



NORTHAMPTON
GATEWAY
STRATEGIC RAIL FREIGHT INTERCHANGE

UPDATE ON NEGOTIATIONS

DOCUMENT 8.24

The Northampton Gateway Rail Freight Interchange Order 201X

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At CAH2, the ExA requested confirmation of the number of parcels subject to compulsory acquisition and temporary possession. These are as follows:

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| 1. Parcels proposed to be subject only to temporary possession (i.e. shown tinted yellow on the Land Plans): | 11 |
| 2. Parcels proposed to be subject to compulsory acquisition of land and rights (i.e. shown tinted pink on the Land Plans): | 51 |
| 3. Parcels proposed to be subject to compulsory acquisition of rights only (i.e. shown tinted blue on the Land Plans): | 16 |
| TOTAL parcels proposed to be subject to compulsory acquisition/temporary possession: | 78 |

Parcel Number shown on Land Plans and described in Book of Reference	Status of Negotiations as at 25 March 2019	Extant Objection?
1/5 Mr Jones	Unchanged from position explained in paragraph 3.17.1 of the Statement of Reasons (Document 4.1 , APP-073). Option agreement in place for the freehold. CA required to secure tenant interest.	No objection submitted.
1/7 and 1/12 Mr & Mrs Treharne	The CA requirement is unchanged from that explained in paragraph 3.17.2 of the Statement of Reasons (Document 4.1 , APP-073). The owners cannot enter into any arrangements	No objection submitted.

Parcel Number shown on Land Plans and described in Book of Reference	Status of Negotiations as at 25 March 2019	Extant Objection?
<p>Ashfield Land (Rail Central)</p>	<p>with the Applicant due to their existing agreement with the promoters of Rail Central.</p> <p>See also response to ExQ1.3.4.</p> <p>Please refer to submissions made at and following CAH1 and CAH2.</p>	<p>As confirmed at CAH1 and CAH2, Rail Central no longer objected to the CA of these parcels if the agreed requirements are included in the DCO. The dDCO contains the agreed requirements and it is understood that the ExA will receive confirmation at Deadline 7 on the part of Rail Central that its objection is withdrawn.</p>
<p>1/14, 1/15, 1/40 Highways England</p>	<p>The Applicant is still in discussion with Highways England in respect of parcel 1/15, and other parcels owned by HE over which rights are sought (1/14 and 1/40). Highways England has confirmed it has no objection in principle to the acquisition of parcel 1/15.</p> <p>As explained in paragraph 3.17.4. of the Statement of Reasons (Document 4.1, APP-073), Highways England acknowledge (and expect) that the land is included in the compulsory acquisition until the voluntary agreement has been completed.</p> <p>HE have confirmed to the ExA that we are in discussions and an agreement has been circulating for some time.</p>	<p>No objection submitted.</p> <p>Statement of Common Ground (Document 7.1, APP-382) acknowledges that HE land may be used for highway works (this is relevant only to the rights required over parcels 1/14, 1/40).</p>

Parcel Number shown on Land Plans and described in Book of Reference	Status of Negotiations as at 25 March 2019	Extant Objection?
<p>1/16, 1/16a, 2/46, 2/46a, 2/46b and 2/46c 1/16, 1/16a CTIL</p>	<p>These parcels relate to communications masts and access rights thereto. The freehold is being dealt with in an updated voluntary agreement with the landowner of the majority of the Main Site. That agreement is almost agreed, the intention being to complete as soon as possible.</p> <p>CTIL: The Applicant understands that the operator of the mast currently located on parcels 1/16 and 1/16a intends to relocate off site (irrespective of the proposed development) and continues to engage with the relevant parties to ensure that any necessary land arrangements are resolved. The intention to relocate has been confirmed but no date has been set.</p> <p>The Applicant is in discussions with the relevant telecoms providers to identify an alternative site so that the surrender and grant of a new lease can be achieved.</p>	<p>No objection submitted.</p>
<p>2/46, 2/46a, 2/46b and 2/46c EE and Hutchison 3G</p>	<p>The Applicant has submitted a Statement of Common Ground which confirms that protective provisions are agreed (Document 7.16 [REP2-008]). An agreement is being finalised to deal with the property arrangements.</p>	<p>No objection submitted.</p>

Parcel Number shown on Land Plans and described in Book of Reference	Status of Negotiations as at 25 March 2019	Extant Objection?
<p>1/17, 1/18, 1/18a, 2/3, 2/5, 2/33, and 4/22 NCC</p>	<p>The Applicant believes the agreement is in its final agreed form but is awaiting confirmation following a change in personnel at NCC.</p>	<p>No objection submitted.</p>
<p>1/20, 1/21, 1/24, 2/43 and 2/44 Bellway Homes</p>	<p>The Applicant understands that these parcels are required to be sold to the owner of the majority of the Main Site pursuant to an option agreement, being a historic agreement dealing with the Grange Park development. The owner of the majority of the Main Site is in discussion with Bellway Homes in this regard. The Applicant has secured a mechanism with the owner for the transfer of those parcels to the Applicant.</p> <p>However, the Applicant also understands that Highways England believed that parcels 2/43 and 2/44 were owned by Highways England.</p> <p>Given the confused ownership position, these parcels therefore need to remain in the compulsory acquisition in the absence of certainty of ownership.</p>	<p>No objection submitted.</p>
<p>2/1 and 2/4 David Wilson Homes</p>	<p>The Applicant is still trying to engage with the landowners.</p>	<p>No objection submitted.</p>

Parcel Number shown on Land Plans and described in Book of Reference	Status of Negotiations as at 25 March 2019	Extant Objection?
<p>2/34 Hilton Hotel</p>	<p>The Applicant understands that the hotel (including this parcel) has now been sold by the administrators and is attempting to make contact to discuss terms for the acquisition of this land.</p>	<p>No objection submitted.</p>
<p>1/38 Peterborough Diocese</p> <p>Mr Dunkley</p>	<p>An updated agreement (as mentioned in paragraph 3.17.9 of the Statement of Reasons (Document 4.1 [APP-073])) has now been completed with the landowner.</p> <p>The Applicant has finalised arrangements with the tenant (who is also the owner of parcels 4/10, 4/12 and 4/14 – 4/17). As indicated at CAH2, compulsory acquisition powers are still required to ensure certainty in the event the voluntary arrangements fail.</p>	<p>No objection submitted.</p> <p>No extant objection – agreement reached.</p>
<p>3/3 Wake</p>	<p>An agreement for the temporary use of this land has been agreed with the landowners. The documentation is expected to be finalised shortly.</p>	<p>No objection submitted.</p>
<p>3/6, 3/8, 3/9, 3/11, 4/1, 4/2, 4/2a and 4/9 Wake</p>	<p>The form of voluntary agreement has been agreed with the landowners of these parcels and the Applicant expects the agreement to be completed shortly.</p>	<p>No objection submitted.</p>

Parcel Number shown on Land Plans and described in Book of Reference	Status of Negotiations as at 25 March 2019	Extant Objection?
4/8 and 4/7 Network Rail	The Applicant has agreed protective provisions with Network Rail (Part 1 of Schedule 13 to the DCO submitted for Deadline 6 (Document 3.1E)). Those provisions ensure that compulsory acquisition cannot be exercised without Network Rail's consent. Discussions are ongoing with Network Rail in respect of the rights to construct the bridge for Roade Bypass over the railway. Those discussions will be ongoing for some time.	RR-572 contains an objection to compulsory acquisition since when protective provisions have been agreed. See also Statement of Common Ground Document 7.13 [REP1-016].
4/10, 4/12 and 4/14 – 4/17 Mr Dunkley	The Applicant has finalised an agreement with the owner in respect of the freehold.	No extant objection – agreement reached.
4/11 and 5/5 Chartwell Industries	The owner of these parcels has not indicated any objection to the principle of acquisition, but it does not wish to enter into an option agreement at this stage.	No objection submitted.
4/18 Mr Jones	The Applicant has completed a voluntary agreement with the freeholder but this does not cover the tenancy.	No objection submitted.
4/20 and 4/20a Nola	The Applicant has held a further meeting with the owners and their agent, following the CAH in respect of the requirement for temporary possession of parcel 4/20b and following the	Objection to removal of previously proposed permanent acquisition.

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	<p>amendment to the scheme to remove permanent acquisition. See Document 8.14 [REP4-014] and also the Applicant's Responses to Other Parties' Deadline 5 submissions (Document 8.21). Discussions will continue, and the Applicant would refer the ExA to its submissions at CAH2 and its Post Hearing Submissions (Document 8.20) for the explanation of the changes.</p> <p>The Applicant could no longer ask the ExA for compulsory powers to implement the previous scheme because an alternative, more environmentally acceptable, scheme has been identified which avoids the need to permanently acquire any of the owners land.</p>	
<p>4/21, 4/24 and 5/2 Irlam</p>	<p>The Applicant has completed a voluntary agreement with the owner in respect of the freehold.</p>	<p>No extant objection – agreement reached.</p>
<p>5/14 Irlam</p>	<p>The Applicant has completed a voluntary agreement with the owner in respect of the freehold.</p>	<p>No extant objection – agreement reached.</p>
<p>5/3 Bament</p>	<p>Following a further meeting between the Applicant and the Baments and their agent, arrangements have been finalised and agreed with regard to the physical access to the property during the carrying out of the access alterations. At the time of</p>	<p>No extant objection – agreement reached.</p>

Parcel Number shown on Land Plans and described in Book of Reference	Status of Negotiations as at 25 March 2019	Extant Objection?
	writing, that agreement is being documented but has not yet been signed.	
5/9 Bament	The Applicant has completed a voluntary agreement with the owner in respect of the freehold.	No extant objection – agreement reached.
5/4 and 5/6 Mr Swanston	Having previously agreed heads of terms, the Applicant is in further discussions with the freeholder for terms of a voluntary agreement, to reflect various discussions with the freeholder and his agent. There are no indications of any issues, it is simply a matter of slow progress.	No objection submitted.
5/10 Fitzgerald and Morris	The Applicant is still trying to engage with the landowners.	No objection submitted.
6/2 Noble and Perrett	The Applicant is still trying to engage with the landowners.	No objection submitted.