



FOR PUBLICATION

DERBYSHIRE COUNTY COUNCIL

CABINET

27 July 2023

Report of the Executive Director - Place

Regeneration Pipeline Programme: South Derby Growth Zone
Regeneration Pipeline Programme
(Cabinet Member for Infrastructure and Environment)

1. Divisions Affected

- 1.1 Aston and Melbourne.

2. Key Decision

- 2.1 This is a key decision because it is likely to be significant in terms of its effect on communities living or working in an area comprising two or more electoral areas in the County.

3. Purpose

- 3.1 To outline the critical next steps in ensuring timely delivery of the South Derbyshire Growth Zone project and seek Cabinet approval to:
 - a) Proceed to deliver enabling infrastructure within the South Derby Growth Zone ("the Scheme").
 - b) Enter into Delegation Agreements with Derby City Council and National Highways.
 - c) The making of the Side Roads Order ("the SRO") followed by the Compulsory Purchase Order ("the CPO").
 - d) The publication and notice of the CPO and SRO being given to land owners and members of the public in accordance with statutory procedures.

- e) The submission of the CPO and SRO to the Secretary of State for Transport for confirmation and the taking of such steps as may be required to achieve confirmation.
- f) Authorise the Executive Director – Place, in consultation with the Director of Legal and Democratic Services and Portfolio Holder for Infrastructure and Environment, to make any necessary changes to the draft CPO, SRO and/ or Statement of Reasons arising from further legal advice, design work, negotiation with landowners or affected parties or for any connected reasons in order to enable delivery of the Scheme.
- g) Authorise the Director of Legal and Democratic Services, in consultation with the Executive Director – Place, to take all necessary steps in connection with the conduct and, if appropriate, settlement of such proceedings, in the event that any question of compensation is referred to the Upper Tribunal (Lands Chamber),
- h) Authorise the Director of Legal and Democratic Services to appoint suitable counsel to advise and represent the Council at any Public Inquiry held in respect of the SRO and CPO.
- i) Authorise the Executive Director – Place to negotiate with objectors to the CPO and SRO and other landholders impacted by the Scheme to resolve objections to the scheme, including without limitation, agreeing accommodation works and the acquisition of interests in land to enable the Scheme to proceed and for the Director of Legal and Democratic Services to draw up and execute any such documents as are necessary to withdraw any objections raised.
- j) Taking ownership of land pursuant to the CPO to deliver the Scheme and authorises the Director of Legal and Democratic Services to draw up and execute any such documents as are necessary to the completion such acquisitions.
- k) Authorise the Executive Director – Place to negotiate the compensation and payment of the same to affected landowners in accordance with the Compensation Code
- l) Authorise the Executive Director – Place to approve payment of relevant and reasonable professional fees incurred by landowners and others with compensatable interests in taking professional advice in connection with the acquisitions of their interests required for the Scheme and related compensation claims and related claims in advancing the development or implementation of the Scheme.

4. Information and Analysis

Background

- 4.1 This South Derbyshire Growth Zone (SDGZ) project will bring forward major housing and commercial development. through creation of enabling infrastructure which includes a new junction on the A50 Trunk

Road and a link to existing roads within Infinity Park Derby (“the Scheme”).

- 4.2 From previous reports to Cabinet, members will be aware the proposal has planning consent and has received Strategic Outline Business Case approval from Government. The Outline Business Case (OBC) forms the next stage of the process and a draft document has been prepared and submitted to Government for consideration. Discussions are on-going with the relevant Government departments to secure approval of the OBC which will fix the grant offer to the Council. The remainder of section 4 below provides a summary of the issues and processes currently being undertaken.
- 4.3 Based on current cost estimates, the SDGZ scheme is fully funded, with a provisional allocation of £49.6 million from the Levelling Up Fund and £6m local contribution from developers. One of the conditions of the Levelling Up grant is that funding must be drawn down by March 2025, although this is subject to on-going discussion with Government. The programme of delivery within the timescale remains a challenge and Compulsory Purchase Order (CPO) processes typically place considerable strain on the construction programme. In managing and mitigating the risk of financial exposure to the Council for the project, a decision gateway (via Cabinet) is in place to accept or not accept the Levelling Up grant – the timing of this would be post approval of the OBC by Government.
- 4.4 At its meeting on 8 December 2022, Cabinet approved the following resolutions. To:
- a) Note the progress made to date on this project towards design, land assembly and legal agreements covering resources and risk sharing
 - b) Agree the proposed approach towards land assembly through negotiated settlement to ensure timely delivery of the South Derby Growth Zone (SDGZ) project and the potential requirement for a Compulsory Purchase Order (CPO), should negotiated settlements not be possible.
 - c) Note the summary of legal agreements provided at Exempt Appendix 2 of the [December 2022] report and agrees authority be delegated to the Executive Director – Place, in consultation with the Director of Legal and Democratic Services and the Cabinet Member for Infrastructure and Environment, to conclude negotiations and enter into relevant legal agreements (including formalising collaboration arrangements between public and private sector partners and separately between the public sector partners over resources and risk sharing).

- d) Agree, in principle, to submit the Outline Business Case (OBC) to Government and delegates authority to the Executive Director – Place, in consultation with the Director of Legal and Democratic Services and the Cabinet Member for Infrastructure and Environment, to finalise the OBC and complete outstanding matters linked to the conclusion of legal agreements.
- e) Delegate authority to the Director of Finance & ICT to accept capacity building grant of up to £4.7 million (drawn from the £49.6 million total available) to facilitate pre-construction work packages, once satisfied over arrangements to share risk with public-sector partners.
- f) Note the planned approach to procurement and intention to enter into a design and build contract following the acceptance of capacity funding as recommended under recommendation [e].

- 4.5 Since this time, the OBC has been submitted and the design and build contract issued, allowing critical progress towards both securing funding and preparing for delivery. Work on collaboration agreements with public and private-sector partners has also progressed well.

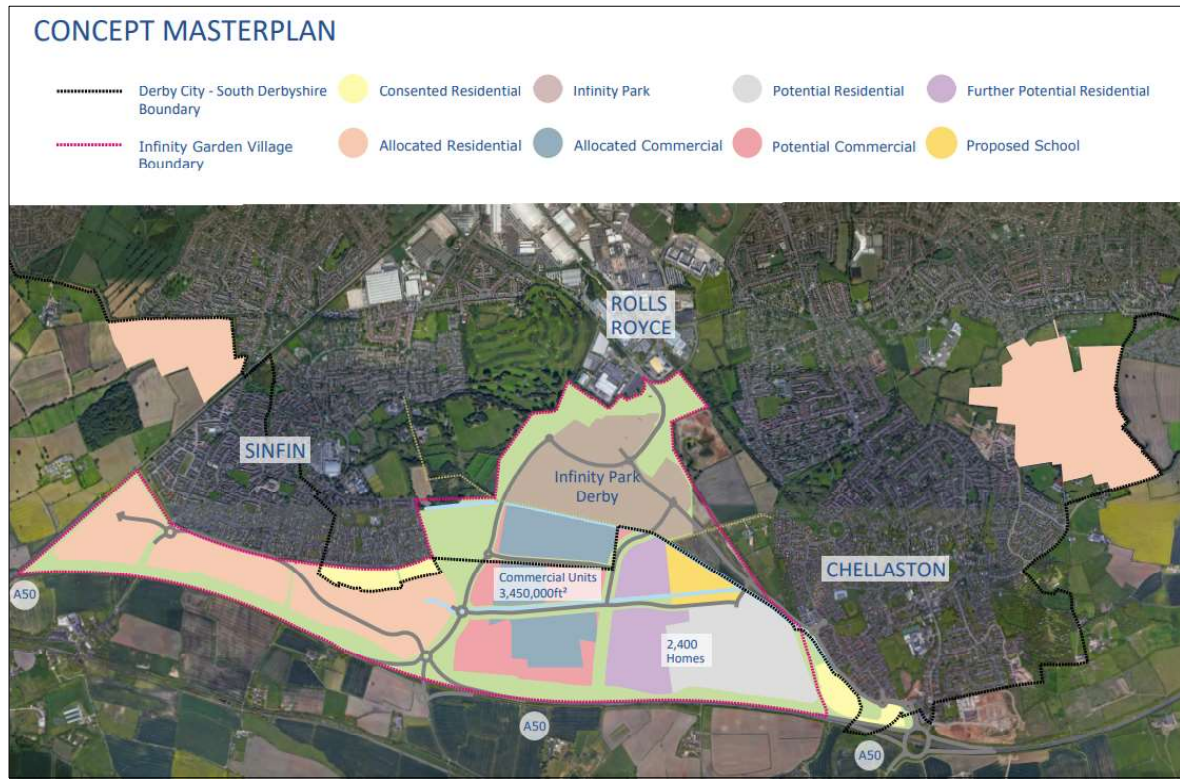
Compulsory Purchase

- 4.6 At its meeting on 10 March 2022, Cabinet gave approval to commence land assembly for the Scheme through the initiation of compulsory purchase procedures (Minute No. 80/22 refers). Since then, work has advanced well through negotiation with the principal developers and landowners, and a negotiated settlement remains the preferred route for land assembly.
- 4.7 However, in order to ensure delivery and avoid undue delay should negotiations not succeed, it remains the recommendation of officers and specialist advisors that compulsory purchase powers be exercised to the point at which it is clear they are no longer required. To that end, a draft CPO, CPO Plan and Statement of Reasons has been produced and is attached at Appendix 2.
- 4.8 In so doing, regard has been given to the Department for Levelling Up, Housing and Communities and Local Government (DLUHC) “Guidance on Compulsory Purchase Process and the Crichel Down Rules” (July 2019) and the Department for Transport’s (DfT) note on the Preparation, Drafting and Submission of Compulsory Purchase Orders for Highway Schemes and Car Parks for which the Secretary of State is the Confirming Authority, Circular No. 2/97 (‘the DfT Guidance’) in preparing drafts of the CPO, CPO Plan and Statement of Reasons.

- 4.9 Authorisation is now sought to acquire the majority of the land required for the scheme outright. For some plots, authorisation is sought to compulsorily acquire or create new rights, for example, in relation to drainage. The Council has sought to minimise the extent of compulsory acquisition, including the acquisition or creation of rights instead of outright acquisition, wherever possible. Authorisation is also sought to acquire some land which is only required on a temporary basis.
- 4.10 A summary of the powers in the Highways Act 1980, which are relied upon in relation to making the CPO for the Scheme, is provided below:
- The Council intends to enter into an agreement under section 8 with Derby City Council to enable the Council to act on its behalf in the compulsory purchase of land and delivery of the highway infrastructure.
 - The Council intends to enter into an agreement under sections 6 and 8 with National Highways to enable the Council to act on its behalf in the compulsory purchase of land and delivery of the highway infrastructure.
 - Section 239 enables the Council, as the Highway Authority for the area, to “acquire land required for the construction of a highway, other than a trunk road, which is to become maintainable at the public expense”, as well as any land required for the improvement of a highway.
 - Section 240 provides that the Council, as Highway Authority, may acquire land required for the use in connection with construction or improvement of a highway.
 - Section 246 allows the Council to acquire land for the purpose of mitigating any adverse effect that the existence or use of the highway may have on its surroundings.
 - Section 250 allows the Council, as the acquiring authority, to acquire rights over land, both by acquisition of those already in existence and by the creation of new rights.
 - Section 260 allows the Council to override restrictive covenants and third party rights where land acquired by agreement is included in a CPO.
 - Section 14 authorises the Council, as the Highway Authority, to stop up, divert, improve or otherwise deal with a highway that crosses or enters the route of the road to be provided.
 - Section 125 empowers the Council to deal with any private means of access affected by the new road including the provision of a new means of access.
 - An order by the Secretary of State will be sought by National Highways under Section 10 for part of the Scheme to become trunk road, namely the slip roads of the new junction on the A50.

- 4.11 Part of the preparation process for CPOs is the drafting of Statement of Reasons which will set out the Council's reasons for seeking to acquire the land that forms the CPO itself. Key points from the Statement of Reasons are set out below.
- 4.12 The land is required in order to deliver key infrastructure to enable the development of Infinity Garden Village ("IGV").
- 4.13 Within the South Derby Growth Zone, IGV is a core priority for many key policy drivers (Local Enterprise Partnership D2N2 (Derby, Derbyshire, Nottingham and Nottinghamshire) Strategic Economic Plan, Midlands Engine/Midlands Connect, Derbyshire Local Transport Plans LTP3, SDDC Local Plan and Derby City Local Plan and provides an outstanding opportunity to secure and accelerate significant development and boost economic growth and opportunity. The IGV development masterplan is shown in Figure 1 with the core development consisting of the following main land uses:
- Housing
 - 2,400 residences at Lowes Farm
 - 2,130 residences at Wragley Way
 - Employment – 3.45 million sqft of mixed employment space.
 - Education – 1,500 pupil secondary school at Lowes Farm.
 - Local Centre and Primary School

Figure 1. IGV Indicative Development Masterplan



4.14 The enabling infrastructure will stimulate economic growth by facilitating much needed development across South Derbyshire and into the wider area. In addition, the project reflects all five of the Strategic Outcomes within the National Highways Delivery Plan, including:

- Supporting economic growth;
- A safe and serviceable network;
- A more free-flowing network;
- Improved environment; and,
- An accessible and integrated network.

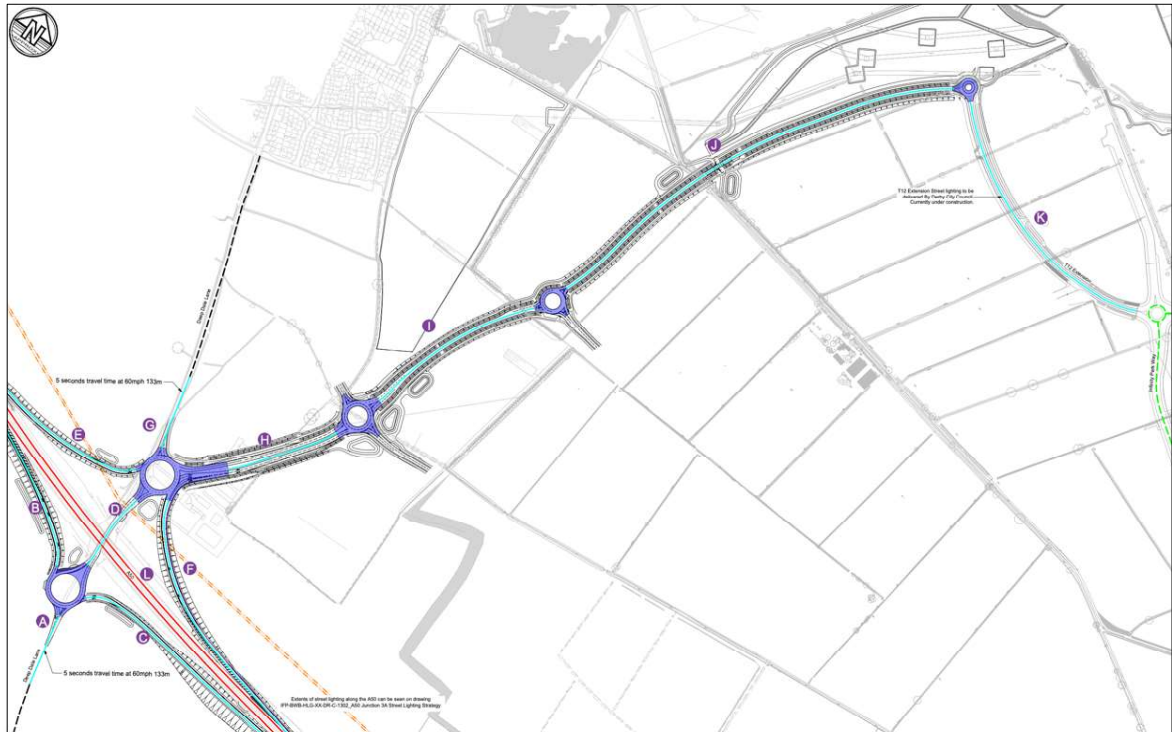
4.15 Also, the infrastructure will allow for a much needed injection of investment in the region, as highlighted by The Institute for Fiscal Studies, which found that GVA and Research and Development spend in the East Midlands lags behind London and the South East, despite the manufacturing base. HM Treasury data also identifies that in 2018-19, transport spending in London was £944 per capita, compared with just £220 pounds per head in the East Midlands, indicating a huge regional disparity in public spending on transport.

- 4.16 This historic disparity has exacerbated the following challenges for Derby City specifically:
- Deprivation – Derby is ranked 67th out of 317 local authority areas on the IMD (index of multiple deprivation) measure.
 - Sinfin, the area immediately adjacent to the Scheme, is the most deprived area within Derby, with relatively low incomes and high unemployment rates. Sinfin would directly benefit from the proposed connectivity to employment through investment in the transport network.
 - Derby has a proportionately lower number of working age residents in a highly skilled occupation, with over one in ten working age residents employed in a low skilled occupation. This Scheme will unlock the provision of skilled employment and provide access to these jobs.
 - Gross median annual pay of people that work full time in Derby is about 27% higher than gross median annual pay of Derby's residents - £40,722 vs £32,181.
- 4.17 Investment that supports employment-based economic growth alongside housing at IGV provides an ideal opportunity to address social inequalities and encourage continued investment from major employers, including Rolls Royce, Toyota and Alstom, which has become less certain due to the impact of the recent COVID pandemic. Derby has been identified as a Priority One area for Levelling up Funding and investment in IGV will be key to realising the Government's Levelling Up Agenda.
- 4.18 Transport modelling has demonstrated that, in addition to unlocking sites for development, the infrastructure will provide improved journey times for motorists and logistics, improved accessibility for all modes and reduced congestion on both the local and strategic road network, as well as reducing localised traffic pollution. The Core Level 1 benefit:cost ratio (BCR) is 5.21. When considering wider impacts (Level 2) the BCR increases to 7.05. With Land Value Uplift (Level 3) the BCR increases to 7.48. This represents high value for money.
- 4.19 Figure 2 provides an illustrative drawing of the Scheme but the following paragraphs describe the proposal in more detail.
- 4.20 The infrastructure includes a new grade-separated junction on the A50 which will be positioned between Junction 4 (A43 Toyota Island, adjacent to the East Midlands Intermodal Park (EMIP site)) and Junction 3 (A514 Bonnie Prince Roundabout). This will make use of an existing bridge structure that enables Deep Dale Lane to pass beneath the A50.

- 4.21 Roundabouts either side of the A50 on Deep Dale Lane (dumbbell arrangement) will allow for the new junction on the A50 to be connected to Deep Dale Lane. The roundabout to the south of the A50 will connect directly onto Deep Dale Lane, allowing this to continue to Barrow upon Trent. The roundabout to the north of the junction will allow for connection onto Deep Dale Lane leading into Sinfin. An additional arm leading onto the 1.6km new link road will connect Deep Dale Lane and Infinity Park Way at either end.
- 4.22 The new link road off the roundabout will comprise a dual carriageway for the first section from the new roundabouts off the A50 slip roads, up to the first roundabout (approximately 300m) from which access will be gained to adjacent development land. Beyond this, the new link road will be a single carriageway road (approximately 1.2km) with access to adjacent land earmarked for future developments, via two further roundabouts, culminating in a connection to the iHub roundabout (being constructed by Wilson Bowden Developments (WBD) on the Infinity Parkway.
- 4.23 A 40mph design speed has been proposed for both the new link road and junction to the A50, with both also having street lighting. The road corridor will be constructed on a low earth mound, varying from 0.5m – 2.0m above existing ground levels. The road corridor will be 28.6m wide for the dual carriageway section and 16.3m wide for the single carriageway sections. Shared footway/cycleways will be provided along the link road between the new A50 junction and the existing paths at Infinity Park Way. A new traffic signal-controlled Pegasus crossing will be provided at Sinfin Moor Lane to facilitate the safe crossing of the link road by the existing pedestrian, cycle and equestrian movements. Connections will be provided to the new footway/cycleways from Sinfin Moor Lane. Gated vehicle access will also be provided here for access to Lea farm and maintenance of that track.
- 4.24 The proposed link road crosses through Ashlea Farm, two water ditches (Barrow and Main Drain) and Sinfin Moor Lane along its route, before connecting on to Infinity Parkway.
- 4.25 As part of the Scheme's flood mitigation measures, there is a requirement to build two Flood Storage Areas along the western edge of the Scheme, between Sinfin Nature Reserve, to the north, and the eastern edge of the Sinfin urban area, to the south. These will comprise of large open reservoirs, with the addition of biodiversity enhancements, significant landscaping and the creation of water features.

- 4.26 The Scheme also includes balancing ponds for drainage into the water ditches of 'Main Drain' to the north of the scheme, and Barrow Drain to the south. Both Main and Barrow drains feed into the River Trent via the Cuttle Brook drainage ditch.

Figure 2. Illustrative Drawing Showing Proposed SDGZ A50 Junction and Link Road



- 4.27 The CPO land is located on the southern residential edge of Derby, between Stenson Fields, Sinfin and Chellaston. The land straddles the administrative boundary between Derby City Council and South Derbyshire District Council and lies between the main transport route of the A50 (Derby Southern Bypass) in the south and the newly construction Infinity Park Way to the north-east.
- 4.28 The land comprises flat and typically regularly shaped agricultural fields, defined by hedgerows, that contain mature trees, and dry and wet ditches. Outbuildings associated with a working farm lie within the Order land boundary, east of Deep Dale Lane.
- 4.29 Its western boundary lies adjacent to the eastern residential area of Sinfin, whilst its northern boundaries are defined by edges of the Sinfin Moor Park and Nature Reserve. The site's eastern boundaries are generally defined by hedgerows, with its more eastern edge meeting a connecting road south of the iHub building at Infinity Park Way.

- 4.30 The area to the north of Sinfin Lane is currently subject to development by Wilson Bowden Developments (“WBD”) through a separate overlapping planning application. A part of the proposed infrastructure is being constructed by WBD as a part of that development. All infrastructure works carried out by WBD will be in-line with the planning permission for the Scheme. Once built, this completed work will be dedicated and adopted as highway maintainable at public expense. The costs of WBD carrying out this work will be off-set against the developer’s financial contribution to the South Derby Growth Zone enabling infrastructure.
- 4.31 The land required to construct the Scheme is identified on the CPO Map which comprises three sheets shown edged red and coloured pink (freehold acquisition) and blue (rights to be acquired). The Council intends to acquire all interests in the Order land, with the exception of the area shown blue where rights are acquired in respect of the Flood Storage Area. Individual plot boundaries and numbers on the CPO Map correspond with the schedule to the CPO (“the Schedule”). Table 2 of the Schedule lists other parties who may have a compensable qualifying interest in the order land, where known after diligent inquiry.
- 4.32 The Order land, being the land and interests and new rights over land proposed to be acquired compulsorily pursuant to the CPO, constitutes 52.34 hectares. Other than for land within the existing highway boundaries and land held by the Council, the Council has not yet acquired any of the land it requires for the Scheme to be built; although the Council has been in discussions with the owners and occupiers of the land affected and negotiations with them will continue – the Council’s referred route to acquisition remains on a voluntary basis.
- 4.33 The Order land is in several known ownerships, with the majority of land being in agricultural use together with some highway land. All land ownership information has been obtained from the inspection of the Land Registry title documents and information provided by owners and occupiers following service of requests for information by the County and Derby City Council under the relevant statutory powers.
- 4.34 Details of the interests to be acquired and land over which rights are to be acquired are more particularly described in the Schedule to the CPO. These include areas where land is required to enable construction to take place and land which may be capable of being offered back to the owners on completion of the works.

- 4.35 Where there is certainty that plots will not be required in the longer term, or where the nature of the land is unlikely to be changed significantly, for example, the soil storage areas and shorter-term construction access, then they have been included as freehold ownership plots. The Council will negotiate with the landowners in respect of entering into licenses in respect of these plots as an alternative to compulsory acquisition, but absent agreement must include the land within the CPO.
- 4.36 On 19 March 2019, a full planning application for the enabling infrastructure including demolition of Ashlea Farm and related buildings off Deep Dale Lane, and the development of a new, all-movement junction on the A50, and connecting link road to Infinity Park Way, with associated works including: street lighting columns, footways/cycleways, construction of earth mounds, flood compensation areas, acoustic fencing and landscaping was submitted to the Council (application number CD9/0319/110). The Council granted planning permission on 20 April 2021 in accordance with the documents and plans submitted, and subject to conditions.
- 4.37 Given that the Scheme is considered to be fully funded (based on the current costs estimates); that risks have been taken into account in the costings and are being actively managed; that efficiency targets are in place and being managed; and that there is therefore reasonable prospect of the necessary funds being available for land acquisition, there are no impediments to the implementation of the Scheme, subject to the making of the CPO and the Side Roads Order.
- 4.38 Upon the making of the Orders, these would be publicised in line with guidance (nationally and locally). It is possible that objections may be made and these will be considered by the Secretary of State who must confirm the Orders before they can be implemented. The Secretary of State may choose to hold a public inquiry before deciding to confirm the Orders; the current delivery programme provides for a scenario that includes the timescales of a CPO inquiry.
- 4.39 Further to extensive discussions with officers and external advisers, Cabinet is advised that it may lawfully exercise its powers of compulsory acquisition under the powers set out above and that it is able to demonstrate there is a compelling case in the public interest for such exercise, and that the public interest is sufficiently important to justify the interference with private rights in constructing the new highway and making improvements to the highway.

- 4.40 On confirmation of the CPO, the Council would intend to execute a General Vesting Declaration, as set out in the Compulsory Purchase (Vesting Declarations) Act 1981, in order to secure title to, or rights in, the Order land. Alternatively, if appropriate, it may follow the Notice to Treat/Notice of Entry procedure set out in the Acquisition of Land Act 1981.
- 4.41 It is recommended on this basis, that Cabinet approves the making of a CPO. This will allow affected parties to lodge objections which, if unresolved, would be heard by an independent inquiry. The intention of the Council, would be to resolve each of these through negotiation, precluding the need for the inquiry and helping to compress the preparation programme.

Side Roads Order

- 4.42 Drafts of the proposed Side Roads Order (“SRO”) and the SRO Plan are provided at Appendix 3. The Statement of Reasons (Appendix 2) also addresses the SRO. The SRO is proposed to be made under sections 14 (powers of highway authorities as respects roads that cross or join classified roads) and 125 (further powers to stop up private accesses to premises), and in accordance with Schedule 1 of the Highways Act 1980.
- 4.43 Regard has been given to DfT circular 1/97 Highways act 1980 in the drafting of the SRO.
- 4.44 The making and confirmation of the SRO will enable the Council to improve, raise, lower, divert or otherwise alter highways; stop up highways; construct new highways; stop up private means of access to premises required as a consequence of the construction of the Scheme and to provide new private means of access to premises.
- 4.45 In the following paragraphs of this report, the new highway to be constructed as part of the Scheme is referred to as “the classified road”.
- 4.46 A length of Deep Dale Lane is proposed to be stopped up over a distance of 337m southwards under the existing A50, starting at the point that it meets the classified road boundary north of the A50, with the new highway being built over large parts of the alignment of the stopped up area.
- 4.47 Short lengths of Deep Dale Lane both to the north and south of the A50 will be realigned to tie Deep Dale Lane into the scheme.

- 4.48 The current private means of access to the property known as Ashlea Farm, from the eastern side of Deep Dale Lane north of the existing A50, is proposed to be stopped up with a replacement access provided from the new classified road and a further access provided from the eastern side of Deep Dale Lane to a part of Ashlea Farm that would otherwise be severed by the new classified road.
- 4.49 Access to agricultural land from the western side of Deep Dale Lane north of the existing A50 is proposed to be stopped up and replaced by a new private means of access from Deep Dale Lane from the western side of Deep Dale Lane located north of the existing access.
- 4.50 Two accesses to agricultural fields from the eastern side of Deep Dale Lane south of the existing A50 are proposed to be stopped up and replaced by two new private means of access from the eastern side of Deep Dale Lane located south of the existing accesses. The CPO includes the acquisition of land to enable one of these accesses to be transferred to the owners of the field to ensure the access is permanently available to them.
- 4.51 The section of Sinfin Lane that crosses the classified road boundary is proposed be stopped up over a distance of 103m westwards, starting at a point 320m west of the centre line of the access to the property known as Lea Farm. This will stop up the current access to Lea Farm house which will be available instead via Infinity Park Way. The section of Sinfin Moor Lane that is stopped up will be replaced by two sections of new highway from Sinfin Moor Lane (east and west of the proposed new classified road with a crossing over the new classified road. This section is a part of the National Cycle Network and cycling facilities would be provided within these sections of highway.
- 4.52 Access to agricultural fields at Lea Farm from Sinfin Moor Lane is proposed to be stopped up with a new field access from the eastern side of the new road created and being made available.
- 4.53 Access to the southern flood storage area and the green wedge proposed to be provided as a part of the green infrastructure strategy to the east of the flood storage area and west of the new classified road.
- 4.54 It is proposed the SRO be made immediately before the CPO in order to provide a lawful foundation for the CPO.

Summary and Conclusion

- 4.55 The Scheme purposefully has been designed to unlock the region to the south of Derby known as the Infinity Garden Village and to stimulate economic growth by facilitating much needed development across South Derbyshire and into the wider area. In addition, the project reflects all five of the Strategic Outcomes within the National Highways Delivery Plan.
- 4.56 The option of a South Derbyshire Growth Zone link road is supported by the Local Enterprise Partnership D2N2 Strategic Economic Plan, Midlands Engine/Midlands Connect, [Derbyshire](#) Local Transport Plan LTP3, South Derbyshire District Council (SDDC) Local Plan and Derby City Local Plan and the National Planning Policy Framework. Additionally, the route has been subject to substantial consultation and discussion with landowners and stakeholders.
- 4.57 Cabinet is advised that the Council can demonstrate a compelling case in the public interest for the compulsory purchase to be made.
- 4.58 The planning and funding approvals (including provisional LUF allocation) are in place and there are no other impediments to the delivery of the Scheme.
- 4.59 Subject to confirmation of the Orders, all land required in order to construct the Scheme will be available to the Council.

5. Consultation

- 5.1 No direct consultation has been undertaken relating to the recommendations of this report. Cabinet will wish to note that extensive public consultation took place ahead of the submission of a planning application for the enabling infrastructure. Regular liaison with parish/town councils and key stakeholder groups on the Growth Zone and Garden Village takes place through South Derbyshire District Council.
- 5.2 Landowners, tenants and occupiers, to the extent that ownership is known, have been approached and engaged in discussion about the potential for the use of compulsory purchase powers. Negotiations have been ongoing with respect to the purchase of the land required and compensation, where ownership is known and landowners have been prepared to engage with the Council, noting that there is unregistered land within the scheme where ownership is not known. Where relevant,

dialogue has also taken place and will continue to take place in relation to any mitigation works which may be required.

- 5.3 Notwithstanding discussions with interested parties, negotiations as to the value of compensation remains unresolved for the majority of interests. The Council will continue to make meaningful attempts to reach agreement on a voluntary basis, where ownership is known and negotiation remains the preferred route to acquiring the Order land, where possible.
- 5.4 Where mitigation measures are appropriate, the Council is taking a proactive and sensitive approach to work with landowners, lessee and tenants to minimise adverse impact.

6. Alternative Options Considered

- 6.1 The alternative route to land assembly for this project, through negotiation with landowners, remains the preferred option, and will be pursued in parallel to the recommended use of compulsory purchase powers.

7. Implications

- 7.1 Appendix 1 sets out the relevant implications considered in the preparation of the report.

8. Background Papers

- 8.1 Cabinet Report, Regeneration Kick Start Fund Arrangement, dated 17 June 2021 (Minute No.100/21).
- 8.2 Cabinet Report, Use of Professional Consultancy and Construction Frameworks for Highway, Transport and Environmental Services and Projects, dated 14 January 2021 (Minute No. 07/21)
- 8.3 Cabinet Report, Regeneration Programme Pipeline reports dated 10 March 2022 (restricted) and 16 June 2022 (Minute Nos. 80/22 and 118/22 refers).

9. Appendices

- 9.1 Appendix 1 – Implications.
- 9.2 Appendix 2 - Drafts of the CPO, CPO Plan and Statement of Reasons.

9.3 Appendix 3 - Drafts of the SRO and SRO Plan.

10. Recommendations

That Cabinet approves to:

- a) Proceed to deliver enabling infrastructure within the South Derby Growth Zone ("the Scheme").
- b) Enter into Delegation Agreements with Derby City Council and National Highways.
- c) The making of the Side Roads Order ("the SRO") followed by the Compulsory Purchase Order ("the CPO").
- d) The publication and notice of the CPO and SRO being given to landowners and members of the public in accordance with statutory procedures.
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- h) Authorise the Director of Legal and Democratic Services to appoint suitable counsel to advise and represent the Council at any Public Inquiry held in respect of the SRO and CPO.
- i) Authorise the Executive Director – Place to negotiate with objectors to the CPO and SRO and other landholders impacted by the Scheme to resolve objections to the Scheme, including without limitation, agreeing accommodation works and the acquisition of interests in land to enable the Scheme to proceed and for the Director of Legal and Democratic Services to draw up and execute any such documents as are necessary to withdraw any objections raised.
- j) Take ownership of land pursuant to the CPO to deliver the Scheme and authorise the Director of Legal and Democratic Services to draw up and execute any such documents as are necessary to the completion such acquisitions.

- k) Authorise the Executive Director – Place to negotiate the compensation and payment of the same to affected landowners in accordance with the Compensation Code
- l) Authorise the Executive Director – Place to approve payment of relevant and reasonable professional fees incurred by landowners and others with compensatable interests in taking professional advice in connection with the acquisitions of their interests required for the Scheme and related compensation claims and related claims in advancing the development or implementation of the Scheme.

11. Reasons for Recommendations

- 11.1 Whilst the preferred approach to land acquisition is through negotiation with landowners, the challenging delivery timescale for the Scheme requires that alternative arrangements are made through making Compulsory Purchase Orders; this will enable land assembly should negotiation not be successful. The above recommendations facilitate the preparation, submission and making of such orders and will avoid unnecessary delay later in the delivery programme.

12. Is it necessary to waive the call in period?

12. No.

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Implications

Financial

- 1.1 Funding of £49.6 million has been allocated from the Levelling Up Fund Round 1 and has a requirement to be drawn down by March 2025. With 10% (£4.96m) of this being available to help support development and completion of the Outline Business Case and Final Business Case, prior to grant funding being fully awarded
- 1.2 The costs associated with the CPO have been included in the project spend forecast and are within budget.
- 1.3 It is important to note there are some financial risks to the Council in undertaking this project:
 - Should the project fail to progress through OBC, the £4.69m development funding is subject to claw back by Government. Should this occur, there is an agreement in place that this would be split 50/50 with Derby City Council.
 - As stated in the report, draw down of the LUF monies needs to be completed within confirmed DfT timescales. Discussion with DfT regarding delivery timescales is on-going. Cabinet can be assured there is an approval gateway to accept the LUF grant (post OBC approval) which provides members with the option to not progress the project, should the financial risks be considered too great.

Legal

- 2.1 Section 239 of the Highways Act 1980 enables the Council as the Highway Authority for the area to “acquire land required for the constructions of a highway, other than a trunk road, which is to become maintainable at the public expense” as well as any land required for the improvement of a highway.
- 2.2 Section 240 of the Highways Act 1980 provides that the Council as Highway Authority may acquire land required for the use in connection with construction or improvement of a highway.
- 2.3 Section 246 of the Highways Act 1980 allows the Council to acquire land for the purpose of mitigating any adverse effect that the existence or use of the highway may have on its surroundings.

- 2.4 Section 250 of the Highways Act 1980 allows the Council as the acquiring authority to acquire rights over land, both by acquisition of those already in existence and by the creation of new rights.
- 2.5 Section 260 allows the Council to override restrictive covenants and third party rights where land acquired by agreement is included in a CPO.
- 2.6 Section 14 of the Highways Act 1980 authorises the Council as the Highway Authority to stop up, divert, improve or otherwise deal with a highway that crosses or enters the route of the road to be provided.
- 2.7 Section 125 of the Highways Act 1980 empowers the Council to deal with any private means of access affected by the new road including the provision of a new means of access.
- 2.8 An order by the Secretary of the State will be sought by National Highways under Section 10 of the Highways Act 1980 for part of the Scheme to become trunk road; namely the slip roads of the new junction on the A50.
- 2.9 Section 14 of the Highways Act 1980 (powers of highway authorities as respects roads that cross or join classified roads) and Section 125 of the Highways Act 1980 (further powers to stop up private accesses to premises) and in accordance with Schedule 1 of the Highways Act 1980 enables the Council to make a Side Roads Order in relation to the Scheme.
- 2.10 Once the Orders are made, they need to be publicised and objections may be made. These Orders will be considered by the Secretary of State who must confirm them before they can be implemented. The Secretary of State may choose to hold a public inquiry before deciding to confirm the Orders.
- 2.11 On confirmation of the CPO, the Council will either need to execute a General Vesting Declaration as set out in the Compulsory Purchase (Vesting Declarations) Act 1981, in order to secure title to, or rights in, the order land or, alternatively and if appropriate, follow the Notice to Treat/Notice of Entry procedure set out in the Acquisition of Land Act 1981.
- 2.12 The Director of Legal and Democratic Services is satisfied that based on the contents of this report that Cabinet may lawfully exercise its powers of compulsory acquisition under the powers set out above and that it is able to demonstrate that there is a compelling case in the

public interest for such exercise and that the public interest is sufficiently important to justify the interference with private rights in constructing the new highway and making improvements to the highway.

Human Resources

- 3.1 There are no human resource issues directly associated with this report. However, the portfolio of regeneration projects has significant implications for the workload of staff within the Economy and Regeneration Service, alongside Highways and Legal, Property and Finance services. External support is currently being secured to help manage key aspects of projects and ensure programme delivery and additional in-house capacity is being established (as reported to Cabinet through the Regeneration Kick Start Fund approval referred to in 1.1 above).

Information Technology

- 4.1 None.

Equalities Impact

- 5.1 Individual projects within the Programme are subject to equalities impact assessment at the appropriate stages of their development.

Corporate objectives and priorities for change

- 6.1 The Regeneration Programme addresses directly a number of objectives set out in the Council Plan, specifically the priority to 'create a green and prosperous Derbyshire'.

Other (for example, Health and Safety, Environmental Sustainability, Property and Asset Management, Risk Management and Safeguarding)

Human Rights

- 7.1 The Human Rights Act 1998 incorporated into domestic law the European Convention on Human Rights ("the Convention"). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual. Section 6 of the Human Rights Act prohibits public authorities from acting in a way which is incompatible with the Convention.
- 7.2 Convention rights may be engaged in the process of making and considering the CPO and SRO, notably:

- Article 1 protects the right of everyone to the peaceful enjoyment of possessions – no-one can be deprived of possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
 - Article 8 provides a right to respect to one's private and family life and home.
- 7.3 In considering the Orders, the Council must carefully consider the balance to be struck between individual rights and the wider public interest and whether any interference with Convention rights is considered to be justified in order to secure the economic, social, physical and environmental regeneration that the infrastructure will bring.
- 7.4 Any interference with a Convention right must be necessary and proportionate.
- 7.5 In light of the significant public benefit which would arise from the implementation of the Scheme, it is recommended that it would be appropriate to make the Orders which would constitute a lawful interference with individual property rights.
- 7.6 In addition to the publicity and consultation on the planning application for the Scheme, all known owners and occupiers of land within the order land have been contacted regarding the Scheme. Further representations can be made by way of objections to the Orders in the context of any public inquiry that the Secretary of State decides to hold in connection with the Orders. Furthermore, those parties, whose interests are acquired under the CPO, will be able to claim compensation under the relevant provisions of the Compensation Code.

Dated

2023

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY
COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING
INFRASTRUCTURE) COMPULSORY PURCHASE ORDER 2023**

Helen Barrington
Director of Legal Services
Derbyshire County Council
County Hall
Matlock
Derbyshire
DE4 3AG

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH
DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE)
COMPULSORY PURCHASE ORDER 2023**

The Highways Act 1980

and

The Acquisition of Land Act 1981

Derbyshire County Council (in this Order called “the acquiring authority”) hereby makes the following Order:

1. Subject to the provision of this Order, the acquiring authority is, under sections 239, 240, 246 and 250 of the Highways Act 1980 and (to the extent that the Order relates to land and new rights in the City of Derby) under an agreement under section 8 of that Act and made between the acquiring authority and the Derby City Council, hereby authorised to purchase compulsorily the land and new rights over land described in paragraph 2 for the purpose of:

- (1) the construction and improvement of the following highways in the District of South Derbyshire and in the City of Derby:

- (a) a new grade separated junction on the A50 Derby Southern Bypass located between junctions 3 and 4 (“the A50 Junction”) by utilising an existing bridge structure that enables Deep Dale Lane to pass beneath the A50;
 - (b) new roundabouts either side of the A50 Derby Southern Bypass in a dumbbell arrangement to allow the A50 Junction to connect to Deep Dale Lane and the new highway (“the Deep Dale Lane Roundabouts”);
 - (c) a new highway, including three new roundabouts, travelling north-eastwards from the Deepdale Lane Roundabouts to connect to a length of road linking to a roundabout at the Infinity Park iHub on Infinity Park Way;

together referred to as “the classified road”;

- (2) the improvement in the area of the acquiring authority of the A50 carriageway to the west of the classified road by the upgrading of two existing laybys;
 - (3) the construction and improvement of highways to connect the classified road to the existing road system:
 - (a) at Deep Dale Lane; and
 - (b) at Sinfin Moor Lane;

all in pursuance of The Derbyshire County Council and Derby City Council (South Derbyshire Growth Zone Enabling Infrastructure) (Classified Road) (Side Roads) Order 2023 (“the Side Roads Order”);

- (4) the provision of new means of access to premises in pursuance of the Side Roads Order;
- (5) the construction and maintenance of works for the drainage of the classified road and the new and improved highways including two flood storage areas to the west and east of the classified road respectively and balancing ponds to allow drainage into the non-navigable watercourses known as Main Drain and Barrow Drain;
- (7) mitigating the adverse effects which the existence of the highways proposed to be constructed or improved will have on the surroundings thereof, including the creation of a green wedge for landscape and biodiversity enhancement; and
- (8) the use by the acquiring authority in connection with the construction and improvement of highways, the provision of new means of access, the drainage of the new and improved highways and the mitigation of adverse effects.

2.

- (1) The land authorised to be purchased compulsorily under this Order is the land described in the Schedule hereto and is delineated and shown coloured pink on a map consisting of a folio of three sheets containing plans numbered 1, 2 and 3 respectively, prepared in duplicate, each sealed with the common seal of Derbyshire County Council and marked "Map referred to in The Derbyshire County Council and Derby City Council (South Derbyshire Growth Zone Enabling Infrastructure) Compulsory Purchase Order 2023".
- (2) The new rights to be purchased compulsorily over land under this Order are described in the Schedule and the land is shown coloured blue on the said map.

THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE ORDER 2023

Table 1

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
1A	All Interests (including all mines and minerals) in 1,328 square metres of highway verge on the southern side of the A50 Derby Southern Bypass located west of Stenson Road, Stenson, Derby	Garibaldi Limited The Hill House Sinfin Lane Derby Barrow-On-Trent DE73 7HH	-	Atkin Bros The Grange Farm Twynford Road Barrow-On-Trent Derby DE73 7HA National Highways Limited Bridge House 1 Walnut Tree Close Guildford GU1 4LZ <i>(as highway authority)</i>
1B	All Interests (including all mines and minerals) in 2,393.7 square metres of highway verge on the northern side of the A50 Derby Southern Bypass located west of Stenson Road, Stenson, Derby	As plot 1A	-	As plot 1A
1C	All Interests (including all mines and minerals) in 2,927.8 square metres of highway verge on the southern side of the A50	As plot 1A	-	As plot 1A

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
	Derby Southern Bypass located west of Stenson Road, Stenson, Derby.				DE73 7HA
1D	All Interests (including all mines and minerals) in 4,277.8 square metres of highway verge on the northern side of the A50 Derby Southern Bypass located west of Stenson Road, Stenson, Derby.	As plot 1A	-	As plot 1A	As plot 1C
1E	All Interests (including all mines and minerals) in 16,161 square metres of agricultural land located west of Deep Dale Lane and north of the A50 Derby Southern Bypass.	As plot 1A	-	As plot 1A	As plot 1C
1F	All Interests (including all mines and minerals) in 2,685.6 square metres of agricultural land located west of Deep Dale Lane and north of the A50 Derby Southern Bypass.	As plot 1A	-	As plot 1A	As plot 1C

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
1G	All Interests (including all mines and minerals) in 19,228.6 square metres of agricultural land located west of Deep Dale Lane and south of the A50 Derby Southern Bypass.	As plot 1A	-	As plot 1A
2A	All Interests (including all mines and minerals) in 1,066 square metres of highway verge land located south of the property known as Ashlea Farm, Barrow-On-Trent, Derby and the A50 Derby Southern Bypass and east of Deep Dale Lane.	National Highways Limited Bridge House 1 Walnut Tree Close Guildford GU1 4LZ	-	Owner

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
2B	All Interests (including all mines and minerals) in 1,007.3 square metres of highway verge land located south of the property known as Ashlea Farm, Barrow-On-Trent, Derby, north of the A50 Derby Southern Bypass and east of Deep Dale Lane.	As plot 2A	-	-
3A	All Interests (including all mines and minerals) in 319 square metres of agricultural land located south of the property known as Ashlea Farm Barrow On Trent, Derby and the A50 Derby Southern Bypass and east of Deep Dale Lane.	Kenneth Ernest Atkin and Heather Catherine Atkin Croft House Twyford Road Barrow-On-Trent Derby DE73 7HA Kevan John Atkin and Jayne Atkin The Grange Twyford Road Barrow-On-Trent Derby DE73 7HA	-	Owners

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
3B	All Interests (including all mines and minerals) in 19184.8 square metres of agricultural land located south of the property known as Ashlea Farm, Barrow On Trent, Derby and the A50 Derby Southern Bypass and east of Deep Dale Lane.	As plot 3A	-	-
				As plot 3A

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
3C	All Interests (including all mines and minerals) in 326.1 square metres of agricultural land located south east of Ashlea Farm, Barrow On Trent, Derby and south of the A50 Derby Southern Bypass.	Kenneth Ernest Atkin and Heather Catherine Atkin Croft House Twynford Road Barrow-On-Trent Derby DE73 7HA Neil Kenneth Atkin Stenson House Derby Road Stenson Derby DE73 7HL Kevan John Atkin The Grange Twynford Road Barrow-On-Trent Derby DE73 7HA		Owners
3D	All Interests (including all mines and minerals) in 209.4 square metres of agricultural land located east of Ashlea Farm, Sinfin Lane,	As plot 3C	-	-
				As plot 3C

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)		Extent, description and situation of the land (2)	Qualifying persons under section12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
			Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
		Barrow On Trent, Derby DE73 7LJ.				
3E		All Interests (including all mines and minerals) in 89150.8 square metres of agricultural land and buildings forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ and part of the watercourse known as Barrow Drain located east of Deep Dale Lane and north of the A50 Derby Southern Bypass.	As plot 3C	-	-	As plot 3C

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
3F	All Interests (including all mines and minerals) in 9048.6 square metres of agricultural land and buildings forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ located east of Deep Dale Lane and north of the A50 Derby Southern Bypass.	As plot 3C	-	- Judith Anne and Gerald Hancock Ashlea Farm Sinfin Lane Barrow on Trent DE73 7LJ
3G	All Interests (including all mines and minerals) in 20424.5 square metres of agricultural land forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ located east of Deep Dale Lane and north of the A50 Derby Southern Bypass.	As plot 3C	-	-
3H	All Interests (including all mines and minerals) in 28961.8 square metres of agricultural land forming part of Ashlea Farm, Sinfin	As plot 3C	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
	Lane, Barrow On Trent, Derby DE73 7LJ located east of Deep Dale Lane and north of the A50 Derby Southern Bypass.			
3I	All Interests (including all mines and minerals) in 6,599.6 square metres of agricultural land forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ located north of the watercourse known as Barrow Drain and south-west of the unclassified road known as Sinfin Moor Lane.	As plot 3C	-	-
3J	All Interests (including all mines and minerals) in 10825.6 square metres of agricultural land forming part of Ashlea Farm, Sinfin Lane, Barrow On Trent, Derby DE73 7LJ located north of the watercourse known as Barrow Drain	As plot 3C	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees	Occupiers
	and south-west of the unclassified road known as Sinfin Moor Lane.				
4A	All Interests (including all mines and minerals) in 303.7 square metres of verge and hedgerow and located east side of Deep Dale Lane, Barrow-On-Trent, Derby and south of the A50 Derby Southern Bypass.	Unknown	-	-	Unknown

Table 1 (Continued)

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**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
5B	All Interests (including all mines and minerals) in 491.1 square metres of amenity land located east of Deep Dale Lane, Sinfen, Derby and west of the watercourse known as Barrow Drain.	As plot 5A	-	- Harpur Crewe Limited Liability Company 2644 Capitol Trail Suite 300 Department 570 Newark Delaware USA and c/o Mather Jamie 3 Bank Court Weldon Road Loughborough LE11 5RF Taylor Wimpey UK Limited Gate House Turnpike Road High Wycombe HP12 3NR
5C	All Interests (including all mines and minerals) in 76950.9 square metres of agricultural land located east of Deep Dale Lane,	As plot 5A	-	- As plot 5A

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
	Sinfin, Derby and south-west of the unclassified road known as Sinfin Moor Lane.			
6A	All Interests (including all mines and minerals) in 57,294.1 square metres of agricultural land located south-west of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby.	The Dean and Chapter of the Cathedral Church of Christ in Oxford of the Foundation of King Henry the Eighth Christ Church College St Aldates Oxford Oxfordshire United Kingdom OX1 1DP	-	Harold Goodwin, Daniel Goodwin and David Goodwin Lea Farm Sinfin Moor Lane Derby DE24 9HW
6B	All Interests (including all mines and minerals) in 23,572.9 square metres of agricultural land located south of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and south-west of the property known as Lea Farm.	As plot 6A	-	-
6C	All Interests (including all mines and minerals) in	As plot 6A	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
	312.1 square metres of agricultural land located south of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and south-west of the property known as Lea Farm.			
6D	All Interests (including all mines and minerals) in 9,287.9 square metres of agricultural land located south of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and south-west of the property known as Lea Farm.	As plot 6A	-	-
6E	All Interests (including all mines and minerals) in 210.8 square metres of part of the watercourse known as Main Drain located south of Sinfin Moor Lane, Sinfin, Derby and west of the property known as Lea Farm.	As plot 6A	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
7A	All Interests (including all mines and minerals) in 218 square metres of amenity land located north of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby.	Rolls-Royce plc Po Box 31 Derby DE24 8BJ	-	Owner
7B	All Interests (including all mines and minerals) in 17,685.8 square metres of commercial land at Infinity Park located north of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby and south-east of Sinfin Moor Park.	As plot 7A	-	As plot 7A

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
7C	All Interests (including all mines and minerals) in 11639.9 square metres of commercial land at Infinity Park located north of Sinfin Moor Lane, Sinfin, Derby and east of Sinfin Moor Park.	As plot 7A	-	-
				Rolls-Royce plc Po Box 31 Derby DE24 8BJ David Goodwin Lea Farm Sinfin Moor Lane Derby DE24 9HW
8A	All Interests (including all mines and minerals) in 1,482.1 square metres of unregistered highway known as Deep Dale Lane located south of the A50 Derby Southern Bypass.	Unknown	-	-
				Unknown Derbyshire County Council County Hall Matlock DE4 3AG (As Highway Authority)
8B	All Interests (including all mines and minerals) in 93.9 square metres of unregistered agricultural land east of Deep Dale Lane located south of the A50 Derby Southern Bypass.	Unknown	-	-
				Unknown Kenneth Ernest Atkin and Heather Catherine Atkin Croft House Twyford Road Barrow-On-Trent Derby DE73 7HA

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
				Kevan John Atkin and Jayne Atkin The Grange Twyford Road Barrow-On-Trent Derby DE73 7HA Robert John Atkin Fir Tree Farm Fir Tree Drive Barrow On Trent Derby DE73 7GF Kenneth William Atkin Box 128 Quill Lake S.K Canada SOA 3E0
8C	All Interests (including all mines and minerals) in 3,069.6 square metres of unregistered highway known as Deep Dale Lane.	Unknown	-	-
				Unknown Derbyshire County Council County Hall Matlock

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
				DE4 3AG (As Highway Authority)
8D	All Interests (including all mines and minerals) in 905.8 square metres of part of the unnamed watercourse located east of Deep Dale Lane and south-west of the unclassified road known as Sinfin Moor Lane.	Unknown	-	-
8E	All Interests (including all mines and minerals) in 479.4 square metres of part of the watercourse known as Main Drain located south-west of the unclassified road known as Sinfin Moor Lane and south of Sinfin Moor Park.	Unknown	-	-
9A	All Interests (including all mines and minerals) in 35.7 square metres of development amenity land located east of Deep Dale	Taylor Wimpey UK Limited Gate House Turnpike Road High Wycombe HP12 3NR	-	Owners

Table 1 (Continued)

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**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
				<i>(As highway authority)</i>
11A	All Interests (including all mines and minerals) in 7,148.1 square metres of commercial land at Infinity Park located north of the unclassified road known as Sinfin Moor Lane, Sinfin, Derby located north-west of the property known as Lea Farm.	Infinity Park Derby Management Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	-	-
11B	All Interests (including all mines and minerals) in 730.7 square metres of commercial land at Infinity Park located north of Sinfin Moor Lane, Sinfin, Derby and east of Sinfin Moor Park.	As plot 11A	-	-
11C	All Interests (including all mines and minerals) in 98.9 square metres of highway land at Infinity Park located north of Sinfin	As plot 11A	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees	Occupiers
	Moor Lane, Sinfin, Derby and east Sinfin Moor Park.				
11D	The right to enter and re-enter with or without vehicles at all times upon 72,001.4 square metres of flood attenuation land at Infinity Park located north of Sinfin Moor Lane, Sinfin, Derby and east and south-east of Sinfin Moor Park for all purposes connected with the use, inspection and maintenance of a flood storage area and other drainage infrastructure.	As plot 11A	-	-	As plot 11A

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 1 (Continued)

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)		
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)
12A	All Interests (including all mines and minerals) in 724.2 square metres of agricultural land located east of Deep Dale Lane, Barrow-On-Trent, Derby and south of the A50 Derby Southern Bypass.	Robert John Atkin Fir Tree Farm Fir Tree Drive Barrow On Trent Derby DE73 7GF Kenneth William Atkin Box 128 Quill Lake S.K Canada S0A 3E0	-	-
				Atkin Bros The Grange Farm Twyford Road Barrow-On-Trent Derby DE73 7HA

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1A	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect an Option Agreement dated 19 June 2007	Unknown	Rights retained relating to a right of way over the land leading to Stenson Covert as contained in a Conveyance dated 24 June 1927

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1A (Cont'd)	Peter Blomfield Willows and Michael Elwyn Hughes as trustees of the J.W. & B.J Robinson Settlement Clarendon House Clarendon Road Redhill Surrey RH1 1FB	Beneficiary in respect of an Overage Agreement as contained in a Deed of Release and Covenant dated 2 December 2020	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to relating to access for maintaining service media as contained in a Deed dated 21 July 1972 Restrictive covenants to not cause anything likely to cause damage to the works and shall not without consent make any material alteration to any part of the land within 10 feet of the strips and shall not erect any building or structure without consent from the board as contained in a Deed dated 21 July 1972 Rights granted relating to access for maintaining service media as contained in a Deed of Grant dated 4 April 1995 Restrictive covenants to not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land and shall not erect any building or structure on or over the strip of land as contained in a Deed of Grant 4 April 1995

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1A (Cont'd)	-	-	Unknown	Restrictive covenants relating to in using the land the Board won't obstruct or interfere with the user of the land and make good on all damage made to the land and to keep the works in good condition as contained in a Deed dated 21 July 1972
	-	-	Unknown	Rights reserved relating to rights of drainage from the Vendors adjoining land through the ditch or stream upon the North Easterly boundary of the property conveyed as contained in a Conveyance dated 10 August 1977
1B	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect an Option Agreement dated 19 June 2007	Unknown	Provision that the Transferee and his successors in title shall not become entitled to any right of light or easement which would or might prejudicially affect the free use by the Transferors or their successors in title of the adjoining neighbouring for building or any other purposes as contained in a Transfer of the land in this title dated 29 September 1983

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1B (Cont'd)	Peter Blomfield Willows and Michael Elwyn Hughes as trustees of the J.W. & B.J Robinson Settlement Clarendon House Clarendon Road Redhill Surrey RH1 1FB	Beneficiary in respect of an Overage Agreement as contained in a Deed of Release and Covenant dated 2 December 2020	Unknown	Rights retained relating to a right of way over the land leading to Stenson Covert as contained in a Conveyance dated 24 June 1927

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1B (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to access for maintaining service media as contained in a Deed dated 21 July 1972 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to any part of the land within 10 feet of the strips and shall not erect any building or structure without consent from the board as contained in a Deed dated 21 July 1972 Rights granted relating to access for maintaining service media as contained in a Deed of Grant dated 4 April 1995 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land and shall not erect any building or structure on or over the strip of

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
				land as contained in a Deed of Grant 4 April 1995
1B (Cont'd)	-	-	Unknown	Restrictive covenants relating to in using the land the Board won't obstruct or interfere with the user of the land and make good on all damage made to the land and to keep the works in good condition as contained in a Deed dated 21 July 1972 Rights reserved relating to rights of drainage from the Vendors adjoining land through the ditch or stream upon the North Easterly boundary of the property conveyed as contained in a Conveyance dated 10 August 1977

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1C	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect an Option Agreement dated 19 June 2007	Unknown	Provision that the Transferee and his successors in title shall not become entitled to any right of light or easement which would or might prejudicially affect the free use by the Transferors or their successors in title of the adjoining neighbouring for building or any other purposes as contained in a Transfer of the land in this title dated 29 September 1983

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1C (Cont'd)	Peter Blomfield Willows and Michael Elwyn Hughes as trustees of the J.W. & B.J Robinson Settlement Hughes The Black Barn Lubards Farm Hullbridge Road Rayleigh Essex SS6 9QG And Peter Blomfield Willows and Michael Elwyn Hughes as trustees of the J.W. & B.J Robinson Settlement Clarendon House Clarendon Road Redhill Surrey RH1 1FB	Beneficiary in respect of an Overage Agreement as contained in a Deed of Release and Covenant dated 2 December 2020	Unknown	Rights retained relating to a right of way over the land leading to Stenson Covert as contained in a Conveyance dated 24 June 1927

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1C (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to access for maintaining service media as contained in a Deed dated 21 July 1972 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to any part of the land within 10 feet of the strips and shall not erect any building or structure without consent from the board as contained in a Deed dated 21 July 1972 Rights granted relating to access for maintaining service media as contained in a Deed of Grant dated 4 April 1995 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land and shall not erect any building or structure on or over the strip of

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1C (Cont'd)				land as contained in a Deed of Grant 4 April 1995
	-	-	Unknown	Restrictive covenants relating to in using the land the Board won't obstruct or interfere with the user of the land and make good on all damage made to the land and to keep the works in good condition as contained in a Deed dated 21 July 1972 Rights reserved relating to rights of drainage from the Vendors adjoining land through the ditch or stream upon the North Easterly boundary of the property conveyed as contained in a Conveyance dated 10 August 1977

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1D	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect an Option Agreement dated 19 June 2007	Unknown	Provision that the Transferee and his successors in title shall not become entitled to any right of light or easement which would or might prejudicially affect the free use by the Transferors or their successors in title of the adjoining neighbouring for building or any other purposes as contained in a Transfer of the land in this title dated 29 September 1983

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1D (Cont'd)	Peter Blomfield Willows and Michael Elwyn Hughes as trustees of the J.W. & B.J Robinson Settlement Hughes The Black Barn Lubards Farm Hullbridge Road Rayleigh Essex SS6 9QG And Peter Blomfield Willows and Michael Elwyn Hughes as trustees of the J.W. & B.J Robinson Settlement Clarendon House Clarendon Road Redhill Surrey RH1 1FB	Beneficiary in respect of an Overage Agreement as contained in a Deed of Release and Covenant dated 2 December 2020	Unknown	Rights retained relating to a right of way over the land leading to Stenson Covert as contained in a Conveyance dated 24 June 1927

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1D (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to access for maintaining service media as contained in a Deed dated 21 July 1972 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to any part of the land within 10 feet of the strips and shall not erect any building or structure without consent from the board as contained in a Deed dated 21 July 1972 Rights granted relating to access for maintaining service media as contained in a Deed of Grant dated 4 April 1995 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land and shall not erect any building or structure on or over the strip of

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1D (Cont'd)	-	-	Unknown	land as contained in a Deed of Grant 4 April 1995 Restrictive covenants relating to in using the land the Board won't obstruct or interfere with the user of the land and make good on all damage made to the land and to keep the works in good condition as contained in a Deed dated 21 July 1972 Rights reserved relating to rights of drainage from the Vendors adjoining land through the ditch or stream upon the North Easterly boundary of the property conveyed as contained in a Conveyance dated 10 August 1977
1E	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect an Option Agreement dated 19 June 2007	Severn Trent Plc Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of service clean water pipe/private pipe apparatus

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1E (Cont'd)	-	-	Unknown	In respect of a right of way over part of the land and the part of the track adjacent there to not included in the title

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1E (Cont'd)	-	-	Unknown	Rights retained relating to right to use the water pipe and the right to enter the property for the purpose of inspecting, maintaining and renewing the water pipe as well as the right of any quasi-easements of privileges which are enjoyed by any part of the Vendor's said retained property or of the property hereby conveyed as contained in a Conveyance dated 31 March 1980 Provision that all rights of water, drainage, support and light and all other rights, easements and quasi-easements and other privileges of a continuous nature on this property or by any adjoining property of the Vendors shall continue to be used and enjoyed as contained in a conveyance dated 31 March 1980 Restrictive covenants relating to in using the land the Board won't obstruct or interfere with the user of the land and make good on all damage made to the land and to keep

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
				the works in good condition as contained in a deed dated 28 August 1969

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1E (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted to lay and maintain service media as contained in a Deed dated 28 August 1969 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land and shall not erect any building or structure on or over the strip of land or within 10 feet without consent in writing as contained in a Deed dated 28 August 1969 Rights granted relating to access for maintaining service media as contained in a Deed of Grant dated 4 April 1995 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land and shall not erect any building or structure on or over the strip of

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1E (Cont'd)				land as contained in a Deed of Grant 4 April 1995
	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus
	-	-	Unknown	In respect of unknown rights reserved by a conveyance dated 17 December 1927

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1E (Cont'd)	-	-	Kenneth Ernest Atkin and Heather Catherine Atkin Croft House Twynford Road Barrow-On-Trent Derby DE73 7HA Kevan John Atkin and Jayne Atkin The Grange Twynford Road Barrow-On-Trent Derby DE73 7HA	In respect of rights of drainage as are enjoyed by the owners of the land known as Barrow Hill
	-	-	Severn Trent Water Limited Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of apparatus.

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
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Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1F	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus
	-	-	Unknown	In respect of unknown rights reserved by a conveyance dated 17 December 1927

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1F (Cont'd)	-	-	Kenneth Ernest Atkin and Heather Catherine Atkin Croft House Twyford Road Barrow-On-Trent Derby DE73 7HA Kevan John Atkin and Jayne Atkin The Grange Twyford Road Barrow-On-Trent Derby DE73 7HA	In respect of rights of drainage as are enjoyed by the owners of the land known as Barrow Hill
1G	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	Severn Trent Plc Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of service clean water pipe/private pipe apparatus
	-	-	Unknown	In respect of unknown rights reserved by a conveyance dated 17 December 1927

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1G (Cont'd)	-	-	Kenneth Ernest Atkin and Heather Catherine Atkin Croft House Twynford Road Barrow-On-Trent Derby DE73 7HA Kevan John Atkin and Jayne Atkin The Grange Twynford Road Barrow-On-Trent Derby DE73 7HA	In respect of rights of drainage as are enjoyed by the owners of the land known as Barrow Hill

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
2A	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to access to construct, use and maintain service media as contained in a Deed of Grant dated 28 March 1969 Rights granted relating to lay and maintain service media as contained in a Deed of Grant dated 14 April 1969 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 14 April 1969 Rights granted relating to lay and maintain service media as contained in a Deed of Grant dated 12 January 1970

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
2A (Cont'd)				Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 12 January 1970 Rights granted relating to lay and maintain service media over the widened strip of land by a further 10 feet as contained in a Deed of Grant dated 1 July 1994

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
2A (Cont'd)	-	-	Kenneth Ernest Atkin and Heather Catherine Atkin Croft House Twynford Road Barrow-On-Trent Derby DE73 7HA Kevan John Atkin and Jayne Atkin The Grange Twynford Road Barrow-On-Trent Derby DE73 7HA	In respect of a right of access across land.

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
2B	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to access to construct, use and maintain service media as contained in a Deed of Grant dated 28 March 1969 Rights granted relating to lay and maintain service media as contained in a Deed of Grant dated 14 April 1969 Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 14 April 1969 Rights granted relating to lay and maintain service media as contained in a Deed of Grant dated 12 January 1970

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
2B (Cont'd)				Restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 12 January 1970 Rights granted relating to lay and maintain service media over the widened strip of land by a further 10 feet as contained in a Deed of Grant dated 1 July 1994

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
2B (Cont'd)	-	-	Severn Trent Plc Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of service clean water pipe/private pipe apparatus
	-	-	Kenneth Ernest Atkin and Heather Catherine Atkin Croft House Twynford Road Barrow-On-Trent Derby DE73 7HA Kevan John Atkin and Jayne Atkin The Grange Twynford Road Barrow-On-Trent Derby DE73 7HA	Restrictive covenants relating to in using the land the Board won't obstruct or interfere with the user of the land and make good on all damage made to the land and to keep the works in good condition as contained in a Deed of Grant dated 14 April 1969

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3A	Doreen Patricia Goodwin 2 Park Lane Weston On Trent Derby DE72 1GF And c/o Nelsons Solicitors Sterne House Lodge Lane Derby DE1 3WD	Beneficiary in respect of an Overage Agreement dated 11 June 2007.	Unknown	Right of drainage on this land as enjoyed by the owners of the adjoining land known as Barrow Hill
	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	In respect of apparatus

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3A (Cont'd)	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon	In respect of apparatus
	-	-	BT Group PLC 1 Braham Street London E1 8EE	In respect of apparatus
	-	-	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Restriction relating to no disposition of the estate without a certificate signed by or on behalf of William Henry Atkin and Kenneth Ernest Atkin that the provisions of Clause 4 of the Transfer dated 12 March 1999 are met

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3B	Doreen Patricia Goodwin 2 Park Lane Weston On Trent Derby DE72 1GF And c/o Nelsons Solicitors Sterne House Lodge Lane Derby DE1 3WD	Beneficiary in respect of an Overage Agreement dated 11 June 2007.	Unknown	Right of drainage on this land as enjoyed by the owners of the adjoining land known as Barrow Hill
	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	In respect of apparatus

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3B (Cont'd)	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon	In respect of apparatus
	-	-	BT Group PLC 1 Braham Street London E1 8EE	In respect of apparatus
	-	-	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Restriction relating to no disposition of the estate without a certificate signed by or on behalf of William Henry Atkin and Kenneth Ernest Atkin that the provisions of Clause 4 of the Transfer dated 12 March 1999 are met
3C	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Registered charge dated 25 February 1999	Unknown	Right of drainage on this land as enjoyed by the owners of the adjoining land known as Barrow Hill

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3C (Cont'd)	National Westminster Bank PLC Credit Documentation Department 8 th Floor 1 Hardman Boulevard Manchester M3 3AQ	As mortgagee to Kenneth Ernest Atkin, Heather Catherine Atkin, Kevan John Atkin and Jayne Atkin in respect of a charge dated 21 August 2017	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	In respect of apparatus
	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus
	-	-	BT Group PLC 1 Braham Street London E1 8EE	In respect of apparatus

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3D	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Registered charge dated 25 February 1999	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 12 January 1970 Rights granted relating to lay and maintain service media over the widened strip of land by a further 10 feet as contained in a Deed of Grant dated 1 July 1994
	-	-	Unknown	Right of drainage on this land as enjoyed by the owners of the adjoining land known as Barrow Hill

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3E	Doreen Patricia Goodwin 2 Park Lane Weston On Trent Derby DE72 1GF	Beneficiary in respect of an Overage Agreement dated 11 June 2007.	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land without consent in writing as contained in a Deed of Grant dated 28 March 1969 Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 14 April 1969

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3E (Cont'd)				Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 12 January 1970 Rights granted relating to lay and maintain service media over the widened strip of land by a further 10 feet as contained in a Deed of Grant dated 1 July 1994

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3E (Cont'd)	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	Severn Trent Water Limited Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of apparatus.
	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Registered charge dated 12 March 1999	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3F	Doreen Patricia Goodwin 2 Park Lane Weston On Trent Derby DE72 1GF	Beneficiary in respect of an Overage Agreement dated 11 June 2007.	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land without consent in writing as contained in a Deed of Grant dated 28 March 1969 Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 14 April 1969

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3F (Cont'd)				Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 12 January 1970 Rights granted relating to lay and maintain service media over the widened strip of land by a further 10 feet as contained in a Deed of Grant dated 1 July 1994
	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	Severn Trent Water Limited Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of apparatus.

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3F (Cont'd)	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Registered charge dated 12 March 1999	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3G	Doreen Patricia Goodwin 2 Park Lane Weston On Trent Derby DE72 1GF	Beneficiary in respect of an Overage Agreement dated 11 June 2007.	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land without consent in writing as contained in a Deed of Grant dated 28 March 1969 Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 14 April 1969

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3G (Cont'd)				Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 12 January 1970 Rights granted relating to lay and maintain service media over the widened strip of land by a further 10 feet as contained in a Deed of Grant dated 1 July 1994
	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	Severn Trent Water Limited Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of apparatus.

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3G (Cont'd)	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Registered charge dated 12 March 1999	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3H	Doreen Patricia Goodwin 2 Park Lane Weston On Trent Derby DE72 1GF	Beneficiary in respect of an Overage Agreement dated 11 June 2007.	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land without consent in writing as contained in a Deed of Grant dated 28 March 1969 Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 14 April 1969

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3H (Cont'd)				Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 12 January 1970 Rights granted relating to lay and maintain service media over the widened strip of land by a further 10 feet as contained in a Deed of Grant dated 1 July 1994
	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3H (Cont'd)	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Registered charge dated 12 March 1999	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
31	Doreen Patricia Goodwin 2 Park Lane Weston On Trent Derby DE72 1GF	Beneficiary in respect of an Overage Agreement dated 11 June 2007.	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land without consent in writing as contained in a Deed of Grant dated 28 March 1969 Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 14 April 1969

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
31 (Cont'd)				Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 12 January 1970 Rights granted relating to lay and maintain service media over the widened strip of land by a further 10 feet as contained in a Deed of Grant dated 1 July 1994
	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
31 (Cont'd)	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Registered charge dated 12 March 1999	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3J	Doreen Patricia Goodwin 2 Park Lane Weston On Trent Derby DE72 1GF	Beneficiary in respect of an Overage Agreement dated 11 June 2007.	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land without consent in writing as contained in a Deed of Grant dated 28 March 1969 Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 14 April 1969

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3J (Cont'd)				Rights granted relating to lay and maintain service media and restrictive covenants relating to the Grantor shall not cause anything likely to cause damage to the works and shall not without consent make any material alteration to the land strip of land or within 10 feet of the land and shall not erect any building or structure on or over the strip of land or nearer than 10 feet without consent in writing as contained in a Deed of Grant dated 12 January 1970 Rights granted relating to lay and maintain service media over the widened strip of land by a further 10 feet as contained in a Deed of Grant dated 1 July 1994
	Hallam Land Management Limited Banner Cross Hall Sheffield S11 9PD	Beneficiary in respect of an Option Agreement dated 19 June 2007	-	-

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
3J (Cont'd)	The Executors of the Estate of William Henry Atkin Fir Tree Farm Barrow-On-Trent Derbyshire DE73 7GF	Registered charge dated 12 March 1999	-	-
4A	-	-	-	-
5A	Hallam Land Management Limited 55 Ecclesall Road South Sheffield S11 9PB	As mortgagee to Harpur Crewe Limited Liability Company in respect of a Planning Promotion Agreement dated 11 September 2014	Unknown	Rights relating to water drainage support, light and all other rights, easements and quasi-easements and other like privileges of a continuous nature which had been enjoyed by or over the adjoining/neighbouring land and other land forming part of the Harpur-Crewe Settled Estate should continue to be enjoyed as contained in various conveyances/Transfers of adjoining/neighbouring land

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
5A (Cont'd)	-	-	Unknown	The land is subject to such restrictive covenants and easements as may have been imposed by sales out of the Harpur-Crewe Settled Estate of adjacent or neighbouring land before 12 January 2004 insofar as they are still subsisting and capable of being enforced.
5B	-	-	-	-
5C	Hallam Land Management Limited 55 Ecclesall Road South Sheffield S11 9PB	As mortgagee to Harpur Crewe Limited Liability Company in respect of a Planning Promotion Agreement dated 11 September 2014	Unknown	Rights relating to water drainage support, light and all other rights, easements and quasi-easements and other like privileges of a continuous nature which had been enjoyed by or over the adjoining/neighbouring land and other land forming part of the Harpur-Crewe Settled Estate should continue to be enjoyed as contained in various conveyances/Transfers of adjoining/neighbouring land

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
5C (Cont'd)	-	-	Unknown	The land is subject to such restrictive covenants and easements as may have been imposed by sales out of the Harpur-Crewe Settled Estate of adjacent or neighbouring land before 12 January 2004 insofar as they are still subsisting and capable of being enforced.
	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus
			Severn Trent plc Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of public foul drain apparatus

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
6A	Harold Goodwin, David Harold Goodwin, Daniel Sydney Goodwin, Carol Foster and Zoe Marsh c/o Nelsons Solicitors Sterne House Lodge Lane Derby DE1 3WD	Beneficiary in respect of an Overage Agreement dated 17 th February 2016 until 17 th February 2096.	Unknown	Restrictive covenants relating to the land tinted blue as may have been imposed before 1 January 1962 and are still subsisting and capable of being enforced.
	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
6B	Harold Goodwin, David Harold Goodwin, Daniel Sydney Goodwin, Carol Foster and Zoe Marsh c/o Nelsons Solicitors Sterne House Lodge Lane Derby DE1 3WD	Beneficiary in respect of an Overage Agreement dated 17 th February 2016 until 17 th February 2096.	Unknown	Restrictive covenants relating to the land tinted blue as may have been imposed before 1 January 1962 and are still subsisting and capable of being enforced.
	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
6C	Harold Goodwin, David Harold Goodwin, Daniel Sydney Goodwin, Carol Foster and Zoe Marsh c/o Nelsons Solicitors Sterne House Lodge Lane Derby DE1 3WD	Beneficiary in respect of an Overage Agreement dated 17 th February 2016 until 17 th February 2096.	Unknown	Restrictive covenants relating to the land tinted blue as may have been imposed before 1 January 1962 and are still subsisting and capable of being enforced.
	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
6D	Harold Goodwin, David Harold Goodwin, Daniel Sydney Goodwin, Carol Foster and Zoe Marsh c/o Nelsons Solicitors Sterne House Lodge Lane Derby DE1 3WD	Beneficiary in respect of an Overage Agreement dated 17 th February 2016 until 17 th February 2096.	Unknown	Restrictive covenants relating to the land tinted blue as may have been imposed before 1 January 1962 and are still subsisting and capable of being enforced.
	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus
6E	-	-	Unknown	Restrictive covenants as may have been imposed before 12 April 2012 and are still subsisting and capable of being enforced

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7A	Derby City Council The Council House Corporation Street Derby DE1 2FS	In respect of an option agreement to acquire unknown property dated 16 September 2014	Infinity Park Derby LLP Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville Leicestershire LE67 1UF	In respect of a Landowner's Agreement dated 16 September 2014 In respect of a Declaration of Trust stating that all parties held as tenants in common dated 16 September 2014 and varied by unknown terms as contained in a deed of variation dated 10 September 2021

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7A (Cont'd)	-	-	Harpur Crewe Limited Liability Company 2644 Capitol Trail Suite 300 Department 570 Newark Delaware USA and c/o Mather Jamie 3 Bank Court Weldon Road Loughborough LE11 5RF	In respect of a Declaration of Trust stating that all parties held as tenants in common dated 16 September 2014 and varied by unknown terms as contained in a deed of variation dated 10 September 2021

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7A (Cont'd)	-	-	Derby City Council The Council House Corporation Street Derby DE1 2FS	In respect of a Declaration of Trust stating that all parties held as tenants in common dated 16 September 2014 and varied by unknown terms as contained in a deed of variation dated 10 September 2021

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7B	-	-	Derby City Council The Council House Corporation Street Derby DE1 2FS	Rights Granted relating to the right of support and shelter and protection from the link road, rights upon reasonable written notice to enter and remain on the maintenance area with or without workmen, vehicles, equipment and materials to inspect, maintain, renew, clean and repair the Swale as contained in a transfer of land lying to the east dated 16 September 2014 In respect of a right of access to construct, install, maintain and repair the Spur Road extension, the surface water drain system and to maintain and repair the conduits as contained in a Deed dated 10 September 2021 In respect of a lease dated 16 September 2014 In respect of a Marketing Services Agreement dated 16 September 2014

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7B (Cont'd)				In respect of an option agreement to acquire unknown property dated 16 September 2014
	-	-	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021
	-	-	Infinity Park Derby Management Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville Leicestershire LE67 1UF	In respect of a Landowner's Agreement dated 16 September 2014

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7B (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted for access to lay, maintain, inspect, renew, replace a gas main or pipe for the transmission or storage of gas as contained in a Deed dated 25 August 1970

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7B (Cont'd)	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	Rights granted relating to giving reasonable notice to the owner the right to enter on, break open and excavate under the property and to lay, place, use and repair electric lines and the right to enter on the land of the owner adjoining the route for any of the purposes above, the right to enjoy the benefit of support for the electric lines from the subjacent and adjacent land of the owner as contained in a Deed of Grant dated 9 September 1996 The land has the benefit of any legal easements reserved by and is subject to the rights granted relating to laying, adjusting, repairing, renew and inspect the underground electric lines, the right to enter onto the land at all reasonable times with the required contractors, vehicles, materials and equipment and the break up the surface of the easement strip from time to time, to gain access to the lines to and from the adopted highway known as

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7B (Cont'd)				Wilmore Road as contained in a Deed dated 12 April 2017
	-	-	National Grid Gas plc 1-3 Strand London WC2N 5EH	Rights granted relating to the easements to lay, construct, inspect, maintain, protect, use and replace or render unusable a pipeline for the transmission or storage of gas or other ancillary materials and all necessary ancillary in a strip of land 9 meters wide as well as the right to pass and repass over the strip of land for the purpose of the works at all reasonable times as contained in a Deed of Grant dated 15 June 1998 Rights granted

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7B (Cont'd)	-	-	Severn Trent Water Limited Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	Rights granted relating to constructing and laying at any time the apparatus, the right of having free flow and passage of water, the right at all times with or without vehicles, plant, machinery, contractors and others authorised and all necessary materials to enter onto the strip of land, the right to constructing and maintain access gates and the right of erecting and maintaining markers indicating the position and extent of the strip of land for the position of the apparatus, right to make all necessary excavations and the right to remove all or any trees and shrubs as contained in a Deed of Grant dated 21 November 2005 In respect of clean water main apparatus.

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7C			Derby City Council The Council House Corporation Street Derby DE1 2FS	Rights Granted relating to the right of support and shelter and protection from the link road, rights upon reasonable written notice to enter and remain on the maintenance area with or without workmen, vehicles, equipment and materials to inspect, maintain, renew, clean and repair the Swale as contained in a transfer of land lying to the east dated 16 September 2014 In respect of a right of access to construct, install, maintain and repair the Spur Road extension, the surface water drain system and to maintain and repair the conduits as contained in a Deed dated 10 September 2021 In respect of a lease dated 16 September 2014 In respect of a Marketing Services Agreement dated 16 September 2014

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7C (Cont'd)				In respect of an option agreement to acquire unknown property dated 16 September 2014
	-	-	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021
	-	-	Infinity Park Derby Management Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville Leicestershire LE67 1UF	In respect of a Landowner's Agreement dated 16 September 2014

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7C (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted for access to lay, maintain, inspect, renew, replace a gas main or pipe for the transmission or storage of gas as contained in a Deed dated 25 August 1970
	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	Rights granted relating to giving reasonable notice to the owner the right to enter on, break open and excavate under the property and to lay, place, use and repair electric lines and the right to enter on the land of the owner adjoining the route for any of the purposes above, the right to enjoy the benefit of support for the electric lines from the subjacent and adjacent land of the owner as contained in a Deed of Grant dated 9 September 1996

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7C (Cont'd)	-	-	National Grid Gas plc 1-3 Strand London WC2N 5EH	Rights granted relating to the easements to lay, construct, inspect, maintain, protect, use and replace or render unusable a pipeline for the transmission or storage of gas or other ancillary materials and all necessary ancillary in a strip of land 9 meters wide as well as the right to pass and repass over the strip of land for the purpose of the works at all reasonable times as contained in a Deed of Grant dated 15 June 1998 Rights granted

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7C (Cont'd)	-	-	Severn Trent Water Limited Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	Rights granted relating to constructing and laying at any time the apparatus, the right of having free flow and passage of water, the right at all times with or without vehicles, plant, machinery, contractors and others authorised and all necessary materials to enter onto the strip of land, the right to constructing and maintain access gates and the right of erecting and maintaining markers indicating the position and extent of the strip of land for the position of the apparatus, right to make all necessary excavations and the right to remove all or any trees and shrubs as contained in a Deed of Grant dated 21 November 2005

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
7C (Cont'd)	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	The land has the benefit of any legal easements reserved by and is subject to the rights granted relating to laying, adjusting, repairing, renew and inspect the underground electric lines, the right to enter onto the land at all reasonable times with the required contractors, vehicles, materials and equipment and the break up the surface of the easement strip from time to time, to gain access to the lines to and from the adopted highway known as Wilmore Road as contained in a Deed dated 12 April 2017
8A	-	-	-	-
8B	-	-	-	-
8C	-	-	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
8C (Cont'd)	-	-	Severn Trent Water Limited Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of apparatus.
8D	-	-	-	-
8E	-	-	-	-

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ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
9A	-	-	Harpur Crewe Limited Liability Company 2644 Capitol Trail Suite 300 Department 570 Newark Delaware USA and c/o Mather Jamie 3 Bank Court Weldon Road Loughborough LE11 5RF	The land is subject to any rights that are reserved relating to right of entry to construct, repair, maintain, replace any buildings or boundary fence, rights to flow of light and air, right to support and protection for the retained land and the rights to vary the surface water system as contained in a Transfer dated 26 February 2021 The land is subject to positive covenants that the property owner will erect a temporary fence, observe and perform all obligations in planning agreement as contained in a transfer dated 26 February 2021 The land is subject to restrictive covenants relating to discharge of surface water, not to use the words name Johnson, Harpur or Crewe in any street names as contained in a transfer of land dated 26 February 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
9A (Cont'd)				The land is subject to various Conveyances/Transfers of adjoining or neighbouring land formerly forming part of the Harpur-Crewe Settled Estate relating to a provision that all rights of water drainage support and light and all other rights easements and quasi-easements (except rights of way) and other like privileges which had been enjoyed by or over the adjoining or neighbouring land over or by other land forming part of the Harpur-Crewe Settled Estate should continue to be so used and enjoyed Restrictive covenants and easements as may have been imposed by sales out of the Harpur-Crewe Settled Estate of adjacent or neighbouring land before 12 January 2004 insofar as they are still subsisting and capable of being enforced

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
9A (Cont'd)	-	-	Unknown	Restrictive covenants and easements as may have been imposed by sales out of the Harpur-Crewe Settled Estate of adjacent or neighbouring land before 12 January 2004 insofar as they are still subsisting and capable of being enforced
	-	-	Unknown	The land is subject to various Conveyances/Transfers of adjoining or neighbouring land formerly forming part of the Harpur-Crewe Settled Estate relating to a provision that all rights of water drainage support and light and all other rights easements and quasi-easements (except rights of way) and other like privileges which had been enjoyed by or over the adjoining or neighbouring land over or by other land forming part of the Harpur-Crewe Settled Estate should continue to be so used and enjoyed

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
9B	-	-	Harpur Crewe Limited Liability Company 2644 Capitol Trail Suite 300 Department 570 Newark Delaware USA and c/o Mather Jamie 3 Bank Court Weldon Road Loughborough LE11 5RF	The land is subject to any rights that are reserved relating to right of entry to construct, repair, maintain, replace any buildings or boundary fence, rights to flow of light and air, right to support and protection for the retained land and the rights to vary the surface water system as contained in a Transfer dated 26 February 2021 The land is subject to positive covenants that the property owner will erect a temporary fence, observe and perform all obligations in planning agreement as contained in a transfer dated 26 February 2021 The land is subject to restrictive covenants relating to discharge of surface water, not to use the words name Johnson, Harpur or Crewe in any street names as contained in a transfer of land dated 26 February 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
9B (Cont'd)				The land is subject to various Conveyances/Transfers of adjoining or neighbouring land formerly forming part of the Harpur-Crewe Settled Estate relating to a provision that all rights of water drainage support and light and all other rights easements and quasi-easements (except rights of way) and other like privileges which had been enjoyed by or over the adjoining or neighbouring land over or by other land forming part of the Harpur-Crewe Settled Estate should continue to be so used and enjoyed Restrictive covenants and easements as may have been imposed by sales out of the Harpur-Crewe Settled Estate of adjacent or neighbouring land before 12 January 2004 insofar as they are still subsisting and capable of being enforced

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
9B (Cont'd)	-	-	Unknown	Restrictive covenants and easements as may have been imposed by sales out of the Harpur-Crewe Settled Estate of adjacent or neighbouring land before 12 January 2004 insofar as they are still subsisting and capable of being enforced
	-	-	Unknown	The land is subject to various Conveyances/Transfers of adjoining or neighbouring land formerly forming part of the Harpur-Crewe Settled Estate relating to a provision that all rights of water drainage support and light and all other rights easements and quasi-easements (except rights of way) and other like privileges which had been enjoyed by or over the adjoining or neighbouring land over or by other land forming part of the Harpur-Crewe Settled Estate should continue to be so used and enjoyed

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
10A	-	-	Harold and David Goodwin Lea Farm Sinfin Moor Lane Derby DE24 9HW	In respect of access rights along Sinfin Moor Lane to Lea Farm, Sinfin Moor Lane, Derby.
	-	-	Unknown	In respect of access rights along Sinfin Moor Lane known as National Cycle Route 66.

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11A	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	Beneficiary in respect of a unilateral notice in respect of an agreement to purchase dated 5 November 2021	Rolls Royce plc Kings Place 90 York Way London N1 9FX	The land has the benefit of the rights reserved relating to the right of support and shelter and protection and any buildings or structures on it, the right to build new buildings and to carry out any other works and develop the retained land, construct roads, service media and other infrastructure, the right of uninterrupted and unimpeded access of light and air over the link road land to any buildings as contained in a Transfer of land lying to the east dated 16 September 2014 Rights excepted and reserved relating to the right of support, shelter and protection, the right to build new buildings upon and to rebuild, extend or alter, demolish or carry out other works and develop the retained land and construct the link road extension and conducting media and other infrastructure, and the right of uninterrupted and unimpeded right of light and air and the property has these benefits to be used only for the purposes as detailed

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11A (Cont'd)				as contained a Transfer of land on the east side of the land in this title dated 22 November 2017 In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021 Restrictive covenants relating to protection of the environment and disposal of the property as contained in a transfer of land dated 5 November 2021 In respect of a covenant to not dispose of the registered estate without written consent as contained in clause 6.1.3 of a Transfer dated 5 November 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11A (Cont'd)	-	-	Derby City Council The Council House Corporation Street Derby DE1 2FS	Rights granted of support, shelter and protection as contained in a Transfer of land on the east side of the land in this title dated 22 November 2017 In respect of a right of access to construct, install, maintain and repair the Spur Road extension, the surface water drain system and to maintain and repair the conduits as contained in a Deed dated 10 September 2021
	-	-	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11A (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media as contained in a Deed of Grant dated 25 August 1970
11B	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	Beneficiary in respect of a unilateral notice in respect of an agreement to purchase dated 5 November 2021	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus on the land

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11B (Cont'd)	-	-	Rolls Royce plc Kings Place 90 York Way London N1 9FX	The land has the benefit of the rights reserved relating to the right of support and shelter and protection and any buildings or structures on it, the right to build new buildings and to carry out any other works and develop the retained land, construct roads, service media and other infrastructure, the right of uninterrupted and unimpeded access of light and air over the link road land to any buildings as contained in a Transfer of land lying to the east dated 16 September 2014 Rights excepted and reserved relating to the right of support, shelter and protection, the right to build new buildings upon and to rebuild, extend or alter, demolish or carry out other works and develop the retained land and construct the link road extension and conducting media and other infrastructure, and the right of uninterrupted and unimpeded right of light and air and the property has these benefits to be used only for the purposes as detailed

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11B (Cont'd)				as contained a Transfer of land on the east side of the land in this title dated 22 November 2017 In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021 Restrictive covenants relating to protection of the environment and disposal of the property as contained in a transfer of land dated 5 November 2021 In respect of a covenant to not dispose of the registered estate without written consent as contained in clause 6.1.3 of a Transfer dated 5 November 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11B (Cont'd)	-	-	Derby City Council The Council House Corporation Street Derby DE1 2FS	Rights granted of support, shelter and protection as contained in a Transfer of land on the east side of the land in this title dated 22 November 2017 In respect of a right of access to construct, install, maintain and repair the Spur Road extension, the surface water drain system and to maintain and repair the conduits as contained in a Deed dated 10 September 2021
	-	-	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

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	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11B (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media as contained in a Deed of Grant dated 25 August 1970
11C	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	Beneficiary in respect of a unilateral notice in respect of an agreement to purchase dated 5 November 2021	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus on the land
	-	-	Severn Trent plc Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of clean water main apparatus

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11C (Cont'd)	-	-	Rolls Royce plc Kings Place 90 York Way London N1 9FX	The land has the benefit of the rights reserved relating to the right of support and shelter and protection and any buildings or structures on it, the right to build new buildings and to carry out any other works and develop the retained land, construct roads, service media and other infrastructure, the right of uninterrupted and unimpeded access of light and air over the link road land to any buildings as contained in a Transfer of land lying to the east dated 16 September 2014 Rights excepted and reserved relating to the right of support, shelter and protection, the right to build new buildings upon and to rebuild, extend or alter, demolish or carry out other works and develop the retained land and construct the link road extension and conducting media and other infrastructure, and the right of uninterrupted and unimpeded right of light and air and the property has these benefits to be used only for the purposes as detailed

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11C (Cont'd)				as contained a Transfer of land on the east side of the land in this title dated 22 November 2017 In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021 Restrictive covenants relating to protection of the environment and disposal of the property as contained in a transfer of land dated 5 November 2021 In respect of a covenant to not dispose of the registered estate without written consent as contained in clause 6.1.3 of a Transfer dated 5 November 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11C (Cont'd)	-	-	Derby City Council The Council House Corporation Street Derby DE1 2FS	Rights granted of support, shelter and protection as contained in a Transfer of land on the east side of the land in this title dated 22 November 2017 In respect of a right of access to construct, install, maintain and repair the Spur Road extension, the surface water drain system and to maintain and repair the conduits as contained in a Deed dated 10 September 2021
	-	-	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11C (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media as contained in a Deed of Grant dated 25 August 1970
	-	-	Severn Trent Water Limited Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	In respect of apparatus.
11D	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	Beneficiary in respect of a unilateral notice in respect of an agreement to purchase dated 5 November 2021	National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	In respect of apparatus on the land

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

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	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11D (Cont'd)	-	-	Rolls Royce plc Kings Place 90 York Way London N1 9FX	The land has the benefit of the rights reserved relating to the right of support and shelter and protection and any buildings or structures on it, the right to build new buildings and to carry out any other works and develop the retained land, construct roads, service media and other infrastructure, the right of uninterrupted and unimpeded access of light and air over the link road land to any buildings as contained in a Transfer of land lying to the east dated 16 September 2014 Rights excepted and reserved relating to the right of support, shelter and protection, the right to build new buildings upon and to rebuild, extend or alter, demolish or carry out other works and develop the retained land and construct the link road extension and conducting media and other infrastructure, and the right of uninterrupted and unimpeded right of light and air and the property has these benefits to be used only for the purposes as detailed

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
				as contained a Transfer of land on the east side of the land in this title dated 22 November 2017 In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021 Restrictive covenants relating to protection of the environment and disposal of the property as contained in a transfer of land dated 5 November 2021 In respect of a covenant to not dispose of the registered estate without written consent as contained in clause 6.1.3 of a Transfer dated 5 November 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11D (Cont'd)	-	-	Derby City Council The Council House Corporation Street Derby DE1 2FS	Rights granted of support, shelter and protection as contained in a Transfer of land on the east side of the land in this title dated 22 November 2017 In respect of a right of access to construct, install, maintain and repair the Spur Road extension, the surface water drain system and to maintain and repair the conduits as contained in a Deed dated 10 September 2021
	-	-	Wilson Bowden Developments Limited Barratt House Cartwright Way Forest Business Park Bardon Hill Coalville LE67 1UF	In respect of rights of access and to connect to install, lay and use any conduits under or over the property for the passage of services as contained in a Deed dated 10 September 2021

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

Table 2 (Continued)

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
11D (Cont'd)	-	-	Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU	Rights granted relating to lay and maintain service media as contained in a Deed of Grant dated 25 August 1970
12A	-	-	-	-

**THE DERBYSHIRE COUNTY COUNCIL AND DERBY CITY COUNCIL (SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE) COMPULSORY PURCHASE
ORDER 2023**

General Entries

Name and Address	Capacity	Description
National Grid Electricity Distribution PLC Avonbank Feeder Road Bristol Avon BS2 0TB	As statutory electricity supplier undertaker	in respect of electricity distribution lines, cables, conduits and apparatus
Cadent Gas Limited Cadent Pilot Way Ansty CV7 9JU	As statutory gas undertaker	in respect of gas mains, pipes and other apparatus
National Grid Gas plc 1-3 Strand London WC2N 5EH	As statutory gas transmission undertaker	in respect of gas mains, pipes and other apparatus
BT Group PLC 1 Braham Street London E1 8EE	As licenced telecommunications operator	in respect of telecommunication facilities and other apparatus
Severn Trent plc and Severn Trent Water Limited Severn Trent Centre 2 St John's Street Coventry CV1 2LZ	As statutory water mains undertaker	in respect of water mains, foul sewer, surface water sewer and other apparatus

Given under the Common Seal of the Derbyshire County Council on the
day of 2023

THE COMMON SEAL OF
DERBYSHIRE COUNTY COUNCIL

was affixed in the presence of:

.....

Authorised signatory



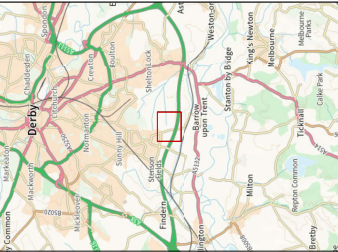
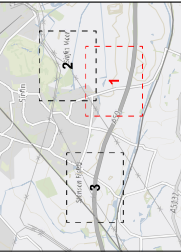
DERBYSHIRE

County Council

Legend

 Permanent Landtake

 Rights to be Acquired



BK **Bruton Knowles**

Planning Consultants
01246 442 880
01246 442 88000

SCALE: 1:2,000 PAPER SIZE: A1

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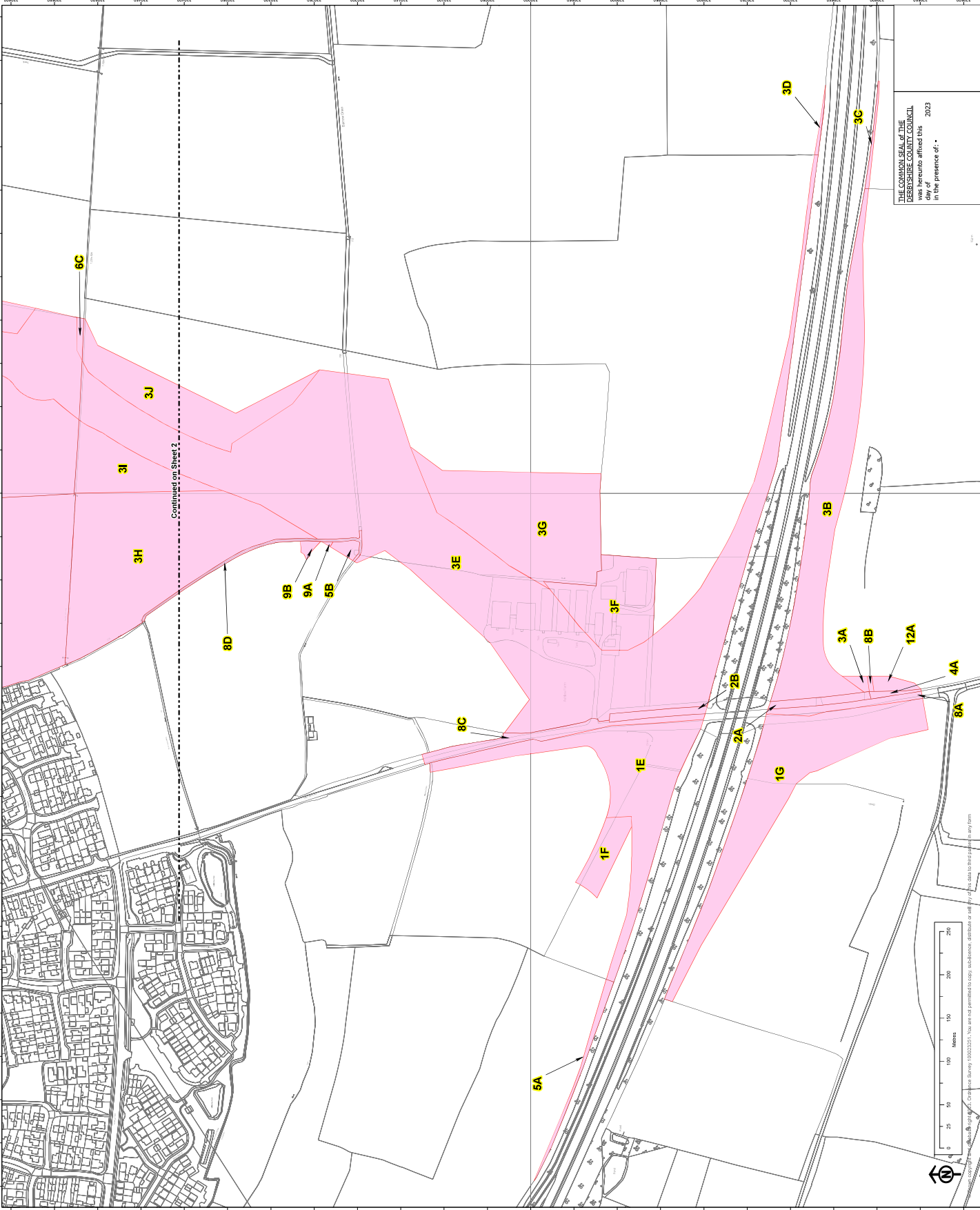
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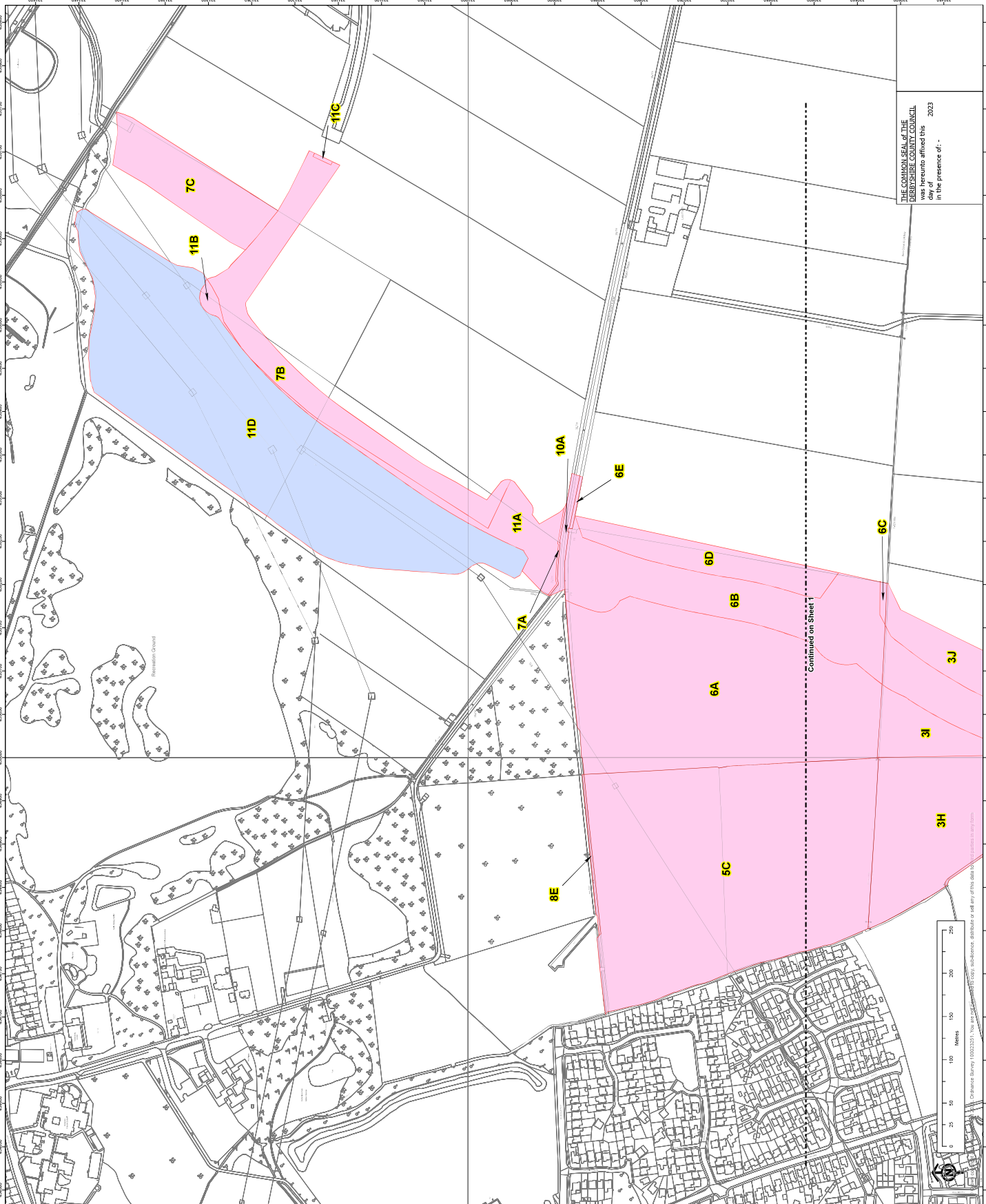
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**"The map referred to in
the Derbyshire County Council
and Derby City Council
(South Derbyshire Growth Zone
Enabling Infrastructure)
Compulsory Purchase Order 2023"**

Reference: 533930-DCOGS-CPO-2023-07-12

Sheet 1 of 3





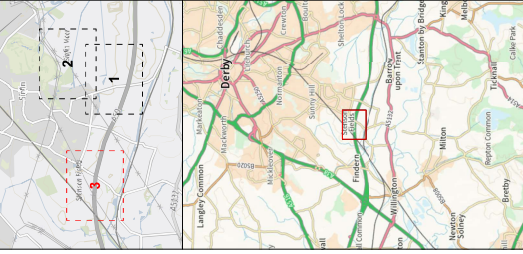


DERBYSHIRE
County Council

Legend

Permanent Landtake

Rights to be Acquired



BK **Bruton Knowles**

Derbyshire
County Council
Planning
Department
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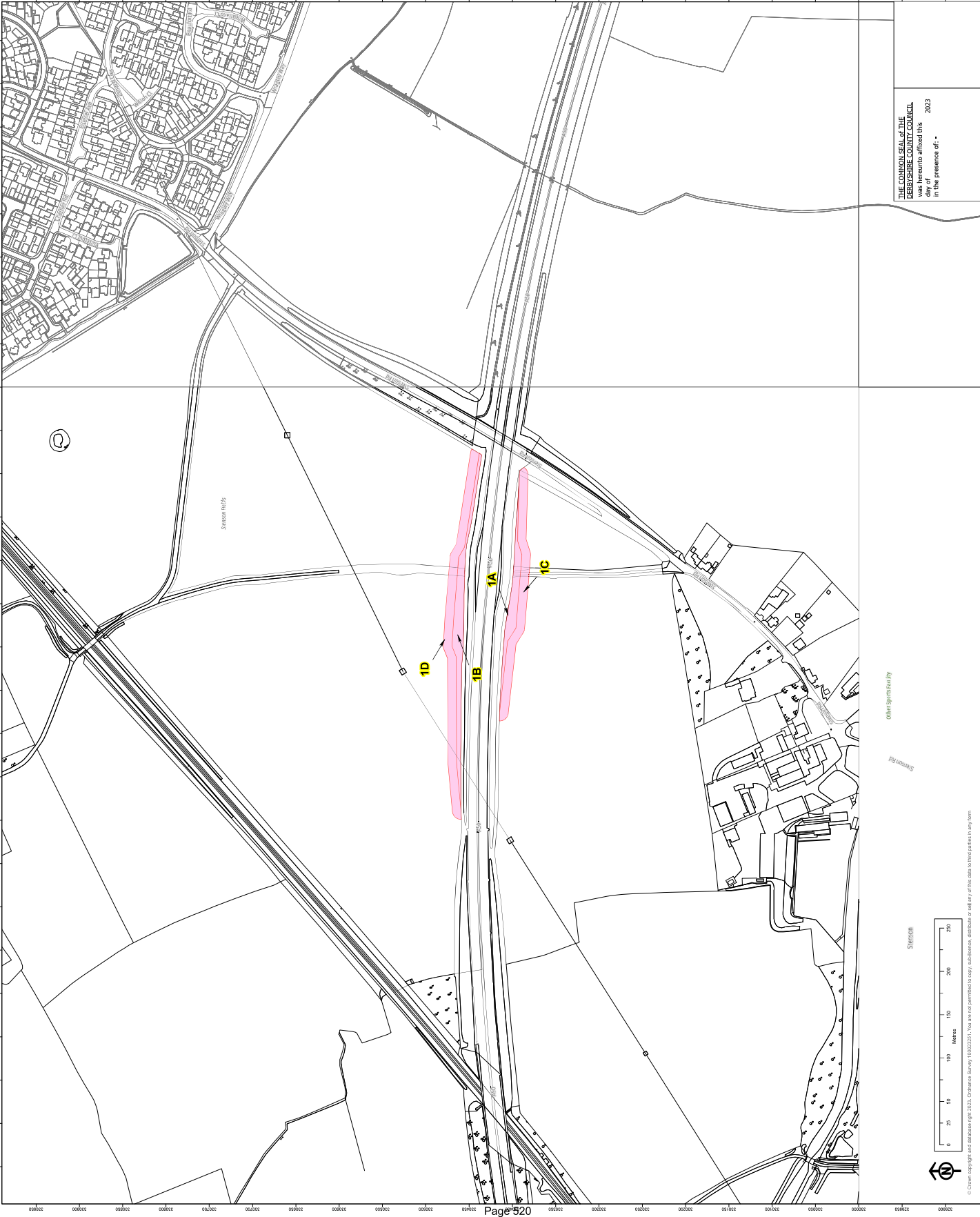
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VERSION: 1 DATE: 19/07/2023

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**"The Derbyshire County Council
and Derby City Council
(South Derbyshire Growth Zone
Enabling Infrastructure)
Compulsory Purchase Order 2023"**

Revision: 533830-DCOG2-CPO-2023-07-12
Sheet 3 of 3



SOUTH DERBYSHIRE GROWTH ZONE

STATEMENT OF REASONS



DERBYSHIRE COUNTY COUNCIL

STATEMENT OF REASONS

in respect of the following orders:

The Derbyshire County Council and Derby City Council (South Derbyshire Growth Zone
Enabling Infrastructure) (Classified Road) (Side Roads) Order 2023

and

The Derbyshire County Council and Derby City Council (South Derbyshire Growth Zone
Enabling Infrastructure) Compulsory Purchase Order 2023

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1 INTRODUCTION

1.1 Purpose of the Statement

1.1.1 This Statement of Reasons relates to the South Derbyshire Growth Zone Enabling Infrastructure (the "Scheme") and has been submitted by Derbyshire County Council (the "Council") to the Secretary of State for Transport (the "Secretary of State"). It relates to the making of the following orders (together "the Orders"):

- a) The Derbyshire County Council and Derby City Council (South Derbyshire Growth Zone Enabling Infrastructure) (Classified Road) (Side Roads) Order 2023 (the "SRO"); and
- b) The Derbyshire County Council and Derby City Council (South Derbyshire Growth Zone Enabling Infrastructure) Compulsory Purchase Order 2023 (the "CPO"),

together, the "Orders".

1.1.2 This Statement explains the purpose and effect of the Orders, which have been made by the Council and submitted to the Secretary of State for confirmation.

1.1.3 This Statement of Reasons is a non-statutory statement provided in compliance with the Department for Levelling Up, Housing and Communities, and Local Government's "Guidance on Compulsory Purchase Process and the Crichel Down Rules" ('the DLUHC Guidance') (July 2019) and The Department for Transport's (DfT) Note on the Preparation, Drafting and Submission of Compulsory Purchase Orders for Highway Schemes and Car Parks for which the Secretary of State is the Confirming Authority, Circular No. 2/97 ('the DfT Guidance'). It is not intended to discharge the Council's requirement to produce, nor is it to be taken as, its 'Statement of Case' in the event that the Secretary of State should convene a public inquiry to be held to consider any objections received to the Orders.

1.1.4 On 27 July 2023, the Council agreed to the use of compulsory purchase powers and authorised preparation of the Orders, which were made on XXX [Insert once sealing date is known] 2023.

1.1.5 The CPO was made under sections 239, 240 (general powers of highway authorities to acquire land for the construction and improvement of highways), 246 (power to acquire land for mitigating the adverse effects of constructing or improving highways) and 260 (clearance of title to land acquired for statutory purposes) of the Highways Act 1980 ('the 1980 Act').

1.1.6 The Council recognises that a compulsory purchase order can only be made if there is a compelling case in the public interest (paragraphs 2 and 12 of the DLUHC Guidance). The making and confirmation of the CPO will enable the Council to acquire the land and rights necessary for the construction and maintenance of the Scheme and ensure that the necessary improvements are made to the local highway network, that appropriate mitigation measures are implemented, and that exchange land is provided.

1.1.7 The Council believes that there is a compelling case in the public interest in that the proposed acquisition unlocks land for building the Infinity Garden Village ("IGV"). The objective of the IGV is to create a sustainable community to the south of Derby, delivering around 2,130 new homes at the allocated site of Wragley Way, with the opportunity to support approximately 2,400 further new homes at the currently unallocated Lowes Farm site. The site will also support the delivery of up to 5000 new jobs at Infinity Park Derby with supporting infrastructure and community facilities, including primary and secondary schools and a new local centre, all set within high quality green and blue infrastructure to provide the garden village with its own distinct character.

- 1.1.8 The Council is accordingly able to demonstrate there is a compelling case in the public interest for such exercise and that the public interest is sufficiently important to justify the interference with private rights in making improvements to the highway.
- 1.1.9 If confirmed by the Secretary of State, the CPO will enable the Council to acquire compulsorily the land and rights over the order land described below in order to facilitate the development described below.
- 1.1.10 On 27 July 2023 the Council also authorised the making of the SRO. The SRO was made under sections 14 and 125 of the 1980 Act to enable the Council to improve, raise, lower, divert or otherwise alter highways, stop up highways, stop up private means of access and provide new private means of access to premises required as a consequence of the construction of the classified road.

1.2 Scope of compulsory acquisition powers sought

- 1.2.1 The Council seeks authorisation to acquire the land required for the Scheme outright. The DLUHC Guidance requires that all the land required for the scheme be included within the CPO. However, for some plots the Council is seeking authorisation to compulsorily acquire or create new rights, for example in relation to drainage. The Council has sought to minimise the extent of compulsory acquisition, including the acquisition or creation of rights instead of outright acquisition, wherever possible. Authorisation is sought to acquire some land which is only required on a temporary basis.

1.3 Powers under which the Orders are made (Enabling Powers)

- 1.3.1 A summary of the powers in the 1980 Act, which are relied upon in relation to the Scheme is provided below:
- a) The Council have entered into an agreement under section 8 with Derby City Council to enable the Council to act on their behalf in the compulsory purchase of land and the delivery of the highway infrastructure.
 - b) The Council have entered into an agreement under section 6 and 8 with National Highways to enable the Council to act on their behalf in the compulsory purchase of land and delivery of the highway infrastructure.
 - c) Section 239 enables the Council as the Highway Authority for the area to “acquire land required for the construction of a highway, other than a trunk road, which is to become maintainable at the public expense”, as well as any land required for the improvement of a highway.
 - d) Section 240 provides that the Council as Highway Authority may acquire land required for the use in connection with construction or improvement of a highway.
 - e) Section 246 allows the Council to acquire land for the purpose of mitigating any adverse effect that the existence or use of the highway may have on its surroundings.
 - f) Section 250 allows the Council as the acquiring authority to acquire rights over land, both by acquisition of those already in existence and by the creation of new rights.
 - g) Section 14 authorises the County as the Highway Authority to stop up, divert, improve or otherwise deal with a highway that crosses or enters the route of the road to be provided.

- h) Section 125 empowers the County to deal with any private means of access affected by the new road including the provision of a new means of access.
- i) An order by the Secretary of State will be sought by National Highways under section 10 for part of the Scheme to become trunk road; namely the slip roads of the new junction on the A50.

1.4 Confirmation of the Orders

- 1.4.1 The Council is satisfied that the purpose of the Orders falls within the powers set out above and that the Orders may be lawfully made. The Council is exercising its compulsory purchase powers because it has not been able to acquire by agreement all interests that are required for the Scheme, although it will continue to make all efforts to acquire the land by agreement.
- 1.4.2 The Council is satisfied that it may lawfully exercise its powers of compulsory acquisition under the powers set out above and that it is able to demonstrate there is a compelling case in the public interest for such exercise and that the public interest is sufficiently important to justify the interference with private rights in making improvements to the highway.
- 1.4.3 On confirmation of the Orders the Council intends to execute a General Vesting Declaration as set out in the Compulsory Purchase (Vesting Declarations) Act 1981, in order to secure title to, or rights in, the order land. Alternatively, if appropriate, it may follow the Notice to Treat/Notice of Entry procedure set out in the Acquisition of Land Act 1981.

2 THE ORDER LAND

2.1 Location and Description of the Order Land

- 2.1.1 The Order land is located on the southern residential edge of Derby, between Stenson Fields, Sinfin and Chellaston. The land straddles the administrative boundary between Derby City Council and South Derbyshire District Council and lies between the main transport route of the A50 (Derby Southern Bypass) in the south and the newly construction Infinity Park Way to the north-east.
- 2.1.2 The site comprises flat and typically regularly shaped agricultural fields, defined by hedgerows, that contain mature trees, and dry and wet ditches. There are three main drains/watercourses that cross the site: Barrow Drain, Main Drain and Cuttle Brook. Outbuildings associated with a working farm lie within the order land boundary, east of Deep Dale Lane.
- 2.1.3 Its western boundary lies adjacent to the eastern residential area of Sinfin, whilst its northern boundaries are defined by edges of the Sinfin Moor Park & Nature Reserve. The site's eastern boundaries are generally defined by hedgerows, with its more eastern edge meeting a connecting road south of the iHub building at Infinity Park Way.
- 2.1.4 The area to the north of Sinfin Lane is currently subject to development by Wilson Bowden Developments ("WBD") through a separate overlapping planning application. A part of the proposed infrastructure is being constructed by WBD as a part of that development. All infrastructure works carried out by WBD will be in-line with the planning permission for the Scheme. Once built, this completed work will be dedicated and adopted as highway maintainable at public expense. The costs of WBD carrying out this work will be off-set against the developer's financial contribution to the South Derbyshire Growth Zone enabling infrastructure.

- 2.1.5 The land required to construct the scheme is identified on the CPO Map which comprises three sheets, shown edged red and coloured pink and blue. The Council intends to acquire all interests in the order land. Individual plot boundaries and numbers on the CPO Map correspond with the schedule to the CPO ("the Schedule"). Table 2 of the Schedule lists other parties who may have a compensable qualifying interest in the order land, where known after diligent inquiry.
- 2.1.6 Copies of the Orders and of the relevant plans and specifications may be inspected online¹. For hard copies of the Orders and associated documents and plans, members of the public are able to contact the relevant officers at the Council as well as the Department for Transport.

2.2 Description of the Land Ownership

- 2.2.1 The order land, being the land and interests and new rights over land proposed to be acquired compulsorily pursuant to the CPO, constitutes 52.34 hectares of land. Other than for land within the existing highway boundaries and land held by the Council, the Council has not yet acquired any of the land it requires for the scheme to be built; although the Council has been in discussions with the owners and occupiers of the land affected.
- 2.2.2 The order land is in several ownerships with the majority of land currently being in agricultural use together with some highway land. All land ownership information has been obtained from the inspection of the Land Registry title documents and information provided by owners and occupiers following service of requests for information by Derbyshire County Council and Derby City Council under the relevant statutory powers.
- 2.2.3 Details of the interests to be acquired and land over which rights are to be acquired are more particularly described in the Schedule to the CPO. These include areas where land is required to enable construction to take place and land which may be capable of being offered back to the owners on completion of the works. The areas are set out in Table 1 which identifies each plot by number and the purpose for which the land is required.
- 2.2.4 Where there is certainty that plots will not be required in the longer term or where the nature of the land is unlikely to be changed significantly, for example for shorter-term construction access, then they have been included as freehold ownership plots. The Council will negotiate with the landowners in respect of entering into licenses in respect of these plots as an alternative to compulsory acquisition, but absent agreement must include the land within the CPO.

3 THE CASE FOR THE USE OF COMPULSORY PURCHASE POWERS AND THE SIDE ROADS ORDER

3.1 Infinity Garden Village

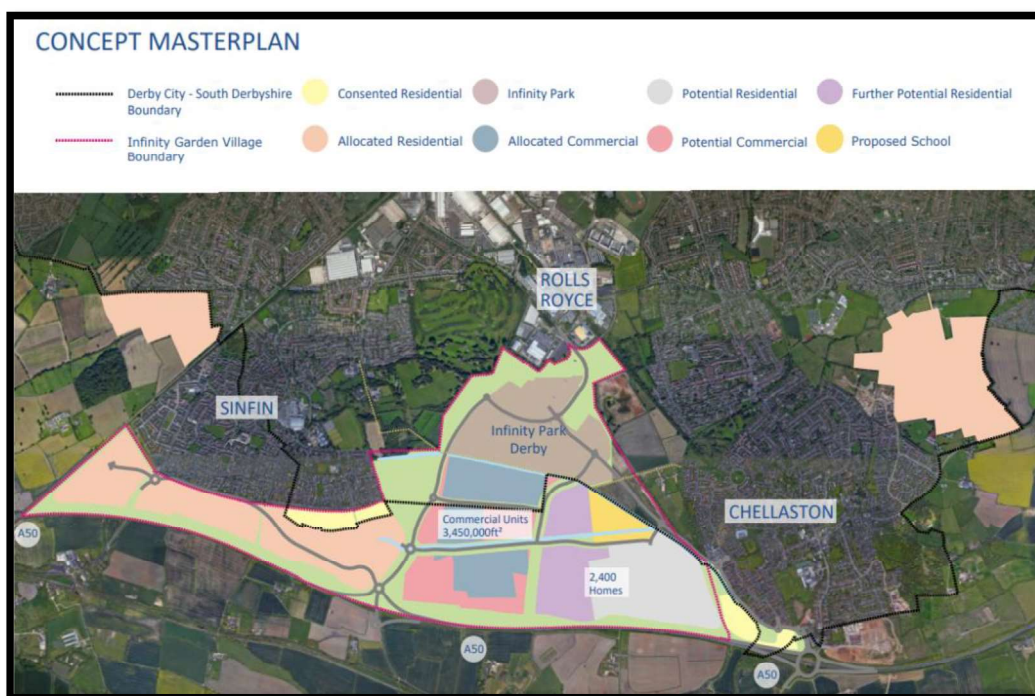
- 3.1.1 The land is required in order to deliver key infrastructure to enable the development of IGV.
- 3.1.2 Within the South Derbyshire Growth Zone, IGV is a core priority for many key policy drivers (Local Enterprise Partnership D2N2 (Derby, Derbyshire, Nottingham and Nottinghamshire) Strategic Economic Plan, Midlands Engine/Midlands Connect, Derbyshire Local Transport Plans LTP3, SDDC Local Plan and Derby City Local Plan - see section 8) and provides an outstanding opportunity to secure and accelerate significant development and boost economic growth and

¹See <https://www.derbyshire.gov.uk/transport-roads/transport-plans/a50/a50-junction-and-link-road.aspx>

opportunity. The IGV development masterplan is shown in Figure 1 with the core development consisting of the following main land uses:

- Housing
 - 2,400 residences at Lowes Farm
 - 2,130 residences at Wragley Way
- Employment – 3.45 million sqft of mixed employment space.
- Education – 1,500 pupil secondary school at Lowes Farm.
- Local centre and primary school.

Figure 1 - IGV Indicative Development Masterplan



3.1.3 The enabling infrastructure will stimulate economic growth, by facilitating much needed development across South Derbyshire and into the wider area. In addition, the project reflects all five of the Strategic Outcomes within the National Highways Delivery Plan:

- Supporting economic growth;
- A safe and serviceable network;
- A more free-flowing network;
- Improved environment; and
- An accessible and integrated network.

3.1.4 The infrastructure will allow for a much needed injection of investment in the region, as highlighted by The Institute for Fiscal Studies², which found that GVA and Research and Development spend in the East Midlands lags behind London and the South East, despite the

² Davenport, A. and Zaranko, B. (n.d.). *Institute for Fiscal Studies Levelling up: where and how?* [online] Available at: <https://ifs.org.uk/uploads/Green-Budget-2020-Levelling-up-where-and-how.pdf>.

manufacturing base. HM Treasury data³ also identifies that in 2018/19, transport spending in London was £944 per capita, compared with just £220 pounds per head in the East Midlands, indicating a huge regional disparity in public spending on transport.

3.1.5 This historic disparity has exacerbated the following challenges for Derby City specifically:

- Deprivation – Derby is ranked 67th out of 317 local authority areas on the IMD (index of multiple deprivation) measure;
- Sinfen, the area immediately adjacent to the Scheme, is the most deprived area within Derby, with relatively low incomes and high unemployment rates. Sinfen would directly benefit from the proposed connectivity to employment through investment in the transport network;
- Derby has a proportionately lower number of working age residents in a highly skilled occupation, with over one in ten working age residents employed in a low skilled occupation. This Scheme will unlock the provision of skilled employment and provide access to these jobs;
- Gross median annual pay of people that work full time in Derby is about 27% higher than gross median annual pay of Derby's residents - £40,722 vs £32,181. By providing high quality jobs in the locality, this improves the opportunity and access to employment for local residents.

3.1.6 Investment that supports employment-based economic growth alongside housing at IGV provides an ideal opportunity to address social inequalities and encourage continued investment from major employers, including Rolls Royce, Toyota and Alstom, which has become less certain due to the impact of the recent COVID 19 pandemic. Derby has been identified as a Priority One area for Levelling up Funding and investment in IGV will be key to realising the Government's Levelling Up Agenda.

3.1.7 Transport modelling has demonstrated that in addition to unlocking sites for development, the infrastructure will provide improved journey times for motorists and logistics, improved accessibility for all modes and reduced congestion on both the local and strategic road network, as well as reducing localised traffic pollution. The Core Level 1 benefit:cost ratio ("BCR") is 5.21. When considering wider impacts (Level 2) the BCR increases to 7.05. With Land Value Uplift (Level 3) the BCR increases to 7.48. This represents high value for money.

3.2 Use of the Land

3.2.1 The Council has a clear idea of how it intends to use the order land, as described in Section 3.3 below and Figure 2. Confirmation of the Orders will enable the Council to compulsorily acquire land required for the scheme, and to improve highways, stop up highways and private means of access to premises, and to provide new means of access to premises. It will also enable the Council to compulsorily acquire land required for the mitigation of adverse effects and enable the acquisition of rights for construction and maintenance of the scheme.

³ Rutherford, T. (2018). *Transport Spending By Region*. [online] researchbriefings.files.parliament.uk. House of Commons Library. Available at: <https://researchbriefings.files.parliament.uk/documents/CBP-8130/CBP-8130.pdf> [Accessed 28 Jul. 2022].

3.3 The Scheme

- 3.3.1 The infrastructure includes a new grade separated junction on the A50 which will be positioned between Junction 4 (A43 Toyota Island, adjacent to the East Midlands Intermodal Park (EMIP site)) and Junction 3 (A514 Bonnie Prince Roundabout). This will make use of an existing bridge structure that enables Deep Dale Lane to pass beneath the A50.
- 3.3.2 Roundabouts either side of the A50 on Deep Dale Lane in a dumbbell arrangement will allow for the new junction on the A50 to be connected to Deep Dale Lane. The roundabout to the south of the A50 will connect directly onto Deep Dale Lane, allowing this to continue to Barrow upon Trent. The roundabout to the north of the junction will allow for connection onto Deep Dale Lane leading into Sinfin. An additional arm leading onto the 1.6km new link road will connect Deep Dale Lane and Infinity Park Way at either end.
- 3.3.3 The new link road off the roundabout will comprise of a dual carriageway for the first section from the new roundabouts off the A50 slip roads, up to the first roundabout (approximately 300m) from which access will be gained to adjacent development land. Beyond this, the new link road will be a single carriageway road (approximately 1.2km) with access to adjacent land earmarked for future developments via two further roundabouts. This will then culminate in a connection to the existing iHub roundabout on the Infinity Parkway.
- 3.3.4 A 40mph design speed has been proposed for both the new link road and junction to the A50, with both also having street lighting. The road corridor will be constructed on a low earth mound, varying from 0.5m – 2.0m above existing ground levels. The road corridor will be 28.6m wide for the dual carriageway section and 16.3m wide for the single carriageway sections. Shared footway/cycleways will be provided along the link road between the new A50 junction and the existing paths at Infinity Park Way. A new traffic signal-controlled Pegasus crossing will be provided at the point where Sinfin Moor Lane crosses the new road, to facilitate the safe crossing by pedestrians, cycles and equestrians. Connections will be provided to the new footway/cycleways from Sinfin Moor Lane.
- 3.3.5 The proposed link road crosses through Ashlea Farm, two water ditches (Barrow and Main Drain) and Sinfin Moor Lane along its route, before connecting on to Infinity Parkway.
- 3.3.6 As part of the Scheme's flood mitigation measures, there is a requirement to build two Flood Storage Areas along the western edge of the Scheme, between Sinfin Nature Reserve, to the north, and the eastern edge of the Sinfin urban area, to the south. These will comprise of large open Flood Storage Areas, with the addition of biodiversity enhancements, significant landscaping and the creation of water features. One Flood Storage Area has already been constructed by WBD as part of their works to the north of the site, as outlined in Section 2.1.4. Rights are however required to enable this Flood Storage Area to be used and maintained and these are included within the CPO.
- 3.3.7 The Scheme also includes balancing ponds for drainage into the water ditches of 'Main Drain' to the north of the scheme, and Barrow Drain to the south. Both Main and Barrow drains feed into the River Trent via the Cuttle Brook drainage ditch.

Figure 2 - SDGZ A50 Junction and Link Road



4 PURPOSE OF THE ORDERS

4.1 The Purpose

- 4.1.1 The Council is satisfied that for the reasons set out below, the purpose of the Orders falls within the powers set out above and that the Orders may lawfully be made.
- 4.1.2 The Council seeks to exercise its compulsory purchase powers because it has not been able to acquire by agreement all interests that are required to deliver the infrastructure and it is not certain it will be able to acquire the remaining land by agreement, although it will continue to make efforts to acquire the land by agreement.
- 4.1.3 The DLUHC Guidance and the DfT Guidance provides advice to acquiring authorities on the use of compulsory purchase powers and sets out the overarching consideration that there must be a compelling case in the public interest for making a compulsory purchase order. The Council has taken full account of this overarching consideration in making the Orders and this Statement of Reasons details why the Council considers that there is a compelling case in the public interest to make the compulsory purchase order and proceed with the scheme of highway improvements.
- 4.1.4 The DLUHC Guidance states that undertaking negotiations in parallel with preparing and making a compulsory purchase order can help to build a good working relationship with those whose interests are affected by showing that the acquiring authority is willing to be open and to treat their concerns with respect. Whilst the acquiring authority must make all reasonable efforts to acquire the land by negotiation, it is no longer the case that the making of a compulsory purchase order can only be made as a last resort. Acquiring authorities are however expected to provide evidence that meaningful attempts at negotiation have been pursued.

4.2 Negotiation for the Acquisition

- 4.2.1 Landowners, tenants and occupiers, to the extent that ownership is known, were approached about the potential for the use of compulsory purchase powers in the period mid 2022 to mid 2023. Since then, negotiations have been ongoing with respect to the purchase of the land required and compensation, where ownership is known and landowners have been prepared to engage with the Council, noting that there is unregistered land within the scheme where ownership is not known. Where relevant, dialogue has also taken place and will continue to take place in relation to any mitigation works which may be required. Notwithstanding discussions with interested parties, negotiations as to the value of compensation remains unresolved for the majority of interests. The Council will continue to make meaningful attempts to reach agreement on a voluntary basis, where ownership is known and negotiation remains the preferred route to acquiring the order land, where possible. Where mitigation measures are appropriate, the Council are taking a proactive and sensitive approach to work with landowners, lessee and tenants to minimise adverse impact.

4.3 The extent of the scheme to be disregarded for the purposes of assessing compensation in the 'no-scheme world'

- 4.3.1 The Council is of the view that the following elements of the Scheme should be disregarded for the purpose of assessing compensation in 'the no scheme world':
- 300m section of single carriageway spurring west from the ihub roundabout directly to the south of the ihub building;

- Associated drainage;
 - Associated pedestrian and cycle paths;
 - Street lighting from the infinity ihub roundabout on Infinity Park Way, running west.
 - A further 30m of single carriageway constructed under instruction from WBD to the same specification which extends the 300m section of single carriageway described above further west;
 - The western Flood Storage Area, constructed by WBD.
- 4.3.2 These sections should be disregarded for the purpose of assessing compensation in ‘the no scheme world’ because private developers have proceeded with that aspect of the development in order to deliver development pursuant to planning permissions 11/15/01379 and 21/00460/FUL. Although this development forms a part of the Scheme, it is being progressed regardless of whether the rest of the Scheme proceeds. It is therefore apparent that it should be considered as likely to come forward in ‘the no scheme world’.

5 HUMAN RIGHTS

- 5.1 The Human Rights Act 1998 incorporated into domestic law the European Convention on Human Rights (“the Convention”). The Convention includes provision in the form of Articles; the aim of which is to protect the rights of the individual.
- 5.2 Section 6 of the Human Rights Act prohibits public authorities from acting in a way which is incompatible with the Convention. Various Convention rights may be engaged in the process of making and considering the Orders, notably Article 1 protects the right of everyone to the peaceful enjoyment of possessions. No-one can be deprived of possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. Article 8 provides a right to respect to one’s private and family life and home.
- 5.3 In considering the Orders, the Council has carefully considered the balance to be struck between individual rights and the wider public interest. Any interference with Convention rights is considered to be justified in order to secure the economic, social, physical and environmental regeneration that the infrastructure will bring.
- 5.4 The European Court of Human Rights has recognised that “regard must be had to the fair balance that has to be struck between competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the Council’s powers and duties as a local authority. Any interference with a Convention right must be necessary and proportionate.
- 5.5 In light of the significant public benefit which would arise from the implementation of the Scheme, the Council has concluded that it would be appropriate to make the Orders which constitute a lawful interference with individual property rights.
- 5.6 In reaching this conclusion the Council noted that two residential occupiers are affected including Lea Farm (occupied under a farm business tenancy) and Ashlea Farm (where the nature of the occupier’s interest is unclear).
- 5.7 In reaching its conclusion, the Council noted that where suitable alternative residential accommodation on reasonable terms is not otherwise available to persons that may be displaced from residential accommodation, then the Council is under the duty set out in section 39 of the Land Compensation Act 1973 to secure that they will be provided with such other accommodation. It may be the case that the Council is required to provide alternative accommodation and the Council will work to achieve that where so required.

- 5.8 In addition to the publicity and consultation on the planning application for the Scheme, all known owners and occupiers of land within the order land have been contacted regarding the Scheme. Further representations can be made by way of objections to the Orders in the context of any public inquiry that the Secretary of State decides to hold in connection with the Orders. Those parties, whose interests are acquired under the CPO, will be able to claim compensation under the relevant provisions of the Compensation Code.

6 SPECIAL CONSIDERATIONS OF THE ORDER LAND

6.1 Special Consideration

- 6.1.1 No listed buildings or scheduled ancient monuments are to be acquired or are otherwise affected by the Orders and the proposed development would not present physical impact or setting changes to any listed buildings or scheduled ancient monuments.
- 6.1.2 The order land is not within a conservation area and none of it is owned by the National Trust.
- 6.1.3 Sinfin Nature reserve to the west of the Scheme, will be enhanced by the addition of the two Flood Storage Areas being built along the western edge of the scheme, both in terms of size and potential ecological habitats. The areas currently occupied by the proposed locations of the Flood Storage Area are agricultural cultivated open expanses of land. These will be changed to dedicated flood mitigation areas with a low retaining wall and will be sensitively planted to encourage wildlife. Both of the Flood Storage Areas will be directly adjacent to the nature reserve, creating a natural corridor for transiting wildlife.
- 6.1.4 The green wedge between Sinfin and the proposed Infinity Park is a protected area of green space which will be extended by the drainage ponds to be constructed in this area.
- 6.1.5 No part of the order land is ecclesiastical or burial ground.
- 6.1.6 No part of the order land forms common land, open space or fuel or field garden allotment.
- 6.1.7 No part of the order land is Crown land.

6.2 Statutory Undertakers

- 6.2.1 Equipment and structures owned, operated and controlled by various statutory undertakers will be protected, diverted, extended or improved as required by the scheme in accordance with the Council's responsibilities. There are various legislative provisions including a wealth of secondary legislation which applies and is relevant in the context of the potential interference of the scheme with the equipment and structures. The Council will meet its obligations in relation to such matters arising from those various provisions in accordance with any specific guidance that applies and will seek to reach agreements with statutory undertakers as to any diversions, removal or replacement of statutory undertakers' infrastructure as may be required.
- 6.2.2 The list of statutory undertakers that need to be considered in respect of the Scheme are:
- National Grid Electricity Distribution PLC
 - Caden Gas Limited
 - National Grid Gas PLC
 - BT Group PLC

6.3 Mines and Minerals

- 6.3.1 There is no history of mining for minerals in the area of the Order land, and the Council's understanding, based on desktop studies and engagement with landowners, is that there is no underlying mineral geology of value.
- 6.3.2 The Council has decided not to incorporate the mining code (set out in Parts 2 and 3 of Schedule 2 to the Acquisition of Land Act 1981) in the CPO. Instead, any rights to mines and minerals present in the Order land have been expressly included in the CPO, so that such rights are compulsorily acquired by the Council. Any compensation that may be payable to the owners of such rights to mines and minerals will be paid in accordance with the Compensation Code.

6.4 Other Special Consideration

- 6.4.1 Ashlea Farm, located on Deepdale Lane, Barrow On Trent, Derby, DE73 7LJ, forms part of the area required for the construction of the scheme.
- 6.4.2 The property includes a residential dwelling, which we understand has been occupied by the title proprietor's relatives for a lengthy period of time. The remainder of the property has various agricultural buildings and agricultural land. The title extends to approximately 37.34ha (373,400 sq m) with the project proposing to acquire part of the freehold (including the residential dwelling), the agricultural buildings and some of the land.
- 6.4.3 The proposed scheme runs directly through the middle of Ashlea Farm, and in particular the area of the farmhouse and neighbouring agricultural buildings to the north. It is proposed that the current occupation be terminated and the area under the proposed road be acquired by the Highway Authority. As the proposed scheme runs through the middle of the farm, it is proposed that the farmhouse and outlying building are also acquired by the authority. The remainder of the farmland, not required for the proposed scheme, will not be acquired by the authority, however it is expected that in due course this land will be acquired by developers of the SDGZ which the scheme is being built to facilitate. In the interim, continued agricultural access to the remaining fields at Ashlea Farm is proposed to be facilitated via a link to a roundabout within the scheme, to the north of the premises. A further agricultural access is proposed to other fields within Ashlea Farm that would otherwise be severed by the scheme.
- 6.4.4 Parts of Lea Farm located on Sinfin Moor Lane are also proposed to be acquired as a part of the scheme. The farm is subject to a farm business tenancy. The tenancy includes the farmhouse, which is occupied by the farmer and his family. An agricultural access to the fields will be provided from the roundabout to the south and access to the farmhouse can be maintained from Infinity Park Way. It is however anticipated that in due course the land will be acquired by developers of the SDGZ, which the scheme is being built to facilitate, and the farm will be redeveloped accordingly.

6.5 Related Orders

- 6.5.1 An Order under Section 10 of the Highways Act 1980 will be made so that appropriate parts of the scheme; including the slip roads onto the A50, and appropriate parts of the roundabouts that link them to the scheme become trunk road in due course.

7 SIDE ROADS ORDER

- 7.1 The SRO is made under sections 14 (powers of highway authorities as respects roads that cross or join classified roads) and 125 (further powers to stop up private accesses to premises), and in accordance with Schedule 1 of the 1980 Act. Regard has been had to DfT circular 1/97 Highways act 1980 in making the SRO.
- 7.2 The making and confirmation of the SRO will enable the Council to improve, raise, lower, divert or otherwise alter highways; stop up highways; construct new highways; stop up private means of access to premises required as a consequence of the construction of the Scheme and to provide new private means of access to premises.
- 7.3 In this section, the new highway to be constructed as part of the Scheme is referred to as “the classified road”.

7.4 Proposed alterations under the Side Roads Order

- 7.4.1 A length of Deep Dale Lane is proposed to be stopped up over a distance of 337m southwards under the existing A50, starting at the point that it meets the classified road boundary north of the A50, with the new highway being built over large parts of the alignment of the stopped up area.
- 7.4.2 Short lengths of Deep Dale Lane both to the north and south of the A50 will be realigned to tie Deep Dale Lane into the scheme.
- 7.4.3 The current private means of access to the property known as Ashlea Farm, from the eastern side of Deep Dale Lane north of the existing A50, is proposed to be stopped up with a replacement access provided from the new classified road and a further access provided from the eastern side of Deep Dale Lane to a part of Ashlea Farm that would otherwise be severed by the new classified road.
- 7.4.4 Access to agricultural land from the western side of Deep Dale Lane north of the existing A50 is proposed to be stopped up and replaced by a new private means of access from the western side of Deep Dale Lane located north of the existing access.
- 7.4.5 Two accesses to agricultural fields from the eastern side of Deep Dale Lane south of the existing A50 are proposed to be stopped up and replaced by two new private means of access from the eastern side of Deep Dale Lane located south of the existing accesses. The CPO includes the acquisition of land to enable one of these accesses to be transferred to the owners of the field to ensure the access is permanently available to them.
- 7.4.6 The section of Sinfin Moor Lane that crosses the classified road boundary is proposed to be stopped up over a distance of 103m westwards, starting at a point 320m west of the centre line of the access to the property known as Lea Farm. This will stop up the current access to Lea Farm house which will be available instead via Infinity Park Way. The section of Sinfin Moor Lane that is stopped up will be replaced by two sections of new highway from Sinfin Moor Lane (east and west of the proposed new classified road) with a crossing over the new classified road. This section is a part of the National Cycle Network and cycling facilities would be provided within these sections of highway.
- 7.4.7 Access to agricultural fields at Lea Farm from Sinfin Moor Lane is proposed to be stopped up with a new field access from the eastern side of the new road created and being made available.

- 7.4.8 Access to the southern flood storage area and the green wedge is proposed to be provided as a part of the green infrastructure strategy to the east of the southern flood storage area and west of the new classified road.
- 7.4.9 It is proposed the SRO be made immediately before the CPO in order to provide a lawful foundation for the CPO.

8 THE PLANNING POSITION

- 8.1 On the 19th March 2019 a full application for the enabling infrastructure including demolition of Ashlea Farm and related buildings off Deep Dale Lane, and the development of a new all movement junction on the A50, and connecting link road to Infinity Park Way, with associated works including: street lighting columns, footways/cycleways, construction of earth mounds, flood compensation areas, acoustic fencing and landscaping was submitted to Derbyshire County Council (application number CD9/0319/110). The Council granted planning permission on 20th April 2021 in accordance with the documents and plans submitted, and subject to conditions.
- 8.2 A parallel application was submitted to Derby City Council on the 9th April 2019 (application number 19/00417/FUL), with the same description as above. Derby City Council granted planning permission on 30th April 2021 in accordance with the documents and the plans submitted, and subject to conditions.
- 8.3 The applications were submitted to Derbyshire County Council and Derby City Council as the local planning authorities in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992. Under this Regulation, Derbyshire County Council determines planning applications for development which they are carrying out (or which is being carried out on their behalf).
- 8.4 The timescales for the discharging the conditions are currently being determined and work will commence at the earliest opportunity. It is possible that a further planning application is required to update conditions, to include all of the land now sought to be acquired via the CPO and to deliver the requirements of the SRO but it is envisaged that any such application would be made promptly and there are no reasons why planning permission may be refused.
- 8.5 The National Planning Policy Framework (NPPF) sets out the Government's national planning policies, with the latest revision published in July 2021. The NPPF is a material consideration with considerable weight in decision making. Although the planning permission was granted under an earlier version of the NPPF, the guidance remains essentially the same.
- 8.6 NPPF Paragraph 11 states that:
- 'Plans and decisions should apply a presumption in favour of sustainable development.'
- 8.7 It further states that:
- 'For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay'.
- 8.8 The Scheme supports this objective by unlocking a significant area of land that is allocated for residential development in both Derby City's and South Derbyshire District's Local Plans.
- 8.9 The Scheme unlocks land to the south of Derby which has been designated as a site for the IGV: a proposed garden village. A garden village is a distinct new place with its own community facilities, wide range of jobs and integrated and accessible transport systems. This is in contrast

to simply an extension to an existing urban area which puts pressure on existing facilities and services. The whole ethos of a garden village is to be a sustainable development.

- 8.10 The proposed garden village meets a number of other policies and recommendations within the NPPF, notably:

Paragraph 60 which states that:

‘To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’.

Paragraph 92 which states that:

‘Planning policies and decisions should aim to achieve healthy, inclusive and safe places which a) promote social interaction... b) are safe and accessible... and c) enable and support healthy lifestyles...’

Paragraph 106. a) which states that:

‘Planning policies should support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.’

- 8.11 The Planning Practice Guidance (“PPG”) supports the NPPF and contains different sections which are regularly updated as guidance changes.

- 8.12 The PPG section on Travel Plans, Transport Assessments and Statements (06/03/2014) sets out the key principles that should be taken into account in preparing a Transport Assessment and states that they should be:

- ‘proportionate to the size and scope of the proposed development to which they relate and build on existing information wherever possible;
- established at the earliest practicable possible stage of a development proposal;
- tailored to particular local circumstances (other locally-determined factors and information beyond those which are set out in this guidance may need to be considered in these studies provided there is robust evidence for doing so locally);
- brought forward through collaborative ongoing working between the local planning authority/transport authority, transport operators, rail network operators, Highways Agency where there may be implications for the strategic road network and other relevant bodies. Engaging communities and local businesses in Travel Plans, Transport Assessments and Statements can be beneficial in positively supporting higher levels of walking and cycling (which in turn can encourage greater social inclusion, community cohesion and healthier communities).’

- 8.13 This guidance has been applied and followed in bringing forward the Scheme and it supports the promotion of the Scheme.

9 LOCAL PLANNING POLICY AND GUIDANCE

9.1 South Derbyshire Local Plan

- 9.1.1 South Derbyshire District Council adopted their Local Plan in November 2017. This Plan covers the period from 2011 up to 2028.
- 9.1.2 Policy H15 of the Plan for Wragley Way allocates the land between Chellaston and the A50 for new housing and is expected to provide up around 1950 houses within South Derbyshire. The Scheme forms part of the South Derby Integrated Transport Link which is required to deliver this development.
- 9.1.3 Policy E4 of the Plan outlines the strategic location for Sinfin Moor Employment Site Extension. This is another area of land allocated under the plan for employment development which would be accessed from the new road delivered by the Scheme and cannot be realised without this Scheme.

9.2 Derby City Local Plan

- 9.2.1 In December 2021, Derby City Council Cabinet approved work on starting a new local plan for Derby which will cover the period to around 2040. Work is now underway but until the new plan is adopted, decisions on proposals will still be made using the policies of the adopted local plan which covers the period up to 2028 and was adopted in January 2017.
- 9.2.2 Policy AC18 Wragley Way complements the South Derbyshire allocation south of this location to cover all the land between the south of Derby City and the A50. Land within the City will deliver a minimum of 180 new houses. It further states that the City Council will work with South Derbyshire District Council to ensure that the new highway infrastructure is provided to help mitigate the impact of the development on the local and strategic road network.

9.3 D2N2 Strategic Economic Plan

- 9.3.1 D2N2 is a Local Enterprise Partnership set up to lead and support economic growth across Derby, Derbyshire, Nottingham and Nottinghamshire
- 9.3.2 The D2N2 Strategic Economic Plan establishes a framework for identifying future investment priorities as well as outlining the key actions which will facilitate its vision for 2030. The Plan's key focus is on driving inclusive growth through innovation, with an emphasis on improving productivity and growing businesses, delivering skills and knowledge for the future and enhancing the quality of the place where people live and work.
- 9.3.3 The D2N2 Strategic Economic Plan has seen £257 million of transport infrastructure investment since 2013, with the goal of opening up key enterprise sites within Derby, Derbyshire, Nottingham and Nottinghamshire. Continued investment from the Local Enterprise Partnership ("LEP") as well as the Midlands Engine's investments will help to future proof the region and encourage interconnectivity. The strategic case for the Scheme aligns well with D2N2 LEP's objectives to improve connectivity and to unlock potential areas for growth. The LEP believes that a high performing transportation network will benefit D2N2's range of high performing industries which are dependent on the transport network such as in the manufacturing, logistics and extractive sectors. These sectors are shown in the Local Economic Profile to also be important contributors to businesses located within two miles of the route, with a high number of manufacturing and trade businesses in particular.

- 9.3.4 Among other transport projects, the Infinity Park Derby is identified as one of the priorities for 'delivering Growth on the Enterprise Zone Sites', for which the SDGZ Enabling Infrastructure is key to unlocking its full potential.

9.4 Midlands Engine Midlands Connect

- 9.4.1 Midlands Connect, in partnership with Midlands Engine, researches, develops and progresses transport projects which will provide the biggest possible environmental, economic and social benefits for the Midlands and the rest of the UK, with the aim of providing improvements to transform regional and UK gateways, bringing the Midlands closer together and accelerating cost-effective improvements to unlock east-west connectivity that will enable the Midlands' economies to work more effectively together. As part of the 'Fairer, Greener, Stronger Strategic Transport Plan', the A50/A500 south of Derby was highlighted as a priority for providing improvements to the most important transport investments – the projects we need to support a more productive, prosperous and sustainable Midlands.
- 9.4.2 The Midlands Connect also acknowledged, in the 'Road to Success', how a new junction and upgrade and roundabout on to the A50 will help to support the South Derbyshire Growth Zone and Infinity Garden Village, and how the commitment to development so close to the A50 was a great sign for the future of the A50/A500.
- 9.4.3 "Rolls-Royce in Derby is a major contributor to the local and regional economy. Without improvement to the A50 corridor, increasing congestion threatens to stand in the way of new jobs and growth in our important Midlands manufacturing industry".
- 9.4.4 Midlands Engine identifies the need for investment in the area to the south of Derby, as a 'large-scale strategic initiative to unlock land for major mixed developments along the A50 corridor, which connects the M1 and M6 motorways through South Derbyshire and to the south of the Derby', and identifies the area as one of the fastest growing populations in the UK outside the South East.

9.5 Local Transport Plan

- 9.5.1 The Derbyshire Local Transport Plan (2011 to 2026) is the third Local Transport Plan (LTP3) for the County of Derbyshire and came into effect on 1 April 2011. The document details the Council's transport strategy for the whole of the county of Derbyshire for the fifteen-year period 2011-2026.
- 9.5.2 The LTP document comprises the:
- Local Transport Plan Strategy - which sets out how the Council aims to make transport improvements in Derbyshire taking a longer term strategic view, helping to support the local economy, make paths towards more sustainable travel habits, with an emphasis on supporting a resilient local economy, and;
 - Guiding Delivery – next steps - that runs for the same period as Central Government's capital funding allocations to ensure it takes account of realistic funding levels. The first implementation plan covered the three-year period 1 April 2011 to 31 March 2014, and set out to provide 'well managed assets; making places easier to reach; a resilient economy; rich, diverse and protected environments'.
- 9.5.3 The Derbyshire LTP Implementation Plan seeks to deliver proposals and measures that will help to achieve the Council's overarching strategic objectives for transport, which are:
- Supporting a resilient local economy.

- Tackling climate change.
- Contributing to better safety, security and health.
- Promoting equality of opportunity.
- Improving quality of life and promoting a healthy natural environment.

9.5.4 The South Derbyshire Growth Zone Enabling Infrastructure improvements align closely with the LTP strategic objectives in terms of supporting economic growth along the corridor and unlocking of the Infinity Garden Village potential.

10 FUNDING

- 10.1 The Council is content that there is a reasonable prospect of the necessary funds for acquisition being available. The financial case has demonstrated that the Scheme is affordable, that risks have been taken into account in the costings and are being actively managed, and that efficiency targets are in place and being managed.
- 10.2 Central Government has agreed to provide £49.6m funding for this Scheme through the Levelling Up Fund ("LuF") and has a requirement to be drawn down by March 2025. With 10% (£4.96m) of this being available to help support development and completion of the Outline Business Case and Final Business Case, prior to grant funding being fully awarded.
- 10.3 Based on current cost estimates, the SDGZ scheme is fully funded, with a provisional allocation of £49.6 million from the Levelling Up Fund and £6m local contribution from developers. Final confirmation of the grant funding will come through approval by Government of the Full Business Case (FBC) which can only be granted once land assembly is complete. However, as noted above, the OBC is currently under assessment and its own approval will provide vital assurance that the grant is earmarked for the project. It sets out the strategic case for investment and the approach to delivery as well as the crucial value-for money assessment which must be in place to justify the Government investment. Its approval will therefore reflect an acceptance by Government that the grant is justified.
- 10.4 The developer contributions are the subject of separate negotiations and legal agreements, which will also need to be concluded in order to seek FBC approval. In managing and mitigating the risk of financial exposure to the Council for the project, a decision gateway (via Cabinet) is in place to accept or not accept the Levelling Up grant – the timing of this would be on approval of the FBC by Government. The FBC adds to the OBC principally by demonstrating that the project is ready to deliver and is required to finally confirm the grant funding. However, Cabinet approval will also be sought in the interim for submission of the FBC, with an updated assessment of outstanding project risks.
- 10.5 The total expected cost of the scheme is £55.6 million, which will include land acquisition, design and construction. To date, some of the cost of the Scheme has already been met by the grant funding from Central Government and by construction by developers.
- 10.6 The Council's commitment to the Scheme delivery is set out in its Medium Term Financial Strategy 2020/21 to 2023/24, subject to DfT's approval of the FBC.

11 IMPLEMENTATION OF THE SCHEME

- 11.1 The current intention, subject to confirmation of the Orders and completing the relevant procedures to acquire the land, is to start work on site in January 2025. The works are currently programmed to take approximately 18 months from starting on site to completion. The majority of the road will be constructed off-line and given the location is predominantly away from residential areas, the impact of construction works on nearby residents will be minimal.
- 11.2 Site compounds will be used to enable the delivery of the Scheme and will accommodate office space, storage for materials and vehicles, and car parking for staff. It is intended that the main site compound will be located to the north of the scheme, as agreed with the landowner Rolls Royce and WBD and dictated by planning conditions. As the construction progresses southwards, a further compound will be created at the site of Ashlea Farm.
- 11.3 Discussions are taking place with those with an interest in land along the Scheme with regard to additional, smaller satellite compounds. These will be adjacent to the Scheme.
- 11.4 Soil storage areas are necessary for the construction of the scheme and have been included in the CPO. Other areas where the land may be capable of being offered back have also been included in the CPO such as those required for haul routes or compounds. In those cases the nature of the land is likely to change significantly through the creation of new temporary roads, drainage and other utilities services, whereas the soil storage areas will remain essentially unchanged and may be required for a shorter period of time. The storage areas required for the Scheme are:
- West of the Scheme between Roundabout 2 and Main Drain;
 - East of the Scheme and North of Main Drain (this area is currently being occupied by Wilson Bowden Development as a topsoil storage area).
- 11.5 Other areas of land are required for specific purposes:
- Short term access to allow for the construction of any element of the highway scheme where the Scheme footprint is insufficient;
 - Soil storage;
 - Access to sites for landscaping purposes;
 - Access to site and working area for the purpose of diverting a watercourse and filling in the existing stream bed;
 - Installation of tree protection and other temporary environmental measures such as the protection of ecologically important sites during construction;
 - Access for the construction of environmental mitigation measures such as the 'drain' diversion area and flood compensation areas;
- 11.6 The Council is satisfied that there are no impediments to the delivery of the Scheme. All relevant considerations are in place to achieve the programmed start date subject to the successful outcome of the consideration of the Orders.
- 11.7 As outlined in section 8 of this Statement, planning permission has been granted by both Derbyshire County Council and Derby City Council, subject to pre-commencement conditions, including, but not limited to:
- **Flood Compensation Works** - No raised groundworks shall be constructed within the areas of floodplain until such time as the flood compensation works have been constructed.

- **Water Course Diversion** - No construction work on watercourse diversions shall be undertaken until the detailed design of the feature has been submitted to, and agreed in writing, by the Local Planning Authority.
- **Archaeology** - No development shall commence until a written scheme of Investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority.
- **Environment** - Prior to commencement of construction works, including preparatory works, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the County Planning Authority.
- **Ecology** - No development shall commence until precise details of a scheme for the provision of mammal underpasses (suitable for both badger and otter) beneath the link road, has been submitted to and approved in writing by the Local Planning Authority.

11.8 The Council is not aware of any reason why any of the pre-commencement planning conditions or technical approvals cannot be discharged prior to commencement of the works. It is possible that a further planning application is required to update conditions, to include all of the land sought to be acquired via the CPO and deliver the requirements of the SRO but it is envisaged that any such application would be made promptly and there are no reasons why planning permission may be refused.

12 SUMMARY /CONCLUSIONS

- 12.1 The Scheme has purposefully been designed to unlock the region to the south of Derby known as the Infinity Garden Village, to stimulate economic growth, by facilitating much needed development across South Derbyshire and into the wider area. In addition, the project reflects all five of the Strategic Outcomes within the National Highways Delivery Plan.
- 12.2 The option of a South Derbyshire Growth Zone link road is supported by the Local Enterprise Partnership D2N2 Strategic Economic Plan, Midlands Engine/Midlands Connect, Derbyshire Local Transport Plans LTP3, SDDC Local Plan and Derby City Local Plan and the National Planning Policy Framework. Additionally, the route has been subject to substantial consultation and discussion with landowners and stakeholders.
- 12.3 This document demonstrates how the Council justifies its proposals for the compulsory acquisition of land required to deliver the Scheme.
- 12.4 This Statement has demonstrated that there is a compelling case in the public interest for the compulsory purchase to be made, and regard has been had to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights.
- 12.5 This Statement has also established that the planning and funding approvals are in place and there are no other impediments to the delivery of the Scheme.
- 12.6 This Statement has further demonstrated that, subject to confirmation of the Orders, all land required in order to construct the Scheme will be available to the Council.

13 ENQUIRIES

- 13.1 Those parties affected by the Orders who wish to discuss matters with a representative of the Council should contact:

Jim Seymour
Assistant Director – Regeneration and Major Projects
jim.seymour@derbyshire.gov.uk
01629 538557

14 LIST OF RELATED DOCUMENTS

- 14.1 Without limitation, the Council may refer to the following documents and legislation in the event of a public inquiry into the Orders:

Order documents

- a) **CPO Order and CPO map**
- b) **SRO Order and SRO plans**

Planning Permission documents

- c) **County Planning application** (CD9/0319/110) March 2019
- d) **City Planning application** (19/00417/FUL) March 2019
- e) **SDGZ Environment Report** (CD9/0319/110) March 2019
- f) **SDGZ Link Road Transport Assessment** (CD9/0319/110) March 2019

National Policy and Guidance

- g) **Major Road Network and Large Local Majors Programmes:** programme investment planning (December 2018)
- h) **Guidance on Compulsory purchase process and The Crichel Down Rules** (July 2019)
- i) **The Department for Transport's (DfT) Note on the Preparation, Drafting and Submission of Compulsory Purchase Orders for Highway Schemes and Car Parks for which the Secretary of State is the Confirming Authority**, Circular No. 2/97
- j) **Transport Analysis Guidance** – the Transport Appraisal Process (2018).
- k) **The National Planning Policy Framework** (2021)
- l) **DfT circular 1/97 Highways act 1980** – Orders under section 14 of the Highways Act 1980
- m) **Local Enterprise Partnership D2N2 Strategic Economic Plan** Vision 2030 Strategy (July 2020)
- n) **Infinity Park Enterprise Zone** (May 2022)
- o) **Midlands Engine** Midlands Investment portfolio
- p) **Midlands Connect** Road to Success strategic transport road map (February 2022)

Local plan policies

- q) **Derbyshire Local Transport Plans** Derbyshire County Council (April 2011)
- r) **Local Transport Plan (LTP3)** (April 2011)
- s) **South Derbyshire District Council Local Plan** (September 2017)
- t) **Derby City Local Plan** (January 2017)
- u) **National Planning Policy Framework** Ministry of Housing, Communities and Local Government (April 2021)

Highways Act 1980

**THE DERBYSHIRE COUNTY COUNCIL AND
DERBY CITY COUNCIL
(SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE)
(CLASSIFIED ROAD)
(SIDE ROADS) ORDER 2023**

Helen Barrington
Director of Legal Services
Derbyshire County Council
County Hall
Matlock
Derbyshire
DE4 3AG

HIGHWAYS ACT 1980
THE DERBYSHIRE COUNTY COUNCIL AND
DERBY CITY COUNCIL
(SOUTH DERBYSHIRE GROWTH ZONE ENABLING INFRASTRUCTURE)
(CLASSIFIED ROAD)
(SIDE ROADS) ORDER 2023

The Derbyshire County Council ("the Council") makes this Order in exercise of powers conferred by Sections 14 and 125 of the Highways Act 1980 and all other powers enabling them in that behalf:-

1. (1) The Council is authorised in relation to the new classified road in the District of South Derbyshire and (pursuant to an agreement under section 8 of the Highways Act 1980) in the City of Derby to carry out the following works:
 - (a) improve, divert, raise, lower or otherwise alter the lengths of highway named in the Schedules and shown on the corresponding Site Plan by cross hatching (Section 14);
 - (b) stop up each length of highway described in the Schedules and shown on the corresponding Site Plan by zebra hatching (Section 14);
 - (c) construct a new highway along each route whose centre line is shown on a Site Plan by an unbroken black line surrounded by stipple (Section 14);
 - (d) stop up each private means of access to premises described in the Schedules and shown on the corresponding Site Plan by a solid black band (Section 125); and
 - (e) provide new private means of access to premises at each location shown on a Site Plan by thin diagonal hatching (Section 125).
- (2) Each new highway is given a reference letter on a Site Plan, which is also placed in the respective Schedule, and will be a road. Each new access is given a number on a Site Plan, which is also placed in the respective Schedule.
- (3) Where a new highway is to be constructed or a new access is to be provided in connection with the stopping up of a length of highway or private means of access described in a Schedule, its reference letter or number (as the case may be) is placed in the said Schedule opposite the description of that length.
- (4) Each Site Plan shows the works indicated in the respective Schedule and has the same number as that Schedule, and the route of the classified road is shown in relation to the works shown on each Site Plan.
2. Each new highway within the City of Derby shall be transferred to the Derby City Council, as from the date on which the Council notify the said Derby City Council that the new classified road has been completed and is open for through traffic.
3. Where immediately before a length of highway is stopped up in pursuance of this Order there is under, in, on, over, along or across that highway any apparatus of statutory undertakers or any telecommunications code system operator then, subject to section 21 of the Highways Act 1980, those undertakers, or that operator, as the case may be, shall continue to have the same rights as respects that apparatus as they had immediately before the stopping up took place.
3. In this Order:

- (a) all measurements of distances are measured along the route of the relevant highway or private means of access to premises, as the case may be;
- (b) a reference to a Schedule or Site Plan number is a reference to the Schedule or Site Plan so numbered;
- (c) “the classified road” - means the highway which the Council propose to construct/improve from a point 149 metres south of the centre of the A50 Derby Southern Bypass where it crosses over Deep Dale Lane, north-eastwards for a distance of 1.6km, to connect to a length of highway linking to an existing roundabout at the Infinity iHub, Infinity Park Way, and which is a proposed highway which is a classified road in accordance with section 12 of the Highways Act 1980;
- “the Council” - means Derbyshire County Council;
- “improvement” - in relation to a highway includes diverting, raising, lowering or otherwise altering that highway, and “improve” and “improved” shall be construed accordingly;
- “new access” - means a means of access to premises authorised by this Order to be provided;
- “new highway” - means a new highway authorised by this Order to be constructed and “new highways” shall be construed accordingly;
- “Schedule” - means a Schedule to this Order, and “Schedules” shall be construed accordingly;
- “Site Plan” - means one of the plans numbered 1 or 2 contained in the Plan Folio marked “The Derbyshire County and Derby City Council (South Derbyshire Growth Zone Enabling Infrastructure) (Classified Road) (Side Roads) Order 2023” sealed with the Common Seal of the Council and deposited at:

County Hall
Matlock
Derbyshire
DE4 3AG

Duplicates have also been deposited at:

Swadlincote Library
Civic Way, Swadlincote
Derbyshire
DE11 0AD

and at the offices of the Secretary of State for Transport, and may be viewed online at:

<https://www.derbyshire.gov.uk/transport-roads/transport-plans/a50/a50-junction-and-link-road.aspx>

SCHEDULE 1

Locality - District of South Derbyshire

Plan Title - Site Plan No. 1

Highways to be improved

Deep Dale Lane

Highways to be stopped up

A length of Deep Dale Lane from a point 25m north of the access to the property known as Ashlea Farm from the eastern side of Deep Dale Lane, southwards under the A50 Derby Southern Bypass for a distance of 337m.

Particulars of new highways **Reference letter**

*(To be replaced by the
classified road)*

Private means of access to be stopped up

Reference number of new accesses

- | | | |
|---|---|-------|
| a | Access to the property known as Ashlea Farm from the eastern side of Deep Dale Lane over a width of 6.5m, starting from a point 160m north of the centre point of A50 Derby Southern Bypass northwards. | 1 & 5 |
| b | Access to an agricultural field from the western side of Deep Dale Lane over a width of 10.6m, starting from a point 97m north of the centre point of the A50 Derby Southern Bypass northwards. | 2 |
| c | Access to an agricultural field from the eastern side of Deep Dale Lane over a width of 5.1m, starting from a point 95m south of the centre point of the A50 Derby Southern Bypass southwards. | 3 |

d	Access to an agricultural field from the eastern side of Deep Dale Lane over a width of 5.1m, starting from a point 151m south of the centre point of the A50 Derby Southern Bypass southwards.	4
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SCHEDULE 2

Locality - District of South Derbyshire and the City of Derby
Plan Title - Site Plan No. 2

Highways to be improved

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Highways to be stopped up

A length of Sinfin Moor Lane from a point 320m west of its junction with the access to the property known as Lea Farm, westwards for a distance of 103m.

Particulars of new highways **Reference letter**

A & B

Private means of access to be stopped up

—

Reference number of new accesses

6

—

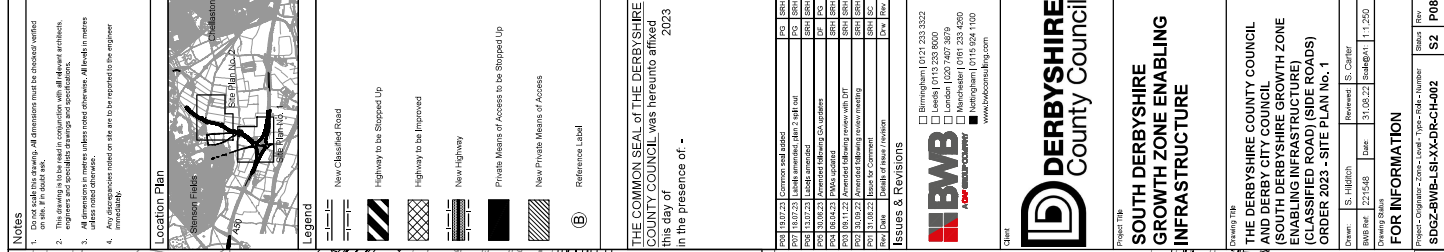
7

Given under the Common Seal of the Derbyshire County Council on the
day of 2023

THE COMMON SEAL OF
DERBYSHIRE COUNTY COUNCIL

was affixed in the presence of:

.....
Authorised signatory



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