

The Applicant has not inspected or valued BBC's land, or taken any steps to do so. Nevertheless we understand the Applicant has very recently made it a condition of entering into an agreement that land values must first be agreed. This is likely to put landowners in a materially worse position than compared to proceeding by compulsory purchase, as it means values will be fixed well in advance of the Applicant taking ownership and in advance of powers being granted. It is for the ExA to conclude if such an approach comprises reasonable endeavours to reach agreement and to use compulsory purchase as a last resort.

Notwithstanding this Bedford Borough Council's ('BBC') principal concerns relate to its land at Black at Roundabout that will be retained. Specifically:

1. To retain as much land as possible, specifically flood mitigation land which in BBC's view could be returned to BBC following scheme works.
2. Securing a right of way to plots landlocked by the scheme.
3. Preserving the potential of retained land at plot 1/8q (Temporary Possession as a construction compound) for a sustainable employment development. BBC are seeking engagement with the Applicant to provide assurances that the Scheme will not fetter or preclude such a development through changes to the road network.