

**THE NOTTINGHAMSHIRE COUNTY COUNCIL
(A614/A6097 JUNCTIONS IMPROVEMENT SCHEME)
COMPULSORY PURCHASE ORDER 2022**

**COMPULSORY PURCHASE OF LAND AND NEW RIGHTS IN NEWARK AND
SHERWOOD AND RUSHCLIFFE, NOTTINGHAMSHIRE**

HIGHWAYS ACT 1980 AND THE ACQUISITION OF LAND ACT 1981

1. Notice is hereby given that the Secretary of State for Transport, in exercise of his powers under the above Acts, on 22 January 2024 confirmed with modifications The Nottinghamshire County Council (A614/A6097 Junctions Improvement Scheme) Compulsory Purchase Order 2022 submitted by Nottinghamshire County Council.
2. The Order as confirmed provides for the purchase for the purposes of:
 - i. the improvement of five existing junctions along the A614/A6097 corridor, referred to as the "Projects". Three of the Projects require the acquisition of land and rights;
 - A614/A616/A6075 roundabout – referred to as Ollerton Roundabout;
 - A6097/A612 Nottingham Road/Southwell Road Roundabout – referred to as Lowdham Roundabout; and
 - A6097/Kirk Hill signalised crossroads – referred to as Kirk Hill Junction.
 - ii. Two junctions included within the Scheme – White Post Roundabout and Warren Hill Junction – are proposed to involve small-scale maintenance and road safety improvements. All works proposed will take place within the existing highway boundary at these locations and, as such, do not require the acquisition of any land or rights.
 - iii. The diversion and extinguishment of existing drainage and watercourses and the carrying out of drainage works in connection with the construction of highways. This will include the construction of a new pond at Lowdham for overland drainage, meeting storage and attenuation needs arising as a result of the improvements to the Lowdham Roundabout. This attenuation pond is proposed to lie adjacent to the existing highway within an agricultural field. Access to the pond is provided within the Scheme.
 - iv. In pursuance of the Nottinghamshire County Council (A614/A6097 Junctions Improvement Scheme) (Side Roads) Order 2022, there are improvements to the following existing highways:
 - Ollerton Junction
 - A614 Blyth Road, Ollerton
 - A616 Ollerton Road, Ollerton
 - Newark Road, Ollerton
 - A614 Old Rufford Road, Ollerton
 - A6075 Mansfield Road, Ollerton
 - A616 Worksop Road, Ollerton
 - White Post Roundabout
 - A614 Old Rufford Road, Farnsfield
 - Mansfield Road, Farnsfield
 - Warren Hill Junction
 - A614 Old Rufford Road, Oxton
 - A6097 Ollerton Road, Oxton (where it joins A614)
 - Lowdham Roundabout
 - A612 Nottingham Road, Lowdham
 - A6097 Epperstone By-Pass, Lowdham
 - Southwell Road, Lowdham
 - A6097 Lowdham Road, Lowdham

- Kirk Hill Junction
 - A6097, East Bridgford
 - Kirk Hill, East Bridgford
 - East Bridgford Road, East Bridgford
- v. The provision of new means of access to premises pursuant to the Nottinghamshire County Council (A614/A6097 Junctions Improvement Scheme) (Side Roads) Order 2022.
 - vi. Mitigating the adverse effect that the existence or use of the highways proposed for improvement will have on the surrounds thereof by the provision of landscaping and habitat creation.
 - vii. Cleansing of watercourses adjacent to the junctions.
3. A copy of the Order as confirmed and of the maps referred to therein have been deposited at the offices of the Acquiring Authority at County Hall, Loughborough Road, West Bridgford, Nottingham, NG2 7QP, and at Ollerton and Boughton Town Hall, Sherwood Drive, New Ollerton, Newark, NG22 9PP. The documents may be seen at all reasonable hours at County Hall. Ollerton and Boughton Town Hall is open from 10am to 2pm Monday to Friday; appointments to view the documents outside of these times can be made by telephoning 01623 860811 or email office@Ollerton-tc.gov.uk. A copy of the Order and of the accompanying plans may also be inspected at <https://www.nottinghamshire.gov.uk/transport/roads/a614>
 4. The Order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the Order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the Order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the Order.
 5. Once the Order becomes operative, Nottinghamshire County Council may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
 6. Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the Order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to Nottinghamshire County Council at Via East Midlands Limited, Major Projects, Bilsthorpe Highways Depot, Bilsthorpe Business Park, Eakring Road, Bilsthorpe, Newark, NG22 8ST about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

SCHEDULE 1

LAND AND NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED

DESCRIPTION OF THE LAND AND NEW RIGHTS

Land

- Unregistered adopted highways along the A614 (northbound) Blyth Road, A614 (southbound) Old Rufford Road, A616 (eastbound) Ollerton Road, A616 (north westbound) Worksop Road, A6075 (south westbound) Mansfield Road and Newark Road.
- Garden land at 1 Forest Side, Blyth Road, Ollerton.

- Garden land at land lying on the north side of A616 Ollerton Road, Ollerton.
- Unregistered agricultural land to the north of A616 Ollerton Road, Ollerton.
- Agricultural land at the southside of A616 Ollerton Road, Ollerton.
- Unregistered paddock land to the west of the existing roundabout between A616 Ollerton Road and Newark Road.
- Unregistered land to the south of A616 Ollerton Road, Ollerton.
- Commercial land on the east side of A614 Old Rufford Road, Ollerton.
- Land on the south side of A616 Worksop Road, Ollerton.
- Land on the northeast side of A616 Worksop Road, Ollerton.
- Land on the northeast side of A616 Worksop Road, Ollerton.
- Unregistered highways land to the east of A614 Blyth Road, Ollerton.
- Land at A614 Old Rufford Road, believed to be highways.
- Existing highways land at Southwell Road and A612 Nottingham Road, Lowdham.
- Land at A6097 Lowdham Road, Lowdham.
- Agricultural land on the southwest side of A612 Nottingham Road, Lowdham.
- Agricultural land on the northwest side of A612 Nottingham Road, Lowdham.
- Existing highways land at A6097 Epperstone By-Pass, Lowdham.
- Unadopted public right of way at 10 Kirk Hill, East Bridgford, Nottingham, NG13 8PE.
- Unregistered land at public highways and associated verges at Kirk Hill, A6097 and East Bridgford Road.
- Land on the northeast side of Kirk Hill, East Bridgford.
- Land on the east side of Kirk Hill, East Bridgford.
- Existing highways land at A6097, Gunthorpe, Nottingham.
- Land on the west side of Brunt's Lane, East Bridgford.
- Agricultural land at Newton House Farm, Main Street, Newton, Nottingham, NG13 8HN.
- Unregistered land at public highways and associated verges at Kirk Hill, A6097, East Bridgford and A46 roundabout junction.
- Land on the west side of Manor Lane, Shelford.
- Land at A6097, Gunthorpe, Nottingham.

Rights

1. A right of access to construct, inspect, and maintain for a 12 month period post-completion of works:
 - i. for a private driveway over garden land at 1 Forest Corner, Blyth Road, Ollerton;
 - ii. for a new privately-owned access into the existing car park, new highway boundary detail, and providing land to facilitate construction over land at Little Chef, Old Rufford Road, Ollerton, Newark, Nottingham, NG22 9DT;
 - iii. to carry out reprofiling works to the ground together with the right to install a site compound area, to include temporary fencing along the perimeter and zoned areas for site offices, welfare facilities and materials storage over unregistered land southwest of the A6075 Mansfield Road;
 - iv. for alterations to the existing private vehicular driveway at 15 Nottingham Road, Lowdham, Nottingham, NG14 7AN;
 - v. for alterations to the existing private vehicular driveway at 17 Nottingham Road, Lowdham, Nottingham, NG14 7AN;
 - vi. for alterations to the existing private vehicular driveway at 19 Nottingham Road, Lowdham, Nottingham, NG14 7AN;
 - vii. for alterations to the existing private vehicular driveway at 21 Nottingham Road, Lowdham, Nottingham, NG14 7AN;
 - viii. to carry out reprofiling works to the ground together with the right to install a site compound area, to include temporary fencing along the perimeter and zoned areas for site offices, welfare facilities, operative parking, plant storage and materials storage over agricultural land on the southeast side of Nottingham Road, Lowdham, Nottingham;
 - ix. to carry out reprofiling works to the ground together with the right to install a site compound area, to include temporary fencing along the perimeter and zoned

- areas for site offices, welfare facilities, operative parking, plant storage and materials storage over agricultural land on the north west side of A612 Nottingham Road, Lowdham, Nottingham;
- x. to inset the existing driveway gates, providing safe access and egress to the highway, over private driveway at 2 Nottingham Road, Lowdham, NG14 7AP;
 - xi. to carry out reprofiling works to the ground together with the right to install a site compound area, to include temporary fencing along the perimeter and zoned areas for site offices, welfare facilities, operative parking, plant storage and materials storage over land on the west side of Manor Lane, Shelford, Nottingham.
2. A right of access to construct and inspect a new highway boundary detail and provide land to facilitate construction:
 - i. over agricultural land at south side of Ollerton Road, Ollerton;
 - ii. over unregistered land to the west of the existing roundabout between A616 Ollerton Road and Newark Road;
 - iii. over commercial land on the east side of Old Rufford Road, Ollerton;
 - iv. at Saville Filling Station, Old Rufford Road, Ollerton, Newark.
 3. A right of access to construct and inspect:
 - i. a new highway boundary detail, including new islands of heathland scrub and herbaceous planting, and providing land to facilitate construction over land on the south side of A616 Worksop Road, Ollerton, Newark, including land designated a Site of Special Scientific Interest (SSSI) and Local Wildlife Site (LWS);
 - ii. a new advanced directional sign (ADS) and associated highway boundary detail, and providing land to facilitate construction over land designated a Site of Special Scientific Interest (SSSI) on the south side of A616 Worksop Road, Ollerton;
 - iii. a new highway boundary detail, to include landscaping and planting of new trees within the existing area of acid grassland, new street lighting, and providing land to facilitate construction over land designated a Site of Special Scientific Interest (SSSI) at the northeast side of A616 Worksop Road, Ollerton;
 - iv. a new highway boundary detail and providing land to facilitate construction at the drive-through lane at Costa Ltd;
 - v. a new highway boundary detail associated with the widening of the existing Kirk Hill signalised junction, installation of a new section of bridleway connecting to the existing East Bridgford Bridleway 28, and providing land to facilitate construction over land at Kirk Hill, East Bridgford, Nottingham;
 - vi. a new Pegasus crossing and providing land to facilitate construction over agricultural land on the west side of Brunt's Lane, East Bridgford, Nottingham, except those owned by the Acquiring Authority;
 - vii. the adjacent new dedicated bridleway, providing land to facilitate construction at Newton House Farm, Main Street, Newton, Nottingham, NG13 8HN.

SCHEDULE 2
FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY
PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

1. Once the Nottinghamshire County Council (A614/A6097 Junctions Improvement Scheme) Compulsory Purchase Order 2022 has become operative, Nottinghamshire County Council (hereinafter called the Acquiring Authority) may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("The Act"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Acquiring Authority at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after the Acquiring Authority execute a general vesting declaration, they must serve notice of it on every occupier of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the Order. When the service of notices of the general vesting declaration is complete, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period, the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Acquiring Authority together with the right to enter on the land and take possession of it. Every person on whom the Acquiring Authority could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date.
3. The "vesting date" for any land specified in a declaration will be the first date after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain tenancies

4. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy" i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or a "long tenancy which is about to expire". The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.
5. The modifications are that the Acquiring Authority may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

**SCHEDULE 3
FORM FOR GIVING INFORMATION**

**The Nottinghamshire County Council (A614/A6097 Junctions Improvement Scheme)
Compulsory Purchase Order 2022**

To: Nottinghamshire County Council

[I] [We] being [a person] [persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] [part of] the land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1 to the Acquisition of Land Act 1981.

1. Name and address of informant(s)

(i).....

2. Land in which an interest is held by informant(s)

(ii).....

3. Nature of interest

(iii).....

Signed.....

[on behalf of].....

Date.....

(i) *In the case of a joint interest insert the names and addresses of all the informants.*

(ii) *The land should be described concisely.*

(iii) *If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, e.g. name of building society and roll number.*



1st February 2024

.....

Date:.....

Authorised Signatory

Nottinghamshire County Council