

09 January 2014

Agenda Item:

REPORT OF SERVICE DIRECTOR, HIGHWAYS

HUCKNALL TOWN CENTRE IMPROVEMENT SCHEME – COMPULSORY PURCHASE ORDERS

Purpose of the Report

1. To seek powers to compulsory acquire land and property to deliver the Hucknall Town Centre Improvement scheme under section 239 of the Highways Act 1980 and to prepare necessary Side Road Orders for the same scheme.

Scheme Details

2. A scheme to construct a new road between Station Road and Annesley Road has been safeguarded for a number of years. The new road will enable part of the High Street (Baker Street to Watnall Road) to be pedestrianized, and with improved junctions will reduce traffic congestion in the town and accommodate vehicular trips from proposed housing developments in and around the town. Pedestrianising the High Street will help to stimulate and regenerate the town centre by attracting inward investment.
3. The new road is 450m in length with a design speed of 30mph and lies approximately 90m to the north-east of the High Street. The layout of the proposed scheme is shown on drawing H/JH13379/28 Rev A (Appendix 1). The road has been designed by NCC's in-house Highway Design and Landscape Design teams.
4. Numerous alternative options for the road alignment have been tested and rejected and these have been the subject of previous reports. The current alignment is considered to be the best arrangement to deliver the stated objectives whilst minimising land take.
5. Planning approval for the scheme was granted at the 10th December 2013 Planning and Licensing Committee.

Land Acquisition

6. Several plots of land have been acquired via negotiation over a number of years, in anticipation of scheme delivery. A further 4 plots have been acquired in 2013, with one more plot set to be completed in the near future.
7. There are 6 further plots which need to be acquired and contact has either been made with the owners, or is about to commence. A plan showing both land already acquired by the authority and land to be acquired is shown in Appendix 2 (drawing H1/JH13379/02 Rev D).
8. The land acquired will be used for highway purposes to construct the new road, its connections and areas of highway landscaping. Plots 1, 2 and 3 are required to provide a new connecting road from Albert Street to the new bus only section of carriageway. Plots 4 and 5 are required to provide the bus link which will connect from the new road to High Street. Plot 6 is required to provide the new road.
9. In order to construct the scheme, working rights will need to be acquired over 2 sections of land. These are shown on drawing H1/JH13379/02 Rev D (Appendix 2) as hatched areas.
10. Whilst every endeavour will be made to acquire the land via negotiation, in order to ensure scheme delivery, it is considered essential that Compulsory Purchase Powers are progressed.

Finance

11. The latest estimated cost of the scheme is £12.4m. DfT have provisionally allocated £8.49m. Ashfield DC have allocated £1.35m and NCC the remainder (which is largely the value of land acquired before 2013).
12. The costs of acquiring the land are contained within the scheme budget, including a provision for legal costs associated with the CPO process.

Other Options Considered

13. Alternative options and alignments to the proposed scheme have been considered and rejected. These options have been assessed and reported to Department for Transport as part of the Major Scheme Business Case submission. In addition they have more recently been submitted as part of the planning application for the scheme.
14. Additional design work undertaken in 2012 further reduced the amount of third party land required for the scheme. The scheme is now considered to

be the best available option to deliver the new road for the town whilst minimising land take.

Environmental and Sustainability Implications

15. The new road will assist with attempts to reduce traffic congestion within the town centre and the associated noise and air pollution from vehicles. New and amended cycle and walking facilities are to be provided as part of the scheme offering alternatives transport modes. A dedicated bus link with bespoke high quality bus shelters will offer improved waiting facilities for bus passengers in the town. Walk and cycle routes between the town centre and the tram/rail stop will be significantly improved as a result of the proposed scheme.

Reasons for Recommendations

16. In order to deliver the scheme it is prudent to seek compulsory purchase of land and properties in addition to seeking agreements via negotiation. The benefits of delivering the improvement scheme are considered to outweigh the impacts on individual property owners.

Statutory and Policy Implications

17. This report has been compiled after consideration of implications in respect of crime and disorder, finance, human resources, human rights, the NHS Constitution (Public Health only), the public sector equality duty, safeguarding of children and vulnerable adults, service users, sustainability and the environment and ways of working and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

18. The costs of acquiring land either via negotiation or via compulsory purchase are contained within the scheme budget.

Crime and Disorder Implications

19. Nottinghamshire Police has raised no objection to the planning application for the Hucknall Town Centre Improvement Scheme.

RECOMMENDATION/S

It is **RECOMMENDED** that Committee confirms its approval to:

1. Compulsorily acquire land and properties under section 239 of the Highways Act 1980 in order to deliver the Hucknall Town Centre Improvement Scheme.

Neil Hodgson
Group Manager, Highway Programmes Design and Delivery

For any enquiries about this report please contact:
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Constitutional Comments (SB)
Committee have the power to decide the recommendation

Financial Comments
The financial implications are as stated in the body of the report.

Electoral Division(s) and Member(s) Affected

Hucknall – Councillor Alice Grice
Hucknall – Councillor John Wilkinson
Hucknall – Councillor John Wilmott