume 5

5.2 Consultation Report Appendix

Appendix P: Land referencing methodology

Section 37(3)(c) of the Planning Act 2008

Regulation 5(2)(q) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

26 February 2021

Infrastructure Planning

Planning Act 2008

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

A428 Black Cat to Caxton Gibbet improvements

Development Consent Order 202[ ]

5.2 Consultation Report Appendix
Appendix P: Land referencing methodology

Regulation Reference:	Regulation 5(2)(q)
Planning Inspectorate Scheme Reference	TR010044
Application Document Reference	TR010044/APP/5.2
Author	A428 Black Cat to Caxton Gibbet improvements Project Team, Highways England

Version	Date	Status of Version
Rev 1	26 February 2021	DCO Application

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P1 Land referencing methodology

Land referencing methodology

Landowners and interests in land were first identified using publicly available information on the Land Registry. Polygon plus searches were submitted periodically to return a full list of registered interest, a GIS shapefile layer of all registered titles and copies of the property Registers and Plans. Polygon plus searches were submitted in:

a. June 2016
b. December 2016
c. October 2018
d. February 2019
e. May 2019
f. February 2020
g. June 2020
h. November 2020

Ahead of the final DCO application submission a final Land Registry check was conducted on 17 November 2020. Where there had been changes in landownership identified, these parties were written to in order to inform them about the application and explain how they would still be able to take part in the DCO process through the s.56 notice process.

Parties identified as having an interest on land registry were sent a letter accompanied by a Request for Information (RFI) form and set of plans showing the proposed development boundaries. These forms were issued to confirm contact details and to also identify any interests which were not included on the Land Registry, such as occupiers and rights of way.

The initial forms were issued on the 27 February 2019, with further batches of follow up letters being issued on the 19 March and 8 April. Through the process, whenever new interests were revealed to the referencing team, further RFIs were issued to those parties, to the end of 2020, to confirm their interest in land, contact details and enquire about any other parties they may be aware of.

Desktop research was also conducted throughout the referencing process which involved speaking to local highways authorities to obtain their boundary plans, Network Rail for their ownership plans and other statutory bodies. Information was verified and checked online through sources such as 192.com, TraceIQ, Companies House, electoral registers and other online sources.

Where RFI’s were not returned in a timely manner follow up letters were sent to remind parties to respond to the forms and to offer the opportunity to meet with the project team to discuss the project proposals. Where responses were still not received, email and telephone calls were made to attempt to obtain the information. Finally, properties were visited to gather information in person.

For any land that was unregistered, discussions were held with neighboring landowners as part of the ongoing engagement process to identify any owners or occupiers. In addition, site notices were installed on, or in close proximity to, the land in question in order to gain information about unregistered parcels of land.

A number of “Category 3 persons” have been identified within proximity to the redline boundary and the above diligent inquiry process has also been completed in relation to these interests to verify the details and contact addresses.

P2 Request for information form

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

REQUEST FOR INFORMATION

This is a Request for Information served on behalf of Highways England and relates to the property detailed in section 1

('the Land/Property')

The information requested is required in connection with a proposed application for a Development Consent Order which will authorise the construction of a new A428 Expressway between Black Cat roundabout and the Caxton Gibbet Junction. More details about the project can be found on the project website: **https://highwaysengland.citizenspace.com/he/a428-black-cat-to-caxton-gibbet/**

Although the proposed Development Consent Order will include provisions for the compulsory acquisition of land required by the Promoters in connection with the proposed scheme, Highways England will seek to obtain all necessary rights by agreement as far as is possible. However the Promoters require details of all parties holding a legal interest in the Land to ensure that everybody who has an interest in the Property is given the opportunity to comment when the application for the proposed Order is made.

We kindly request that you complete the attached form and return it using the pre-paid envelope provided. It would be helpful if you are able to provide the information within 14 days.

This information is solely for the purpose of identifying landowners and occupiers and not intended by either party to confer any right/interest in the nature of a tenancy or exclusive possession or occupation of said property and gives no propriety interest in the property to Highways England.

Dated this [redacted]

Ardent Management Limited

On Behalf of Highways England

REQUEST FOR INFORMATION

DEVELOPMENT CONSENT ORDER (DCO)

HIGHWAYS ENGLAND – A428 BLACK CAT TO CAXTON GIBBET

When completing this form please use BLOCK CAPITALS. If some of the sections are not relevant or you do not know the answer to the questions, please indicate this by 'Not Applicable' or 'Not Known'

Please only provide information that relates to the areas of the Land within which you hold a legal interest, and if you do not hold an interest in the whole of the Property please specify on the attached plan the extent of your interest, and any rights referred to below and return the plan together with this form.

When you have completed this form please return it using the freepost envelope provided.

Section 1 – Address Details

Please correct the full address of the Land/Property if the details below are inaccurate.

Title number	Land Registry description/address of land

Section 2 – Details of the Freehold Ownership of the Land/Property

Please provide details of the freehold owner of the Land/Property.

Name of the Freehold owner(s)	Full Address	Full Postcode	Land Registry Title Number (if known)

If you are able to provide a contact name and contact details for a specified representative including agent of the freehold owner please provide those details below.

Name of principal freehold contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact

Section 3 – Details of the Leasehold Ownership of the Land/Property

Please provide details of every party that you believe to hold a leasehold interest in the Land/Property. If there is insufficient space on this form please append a schedule of leasehold interests to this notice.

	Name of the Leasehold owner(s)	Full Address	Full Postcode	Land Registry Title Number (if known)
1				
2				
3				

If you are able to do so, please also provide details of the length of each lease, and the length of term remaining (please use additional paper if necessary):

1 .....

2 .....

If you are able to provide a contact name and contact details for a specified representative including agent of each leasehold owner please provide those details below.

	Name of principal leasehold contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact
1			
2			
3			

Section 4 – Details of the Occupiers of the Land/Property

Please provide the details of any other tenants, sub-tenants and / or occupiers of the Land/Property that you are aware of.

	Name of Interested Party	Full Address (incl. Post code)	Nature of Interest	Land Registry Title Number (if known)
1				
2				
3				

If you are able to, please also provide details of the length of each tenancy / sub-tenancy / licence, and the length of term remaining:

1 .....

2 .....

3.....

If you are able to provide a contact name and contact details for a specified representative including agent of each party please provide those details below.

	Name of principal contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact
1			
2			
3			

Section 5 – Details of other 3rd parties

Is the Land/Property subject to any mortgage or equitable interest?

YES **NO**

If yes, please give details below.

	Company Name	Address
1		
2		

Do you know of any easements or wayleaves across the Land/Property, such as those for pipelines or cables?

YES **NO**

If yes, please give details below.

	Company Name	Address
1		
2		

If you know the location of the utilities it would be helpful to mark these on the plans.

Section 6 – Matters affecting land (only)

What is the current use of the Land? For example, is your land used for grazing livestock or growing arable crops? (You may like to use the plans provided to tell us about different land use).

.....

.....

Is there any under field drainage that you are aware of?

YES **NO**

If so, do you hold copies of plans showing their location?

YES **NO**

It would be helpful if you would you be able to identify on the plan provided which fields contain under field drainage.

Is any of your land within an agri-environment scheme for which you receive payment?

YES **NO**

Are there any planning permissions affecting the land which have not been implemented yet?

YES **NO**

If so, please provide details and/or the planning application reference number below.

	Planning application number	Details of application
1		
2		

Are there any ecological constraints that you are aware of, such as protected species?

.....

.....

.....

Section 7

Is any of the information provided likely to change during the next six months?

YES **NO**

If yes, please provide details below.

.....

.....

.....

Please print your name and sign below to confirm that the information you have provided is correct to the best of your knowledge.

Signature ……

Print Name …….

Position (if signing on behalf of a Company) ……..…

Date ……

Thank you for taking the time to complete this form.
Please return it using the pre-paid envelope provided.

P3 Land interest request for information cover letter

Our ref: XX

Name
Address

XXXX 2019

Dear Sir/Madam,

A428 Black Cat to Caxton Gibbet Scheme – Request for Information

As you may be aware, Highways England is currently developing proposals for improvements to the A428 from the Black Cat Roundabout to Caxton Gibbet. This forms part of Highways England's approach to taking forward the Government's Road Investment Strategy. Due to the size and importance of the project, it is classed as a Nationally Significant Infrastructure Project and so must be authorised by a Development Consent Order ("DCO"), the application for which is currently proposed to be submitted in early 2020. If successful, the DCO will include the grant of powers which will enable Highways England to acquire the necessary interests in and rights over land in order to construct, maintain and operate the new A428.

Highways England has been engaging in informal landowner consultation throughout the past year. The results of that consultation, along with continuing engagement with stakeholders and further environmental studies, has enabled us to develop our proposals and take important steps towards settling our project design for our DCO application. Further work is necessary and, importantly, some choices still remain and this will all form part of the formal consultation that takes place between June 2019 and July 2019, before finalising and preparing our DCO application ready for submission in early 2020.

As part of this DCO process, Ardent has been instructed by Highways England to identify those parties who hold an interest in and/or rights over land and property, potentially affected by the project. This process is known as land referencing. This will allow the project team to ensure that all those parties potentially affected by the proposals are included in consultation correspondence and have an opportunity to help shape the proposals.

This letter, enclosed form and plan are part of this identification process as it has become apparent from our searches of the Land Registry, that **you are in possession of a land interest or right which <u>may</u> be affected by part of the project.** As such, we need to identify the details of any freeholders, leaseholders, tenants, occupiers and other parties (such as rights of access, easements etc.) with an interest in your land, in order that they can be included in correspondence going forward and have the opportunity to comment on the proposals through the upcoming formal consultation process.

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

It is important to stress that all the development proposals at this stage are currently in draft form and the formal consultation process to take place later in the year, where Highways England will seek feedback and comments on the proposals. The A428 Black Cat to Caxton Gibbet Scheme is still evolving through consultation and we are continuing to investigate options to mitigate the impact of construction and enhance the benefits of the project in the local area. This land referencing process is simply to ensure the relevant people are consulted on these proposals.

We would therefore be grateful if you could please complete the enclosed request for information form with as much detail as possible and return to **Ardent** (along with any marked-up plans if helpful) using the pre-paid envelope provided within 14 days. If you require any assistance with completing the form, please do not hesitate to contact **Ardent** using the details provided below.

LauraCrumpton@ardent-management.com
JackBramley@ardent-management.com
KieranCraddock@ardent-management.com

Tel: 01908 802801

For more information on the project, please visit our website:
http://highwaysengland.co.uk/projects/a428-black-cat-to-caxton-gibbet/

You can also subscribe to receive an email alert when new information is published by clicking on 'sign up for updates'.

Yours faithfully,

[redacted]

Antonia Pagonis
Land Referencing Manager

For and on behalf of Highways England

Enclosed: RFI form, plan and prepaid return envelope

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

P4 Mortgagee request for information cover letter

Our ref: XX

Name
Address

XXXX 2019

Dear Sir/Madam,

A428 Black Cat to Caxton Gibbet Scheme – Request for Information

As you may be aware, Highways England is currently developing proposals for improvements to the A428 from the Black Cat Roundabout to Caxton Gibbet. This forms part of Highways England's approach to taking forward the Government's Road Investment Strategy. Due to the size and importance of the project, it is classed as a Nationally Significant Infrastructure Project and so must be authorised by a Development Consent Order ("DCO"), the application for which is currently proposed to be submitted in early 2020. If successful, the DCO will include the grant of powers which will enable Highways England to acquire the necessary interests in and rights over land in order to construct, maintain and operate the new A428.

Highways England has been engaging in informal landowner consultation throughout the past year. The results of that consultation, along with continuing engagement with stakeholders and further environmental studies, has enabled us to develop our proposals and take important steps towards settling our project design for our DCO application. Further work is necessary and, importantly, some choices still remain and this will all form part of the formal consultation that takes place between June 2019 and July 2019, before finalising and preparing our DCO application ready for submission in early 2020.

As part of this DCO process, Ardent has been instructed by Highways England to identify those parties who hold an interest in and/or rights over land and property, potentially affected by the project. This process is known as land referencing. This will allow the project team to ensure that all those parties potentially affected by the proposals are included in consultation correspondence and have an opportunity to help shape the proposals.

This letter, enclosed form and plan are part of this identification process as it has become apparent from our searches of the Land Registry, that **you are in possession of a land interest or right which <u>may</u> be affected by part of the project.** As such, we need to identify the details of any freeholders or leaseholders that hold a mortgage with yourselves over the land as stated in Section 1 of the enclosed RFI form, in order that they can be included in correspondence going forward and have the opportunity to comment on the proposals through the upcoming formal consultation process.

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
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It is important to stress that all the development proposals at this stage are currently in draft form and the formal consultation process to take place later in the year, where Highways England will seek feedback and comments on the proposals. The A428 Black Cat to Caxton Gibbet Scheme is still evolving through consultation and we are continuing to investigate options to mitigate the impact of construction and enhance the benefits of the project in the local area. This land referencing process is simply to ensure the relevant people are consulted on these proposals.

We would therefore be grateful if you could please complete the enclosed request for information form with as much detail as possible and return to **Ardent** (along with any marked-up plans if helpful) using the pre-paid envelope provided within 14 days. If you require any assistance with completing the form, please do not hesitate to contact **Ardent** using the details provided below.

LauraCrumpton@ardent-management.com
JackBramley@ardent-management.com
KieranCraddock@ardent-management.com

Tel: 01908 802801

For more information on the project, please visit our website:
http://highwaysengland.co.uk/projects/a428-black-cat-to-caxton-gibbet/

You can also subscribe to receive an email alert when new information is published by clicking on 'sign up for updates'.

Yours faithfully,

[redacted]

Antonia Pagonis
Land Referencing Manager

For and on behalf of Highways England

Enclosed: RFI form, plan and prepaid return envelope

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

P5 Part 1 claimants request for information cover letter

Our ref: XX

Name
Address

XXXX 2019

Dear Sir/Madam,

A428 Black Cat to Caxton Gibbet Scheme – Request for Information

As you may be aware, Highways England is currently developing proposals for improvements to the A428 from the Black Cat Roundabout to Caxton Gibbet. This forms part of Highways England's approach to taking forward the Government's Road Investment Strategy. Due to the size and importance of the project, it is classed as a Nationally Significant Infrastructure Project and so must be authorised by a Development Consent Order ("DCO"), the application for which is currently proposed to be submitted in early 2020. If successful, the DCO will include the grant of powers which will enable Highways England to acquire the necessary interests in and rights over land in order to construct, maintain and operate the new A428.

Highways England has been engaging in informal landowner consultation throughout the past year. The results of that consultation, along with continuing engagement with stakeholders and further environmental studies, has enabled us to develop our proposals and take important steps towards settling our project design for our DCO application. Further work is necessary and, importantly, some choices still remain and this will all form part of the formal consultation that will take place later in the year before finalising and preparing our DCO application ready for submission in early 2020.

As part of this DCO process, Ardent has been instructed by Highways England to identify those parties who hold an interest in and/or rights over land and property, potentially affected by the project. This process is known as land referencing. This will allow the project team to ensure that all those parties potentially affected by the proposals are included in consultation correspondence and have an opportunity to help shape the proposals.

This letter, enclosed form and plan are part of this identification process as it has become apparent from our searches of the Land Registry that you are in possession of a land interest which **may** be affected by part of the project. Your land as described in the attached form **will not be required** for the construction of the project; but the proposed operation of the development may otherwise affect your land and property interests due to your proximity to the proposed development. As such, we need to identify the details of any freeholders (owners), and any leaseholders (tenants, if existent with more than three years left on the lease), in order that they can be included in

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Highways England Company Limited registered in England and Wales number 09346363

correspondence going forward and have the opportunity to comment on the proposals through the upcoming formal consultation process.

It is important to stress that all the development proposals at this stage are currently in draft form and the formal consultation process is due to take place later in the year, where Highways England will seek feedback and comments on the proposals. The A428 Black Cat to Caxton Gibbet Scheme is still evolving through consultation and we are continuing to investigate options to mitigate the impact of construction and enhance the benefits of the project in the local area. This land referencing process is simply to ensure the relevant people are consulted on these proposals.

We would therefore be grateful if you could please complete the enclosed request for information form with as much detail as possible and return to **Ardent** (along with any marked-up plans if helpful) using the pre-paid envelope provided within 14 days. If you require any assistance with completing the form, please do not hesitate to contact **Ardent** using the details provided below.

Antoniapagonis@ardent-management.com
LauraCrumpton@ardent-management.com
JackBramley@ardent-management.com
KieranCraddock@ardent-management.com

Tel: 01908 802801

For more information on the project, please visit our website:
http://highwaysengland.co.uk/projects/a428-black-cat-to-caxton-gibbet/

You can also subscribe to receive an email alert when new information is published by clicking on ‘sign up for updates’.

Yours faithfully,

[redacted]

Antonia Pagonis
Land Referencing Manager

For and on behalf of Highways England

Enclosed: RFI form, plan and prepaid return envelope

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Highways England Company Limited registered in England and Wales number 09346363

P6 Site notice

Planning Act 2008

Highways England

A428 Black Cat to Caxton Gibbet

IMPORTANT INFORMATION

Highways England is intending to apply to the Secretary of State under the Planning Act 2008 for a Development Consent Order (DCO) to upgrade the Black Cat roundabout and provide a new 10 mile dual carriageway between the Black Cat and Caxton Gibbet junctions of the A428.

THIS LAND IS POTENTIALLY AFFECTED BY THIS PROJECT

If you have any legal interest in, on, under or over this land or adjacent properties whether as owner, lessee, tenant, occupier or any other interest, or you have power to sell, convey or release this land or adjacent properties, please contact Laura Crumpton using the contact details provided below, quoting the reference number also found below.

Further information about the proposed development may also be found on the project website: https://highwaysengland.co.uk/

Laura Crumpton
Tel: [redacted]
Email:

Ref:

P7 Seeking consent to discuss the acquisition of land by agreement letter (September/October 2020)

Our ref: A428 Black Cat to Caxton Gibbet

Anne-Marie Rogers
Senior Project Manager – A428
Highways England
Woodlands
Manton Lane
Bedford
MK41 7LW

Email: info@a428.co.uk

NAME
ADDRESS

XX Month 2020

Dear XXX,

A428 Black Cat to Caxton Gibbet Improvements – letter seeking consent to discuss the acquisition of land by agreement

I am writing to you regarding Highways England's proposed **A428 Black Cat to Caxton Gibbet Improvements Scheme.** We have previously written to you as your land falls within the overall boundary of the scheme.

We are writing to you because we believe that you have an interest in the land; or have power to sell and convey the land.

Where possible, Highways England seeks to acquire land needed for its highway improvements by negotiated agreement with the affected landowners, rather than exercising compulsory acquisition powers. This is in accordance with the Planning Act 2008. I am therefore writing to ask whether you would be willing to meet with us to review the scheme proposals and discuss issues and terms with our appointed representatives. Due to current Covid 19 restrictions, our preference would be to use video conferencing for the meeting.

If you are in agreement, we can open discussions with our appointed valuer (The District Valuer) to explore the purchase of your land by agreement. The initial meeting will provide us with the opportunity to answer any questions you may have about the process and **will not bind you or commit you** in any way.

Although Highways England is seeking your agreement to acquire this land, the compensation payable for its acquisition will be assessed at current market value, just as it would under compulsory acquisition. The District Valuer will be able to explain this in further detail and answer any questions you may have. Please note that any payment for the purchase of your land would only be made once a decision had been made to proceed with the scheme. The Secretary of State for Transport's decision on the scheme is currently anticipated in 2021.

If you are willing to discuss the acquisition of the required land or rights over land by agreement with Highways England representatives and our appointed valuer, I would be grateful if you could please sign the request form below and return one copy to our consultants Ardent in the enclosed

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Highways England Company Limited registered in England and Wales number 09346363

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pre-paid addressed envelope. The second copy of the form is for you to retain. You can also provide an email response on info@a428.co.uk .

We would appreciate if you could respond back to us by XXth October 2020.

As the scheme has been categorized as a Nationally Significant Infrastructure Project, we will be submitting an application for a Development Consent Order to the Planning Inspectorate under the Planning Act 2008 later in 2020.

Further information about the 2008 Act process and Development Consent Orders can be found on the Planning Inspectorate's National Infrastructure Planning website: https://infrastructure.planninginspectorate.gov.uk/

Should you have any queries about this correspondence, please do not hesitate to contact me using the details provided above.

Yours sincerely

Anne-Marie Rogers – Senior Project Manager

Enc.
Request form – copy for retention and copy for return
Pre-paid addressed envelope

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

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Request for initial discussions to acquire your land by agreement:

[I/We]* confirm that [I am/we are]* willing to open negotiations with Highways England's representatives and valuer on the understanding that this confirmation does not constitute a binding agreement for the acquisition of [my/our]* land.

* Delete as appropriate

COPY FOR YOU TO RETAIN

Name: .....

Address: .....

.....

.....

Date: .....

E-mail: .....

Tel No: .....

Signed: .....

If more than one claimant

Name: .....

Address: .....

.....

.....

Date: .....

E-mail: .....

Tel No: .....

Signed: .....

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

disability confident COMMITTED

INVESTORS IN PEOPLE

Request for initial discussions to acquire your land by agreement:

[I/We]* confirm that [I am/we are]* willing to open negotiations with Highways England's representatives and valuer on the understanding that this confirmation does not constitute a binding agreement for the acquisition of [my/our]* land.

* Delete as appropriate

COPY TO BE RETURNED

Name: .....

Address: .....

.....

.....

Date: .....

E-mail: .....

Tel No: .....

Signed: .....

If more than one claimant

Name: .....

Address: .....

.....

.....

Date: .....

E-mail: .....

Tel No: .....

Signed: .....

Would appreciate if you could respond back to us by 9th October 2020.

«Document_ID»«Document_issue_number»

P8 Early acquisition discussions letter (December 2020)

Our ref: A428 Black Cat to Caxton Gibbet
Your Ref:

Name
Address

Anne-Marie Rogers
Senior Project Manager
A428 Black Cat Project Team
Highways England
Woodlands
Manton Lane
Bedford
MK41 7LW

Direct Line: [redacted]

XX December 2020

Dear Name

A428 Black Cat to Caxton Gibbet Improvements – Early acquisition discussions

We recently wrote to you about acquiring your interest in land by agreement for the proposed A428 Black Cat to Caxton Gibbet Improvement Scheme. You responded by return that you/your client were interested in opening negotiations for Highways England to acquire your/clients land by agreement.

Where land is not immediately required for a project but will be required at a later date, Highways England's preferred method of acquisition by agreement is to enter into an option agreement with the landowner. This gives us the certainty that we will be able to acquire the land when it is needed and gives you/your client 10% of the agreed compensation up front, which you/they will keep even if the final acquisition does not proceed under the option agreement.

As the land and rights in land will be included in the Development Consent Order with the request for compulsory purchase powers, the total compensation will include all heads of terms that would form compensation under the Compensation Code, including reasonable professional fees. You/your client can elect to agree all such terms and include them within the option agreement or to exclude certain terms and base the option only on the agreed market value of the land, reserving matters such as disturbance or injurious affection to be negotiated following the acquisition. Please note that while we will cover reasonable professional fees, we reserve the right to withdraw from negotiations if, in our opinion, they are unlikely to result in an agreement.

Our valuer will soon contact you to arrange a meeting to begin discussions and you will be provided with plans of the interests in the land Highways England would like to acquire by agreement.

Should you have any queries about this correspondence, please do not hesitate to contact me using the details provided above.

Yours sincerely

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Highways England Company Limited registered in England and Wales number 09346363

[redacted]

Anne-Marie Rogers
Senior Project Manager

Document ID – Document Issue Number

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

P9 s42(1)(d) newly identified land interest informing letter (04-12-20)

Our ref: TR010044/S42(1)(d)/122020

Name
Address

Highways England
Woodlands
Manton Lane
Bedford
MK41 7LW

0300 123 5000

04 December 2020

Dear Salutation,

Notification of application for Development Consent affecting your interest in land
A428 Black Cat to Caxton Gibbet improvements scheme

I am writing to you regarding Highways England's proposed A428 Black Cat to Caxton Gibbet improvements scheme. This includes the construction of a new three tier junction at the existing Black Cat roundabout, a new dual carriageway, new bridges crossing the East Coast Main Line and River Great Ouse and new junctions at Cambridge Road and Caxton Gibbet (the Scheme).

The Scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (as amended) (the 2008 Act). This means we are required to make an application for a Development Consent Order (DCO) to get the consent we need to construct and operate the Scheme. This application will be made to the Planning Inspectorate (the Inspectorate) who will examine the application on behalf of the Secretary of State. We intend to make our application for a DCO shortly.

The statutory consultation on the Scheme ran from 3 June 2019 to 28 July 2019 and a further supplementary consultation setting out changes to the Scheme was carried out between 24 June to 28 July 2020. You can find all the materials from both consultations by visiting www.highwaysengland.co.uk/a428.

As the Scheme is an Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), we will submit an environmental statement as part of the DCO application. We also prepared a Preliminary Environmental Information (PEI) Report for the 2019 consultation. The report and a non-technical summary will help you to understand the likely effects of the Scheme and can be accessed at https://highwaysengland.citizenspace.com/he/a428-black-cat-to-caxton-gibbet-improvements/.

The Scheme design following the 2019 statutory consultation is summarised in our enclosed supplementary consultation booklet. It is designed to be read alongside the supporting documents which include the changes made to the design between statutory consultation and supplementary consultation. Map book 2 – Updated land use plans provides an overview of the land affected and the proposed uses within the Scheme. [There have also been some further changes to the proposed boundaries of the Scheme since supplementary consultation and these changes are shown on the individual plans enclosed].

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

disability confident COMMITTED
INVESTORS IN PEOPLE

Your interest in the land

Further to an updated review of Land Registry information and the ongoing land referencing process, we have identified that you have recently taken an interest in land which falls within our proposed development boundary or is potentially affected by the Scheme. As you have only been recently identified you were not previously consulted. We believe your interest relates to:

Title number (if registered): [INSERT]
Land description: [INSERT DESCRIPTION]

The identification of all land interests to which the Scheme relates is an ongoing process and will continue to be finalised prior to submission of the application.

How to get involved

Although the formal consultation period has closed, please write to us if you have any comments on the Scheme.

You can contact us via the following channels:

- **By email: info@a428.co.uk**
- **By post: FREEPOST, A428 Black Cat to Caxton Gibbet**

We are currently finalising our application for Development Consent to the Inspectorate. As part of this process, there will also be a further opportunity for you to comment on the Scheme once our application is accepted. We will notify you to let you know when the Scheme is accepted and how you can submit a representation on the Scheme following its acceptance.

The following consultation documents are provided on the enclosed USB drive: to help you understand our proposals:

- The supplementary consultation booklet and response form
- Map book 1 – Updated General Arrangements (including location of proposed design changes)
- Map book 2 – Updated land use plans
- Map book 3 – Changes to the development boundary (known as the Order limits) plans
- Map book 4 – Changes to the permanent land acquisition plans
- 'Guide to the map books' (detailing what each of the above plans show)
- Borrow pits factsheet (including some key Q&A)

You can also view the above consultation materials and our virtual consultation room online. Visit www.highwaysengland.co.uk/a428 and go to the consultation pages. Follow the links under the Supplementary Consultation 2020 section.

We have also enclosed a copy of the formal section 48 notice which publicised the 2019 consultation for your information. Please note that the events listed in this notice relate to the 2019 consultation which has now closed.

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Request a printed copy

If you need a printed copy of the documents on the USB, that isn't already enclosed, please contact us confirming your address and the document title. There will be a charge for multiple copies of technical documents.
Call: **0300 123 5000**
Email: **info@a428.co.uk**

Further information about the 2008 Act process and Development Consent Orders can be found on the Inspectorate's National Infrastructure Planning website:

https://infrastructure.planninginspectorate.gov.uk/

Should you have any queries about this correspondence or the Scheme, please contact me using the details below. If you would prefer, a 1-1 meeting can be arranged to discuss the specific impact on your land interest.

Yours sincerely,

Anne-Marie Rogers
Senior Project Manager for A428 Black Cat to Caxton Gibbet improvements scheme
Email: **info@a428.co.uk**
Tel: 0300 123 5000

Enc.

- USB drive with the information detailed in the body of the letter above
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- Formal Notice of the Scheme

Data protection and you

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5. Right to data portability

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You have the right to lodge a complaint with the supervisory authority, the Information Commissioners Office.

If you'd like more information about how we manage data, or a copy of our privacy notice, please contact DataProtectionAdvice@Highwaysengland.co.uk

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disability confident COMMITTED
INVESTORS IN PEOPLE

P10 s42(1)(d) newly identified land interest informing letter (07-12-20)

Our ref: TR010044/S42(1)(d)/122020

Highways England
Woodlands
Manton Lane
Bedford
MK41 7LW

0300 123 5000

07 December 2020

Dear

Notification of application for Development Consent affecting your interest in land
A428 Black Cat to Caxton Gibbet improvements scheme

I am writing to you regarding Highways England's proposed A428 Black Cat to Caxton Gibbet improvements scheme. This includes the construction of a new three tier junction at the existing Black Cat roundabout, a new dual carriageway, new bridges crossing the East Coast Main Line and River Great Ouse and new junctions at Cambridge Road and Caxton Gibbet (the Scheme).

The Scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (as amended) (the 2008 Act). This means we are required to make an application for a Development Consent Order (DCO) to get the consent we need to construct and operate the Scheme. This application will be made to the Planning Inspectorate (the Inspectorate) who will examine the application on behalf of the Secretary of State. We intend to make our application for a DCO shortly.

The statutory consultation on the Scheme ran from 3 June 2019 to 28 July 2019 and a further supplementary consultation setting out changes to the Scheme was carried out between 24 June to 28 July 2020. You can find all the materials from both consultations by visiting www.highwaysengland.co.uk/a428.

As the Scheme is an Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), we will submit an environmental statement as part of the DCO application. We also prepared a Preliminary Environmental Information (PEI) Report for the 2019 consultation. The report and a non-technical summary will help you to understand the likely effects of the Scheme and can be accessed at https://highwaysengland.citizenspace.com/he/a428-black-cat-to-caxton-gibbet-improvements/.

The Scheme design following the 2019 statutory consultation is summarised in our enclosed supplementary consultation booklet. It is designed to be read alongside the supporting documents which include the changes made to the design between statutory consultation and supplementary consultation. Map book 2 – Updated land use plans provides an overview of the land affected and the proposed uses within the Scheme.

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Your interest in the land

We have previously consulted your company name at the trading address [redacted], however after recent contact from yourself regarding the project, we wanted to write to you personally in respect of your trading business at [redacted]. We believe your interest relates to:

Title number (if registered):
Land description:

The identification of all land interests to which the Scheme relates is an ongoing process and will continue to be finalised prior to submission of the application.

How to get involved

Although the formal consultation period has closed, please write to us if you have any comments on the Scheme.

You can contact us via the following channels:

- **By email: info@a428.co.uk**
- **By post: FREEPOST, A428 Black Cat to Caxton Gibbet**

We are currently finalising our application for Development Consent to the Inspectorate. As part of this process, there will also be a further opportunity for you to comment on the Scheme once our application is accepted. We will notify you to let you know when the Scheme is accepted and how you can submit a representation on the Scheme following its acceptance.

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We have also enclosed a copy of the formal section 48 notice which publicised the 2019 consultation for your information. Please note that the events listed in this notice relate to the 2019 consultation which has now closed.

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https://infrastructure.planninginspectorate.gov.uk/

Should you have any queries about this correspondence or the Scheme, please contact me using the details below. If you would prefer, a 1-1 meeting can be arranged to discuss the specific impact on your land interest.

Yours sincerely,

Anne-Marie Rogers
Senior Project Manager for A428 Black Cat to Caxton Gibbet improvements scheme
Email: **info@a428.co.uk**
Tel: 0300 123 5000

Enc.

- USB drive with the information detailed in the body of the letter above
- Map book 2 – Updated land use plans
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Data protection and you

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Personal data collected for the A428 Black Cat to Caxton Gibbet improvements scheme will be processed and retained by Highways England and its appointed contractors until the scheme is complete.

Under the GDPR regulations you have the right to request the following information from us:

1. Right of access to the data (Subject Access Request)
2. Right for the rectification of errors
3. Right to erasure of personal data – this is not an absolute right under the legislation
4. Right to restrict processing or to object to processing
5. Right to data portability

If, at any point, Highways England plans to process the personal data we hold for a purpose other than that for which it was originally collected, we will provide you with information about what that other purpose is. This will be done prior to any further processing taking place. The extra information will include any relevant further information as referred to above, including the right to object to that further processing.

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P11 s42(1)(d) land interest correction to supplementary consultation plans letter (20-01-21)

Our ref: TR010044/S42(1)(d)/012021

XX

Highways England
Woodlands
Manton Lane
Bedford
MK41 7LW

0300 123 5000

20 January 2021

Dear XX,

A428 Black Cat to Caxton Gibbet improvements: Correction to supplementary consultation plans

In June, we wrote to you regarding the supplementary consultation on the proposed A428 Black Cat to Caxton Gibbet improvements scheme. This includes the construction of a new three tier junction at the existing Black Cat roundabout, a new dual carriageway, new bridges crossing the East Coast Main Line and the River Great Ouse and new junctions at Cambridge Road and Caxton Gibbet (the Scheme).

The Scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (as amended) (the 2008 Act). This means we are required to make an application for a Development Consent Order (DCO) to gain consent to construct and operate the Scheme. We intend to make our application to the Planning Inspectorate (the Inspectorate) in early 2021, and the Inspectorate will examine the application on behalf of the Secretary of State.

Plan Correction

Following the consultation, it has come to our attention that we need to correct an error in the plans presented at supplementary consultation which affects land in which you hold an interest.

This relates to [redacted]

As you can see on the enclosed drawing [redacted]

The design of the Scheme has not changed at this location and this correction relates only to the nature of the interest to be acquired to enable Highways England to deliver this element of the Scheme. Whilst this letter is intended only to explain the correction being made, there will be a further opportunity to submit comments on the application under s56 of the Planning Act 2008 once it has been submitted and accepted for examination. We will write to all those with an interest in the land affected by the Scheme after the application is accepted by the Inspectorate with further details about how comments can be provided.

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Highways England Company Limited registered in England and Wales number 09346363

disability confident COMMITTED
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Should you have any queries about this correspondence, the Scheme or the correction made, please do not hesitate to contact me or a member of the team using the details below.

Yours sincerely,

Anne-Marie Rogers
Senior Project Manager for A428 Black Cat to Caxton Gibbet improvements scheme
Email: info@a428.co.uk
Tel: 0300 123 5000

Enc.

- Plan(s) showing proposed change(s) affecting land in which we believe you hold an interest

Data protection and you

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Personal data collected for the A428 Black Cat to Caxton Gibbet improvements scheme will be processed and retained by Highways England and its appointed contractors until the scheme is complete.

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5. Right to data portability

If, at any point, Highways England plans to process the personal data we hold for a purpose other than that for which it was originally collected, we will provide you with information about what that other purpose is. This will be done prior to any further processing taking place. The extra information will include any relevant further information as referred to above, including the right to object to that further processing.

You have the right to lodge a complaint with the supervisory authority, the Information Commissioners Office.

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P12 s42(1)(d) newly identified land interest informing letter (09-02-21)

Our ref: TR010044/S42(1)(d)/022021

Highways England
Woodlands
Manton Lane
Bedford
MK41 7LW

0300 123 5000

[redacted]

09 February 2021

Dear Sir/Madam,

Notification of application for Development Consent affecting your interest in land
A428 Black Cat to Caxton Gibbet improvements scheme

I am writing to you regarding Highways England's proposed A428 Black Cat to Caxton Gibbet improvements scheme. This includes the construction of a new three tier junction at the existing Black Cat roundabout, a new dual carriageway, new bridges crossing the East Coast Main Line and River Great Ouse and new junctions at Cambridge Road and Caxton Gibbet (the Scheme).

The Scheme is identified as a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008 (as amended) (the 2008 Act). This means we are required to make an application for a Development Consent Order (DCO) to get the consent we need to construct and operate the Scheme. This application will be made to the Planning Inspectorate (the Inspectorate) who will examine the application on behalf of the Secretary of State. We intend to make our application for a DCO shortly.

The statutory consultation on the Scheme ran from 3 June 2019 to 28 July 2019 and a further supplementary consultation setting out changes to the Scheme was carried out between 24 June to 28 July 2020. You can find all the materials from both consultations by visiting www.highwaysengland.co.uk/a428.

As the Scheme is an Environmental Impact Assessment (EIA) development as defined by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), we will submit an environmental statement as part of the DCO application. We also prepared a Preliminary Environmental Information (PEI) Report for the 2019 consultation. The report and a non-technical summary will help you to understand the likely effects of the Scheme and can be accessed at https://highwaysengland.citizenspace.com/he/a428-black-cat-to-caxton-gibbet-improvements/.

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Your interest in the land
Further to an updated review of Land Registry information and the ongoing land referencing process, we have identified that you have recently taken an interest in land which falls within our proposed development boundary or is potentially affected by the Scheme. As you have only been recently identified you were not previously consulted. We believe your interest relates to:

Title number (if registered): [redacted]
Land description: [redacted]

The identification of all land interests to which the Scheme relates is an ongoing process and will continue to be finalised prior to submission of the application.
We have enclosed with this letter a copy of the relevant parts of the land plans which illustrate the land in which you have an interest and which is affected by the Scheme.

We have also enclosed a copy of the formal section 48 notice which publicised the 2019 consultation for your information. Please note that the events listed in this notice relate to the 2019 consultation which has now closed.

How to get involved

Although the formal consultation period has closed, please write to us if you have any comments on the Scheme.

You can contact us via the following channels:

- **By email: info@a428.co.uk**
- **By post: FREEPOST, A428 Black Cat to Caxton Gibbet**

We are currently finalising our application for Development Consent to the Inspectorate. As part of this process, there will also be a further opportunity for you to comment on the Scheme once our application is accepted. We will notify you to let you know when the Scheme is accepted and how you can submit a representation on the Scheme following its acceptance.

Further information about the 2008 Act process and Development Consent Orders can be found on the Inspectorate's National Infrastructure Planning website:
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Should you have any queries about this correspondence or the Scheme, please contact me using the details below. If you would prefer, a 1-1 meeting can be arranged to discuss the specific impact on your land interest.

Yours sincerely,

[redacted]

Anne-Marie Rogers
Senior Project Manager for A428 Black Cat to Caxton Gibbet improvements scheme
Email: **info@a428.co.uk**

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ
Highways England Company Limited registered in England and Wales number 09346363

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Tel: 0300 123 5000
Enc.

- Extract of the Land Plans
- Formal Section 48 notice

Data protection and you

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disability confident COMMITTED
INVESTORS IN PEOPLE

P13 s42(1)(d) land interest correction to supplementary consultation plans letter (12-02-21)

Our ref: TR010044/S42(1)(d)/022021

[redacted]

Highways England
Woodlands
Manton Lane
Bedford
MK41 7LW

0300 123 5000

12 February 2021

Dear [redacted]

A428 Black Cat to Caxton Gibbet improvements: Correction to supplementary consultation plans

In June, we wrote to you regarding the supplementary consultation on the proposed A428 Black Cat to Caxton Gibbet improvements scheme. This includes the construction of a new three tier junction at the existing Black Cat roundabout, a new dual carriageway, new bridges crossing the East Coast Main Line and the River Great Ouse and new junctions at Cambridge Road and Caxton Gibbet (the Scheme).

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Yours sincerely,

Anne-Marie Rogers
Senior Project Manager for A428 Black Cat to Caxton Gibbet improvements scheme
Email: **info@a428.co.uk**
Tel: 0300 123 5000

Enc.

- Plan(s) showing proposed change(s) affecting land in which we believe you hold an interest

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