

## HEARING ACTION POINTS

### Application by Highways England for an Order Granting Development Consent for the A428 Black Cat to Caxton Gibbet Improvements

Actions arising from Compulsory Acquisition Hearing 1 held on Wednesday 22 September 2021

Action		Party	Deadline
1.	Provide a note to set out how the costing of the Proposed Development was weighted in comparison to Compulsory Acquisition (CA) needs, in particular how did the Applicant balance and prioritise costing and CA needs in comparison to one another.	<b>Applicant</b>	<b>D3</b>
2.	In addition to what is shown on the General Arrangements plans an explanation as to how the proposal would sever the internal access routes within the farm and affect the business.	<b>Representative for Little Barford Estate</b>	<b>D3</b>
3.	Current status of the land to the south and east of the current Black Cat roundabout in the Local Plan or other Policy documents; for instance, if the land has been identified in the site allocation plan or if it has any other policy backing for development.	<b>Bedford Borough Council (BBC)</b>	<b>D3</b>
4.	The process for Temporary Possession (TP) and CA, starting from the point when consent is granted (if consent is granted), detailed design, not acquiring any land that may not be required after detailed design, and the return of compulsorily acquired land if it is not needed.	<b>Applicant</b>	<b>D3</b>
5.	Joint Position Statement regarding the requirements for bridge to Top Farm, including dimensions and future proofing requirements; and the Applicant's response to the requirements, clearly identifying areas of continued disagreement.	<b>Representative for Little Barford Estate and Applicant</b>	<b>D3</b>

6.	To consider if the CA of Plot 14/16a by Caxton Gibbet requires further justification in the Statement of Reasons, in light of the representation from the Affected Person.	<b>Applicant</b>	<b>D3</b>
7.	To provide an update letter to explore if the CA and TP negotiations can move at pace, such as by supplementing the use of the District Valuer's office. To also provide an update on the negotiations on <b>all</b> plots (without diverting resources from the ongoing tasks).	<b>Applicant</b>	<b>D3</b>
8.	To provide a written update on discussions with East West Rail (EWR) scheme, in light of the written submission expected from EWR.	<b>Applicant</b>	<b>D3</b>
9.	Report issues with ongoing negotiations with specific reasons and location (with reference to plots numbers in the Lan Plans).	<b>National Farmers Union, all Parties</b>	<b>All Future deadlines</b>
10.	To provide an update on the possibility and process of landscape hand-back and mitigation management agreements.	<b>Applicant</b>	<b>D3</b>