

**IMPORTANT: TO ALL PERSONS OCCUPYING OR HAVING AN INTEREST
IN THE LAND**

NOTICE OF CONFIRMATION OF A COMPULSORY PURCHASE ORDER

**THE ESSEX COUNTY COUNCIL (GILDEN WAY/SHEERING ROAD (B183)
IMPROVEMENT/WIDENING/REALIGNMENT, A1025 NEW LINK ROAD
FROM B183 TO M11 AND GRADE SEPARATED
JUNCTION/ROUNDBABOUTS AT M11 JUNCTION 7A SCHEME) (PHASE 1)
COMPULSORY PURCHASE ORDER 2018**

**THE 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 the 24th October 2019 confirmed with modifications The Essex County Council (Gilden Way/ Sheering Road (B183) Improvement/Widening/ Realignment, A1025 New Link Road from B183 to M11 and Grade Separated Junction/Roundabouts at M11 Junction 7A Scheme) (Phase 1) Compulsory Purchase Order 2018 submitted by the Essex County Council.

2. The Order as confirmed provides for the purchase of the land and new rights described in Schedule 1 hereto for the purposes of:

- (i) improvement and widening of the classified road, the B183 Gilden Way, from London Road Roundabout to the Mayfield Farm in the north-east, a distance of one thousand seven hundred and sixty metres (1760m), where Gilden Way becomes Sheering Road and a distance of one hundred and fifty metres (150 m) of Sheering Road to Mayfield Farm;
- (ii) construction of a new carriageway from Mayfield Farm on Sheering Road and construction of a new roundabout to connect a new link road to the Grade Separated Junction;
- (iii) improvement and alteration to a length of five hundred and forty metres (540m) of Sheering Road that will no longer be required for through traffic to be the local access road to The Champions and creation of a new junction on the re-aligned Sheering Road with a direct link to this new local access road;
- (iv) construction of a link road to connect onto the new roundabout and / or junction on the re-aligned section of the B183 and between the new Grade Separated Junction from the M11 motorway for west and eastbound traffic;
- (v) construction of a short length of carriageway, one hundred and thirty metres (130m) long from the new Sheering Road Roundabout to connect the re-aligned and widened road back into

the existing alignment, at a location just south of the Pincey Brook Bridge;

- (vi) construction of a link road and its embankment, between the new Grade Separated Junction on the M11 Motorway and the new Sheering Road Roundabout;
- (vii) construction of two new roundabouts, one on each side of the M11 Motorway, and connecting new overbridge accommodating a dual carriageway across the motorway.
- (viii) construction of four slips roads to provide access to and from the M11 Motorway in all directions.
- (ix) construction of four surface water attenuation ponds with drains and surface water collectors.
- (x) the construction of other highways, the improvement of existing highways and the provision of new means of access to premises and land in pursuance of The Essex County Council (Gilden Way/Sheering Road (B183) Improvement/Widening/Realignment, A1025 (New Link Road from B183 to M11) Scheme (Classified Road) (Side Roads) Order 2018.

3. A copy of the Order as confirmed by the Secretary of State for Transport and of the map referred to therein have been deposited at the offices of Essex County Council, Council Offices, Chelmsford Library, Ground Floor, County Hall, Market Road, Chelmsford, CM1 1QH, Harlow District Council, The Civic Centre, The Water Gardens, Harlow, CM20 1WG, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ, St John's Arts & Recreation Centre, St John's Walk, Market Street, Old Harlow, Essex, CM17 0AJ and Central Library, Cross Street, Harlow, CM20 1HA and may be seen at all reasonable hours.

4. The Order as confirmed by the Secretary of State for Transport 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 of 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 has become operative, the Essex 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 the Head of Legal Services, Essex County Council quoting reference HIGH/8634 at Seax House, Victoria Road South, Chelmsford, Essex, CM1 1QH 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 THE NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED

Plot No on Map	Description of Land
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2	86 square metres, land to the south of Gilden Way, east of London Road roundabout. Land is currently part of a grassed field.
3	A right to enter and re-enter upon 8505 square metres, land to the south of Gilden Way (The disused Mulberry Green Nursery site with some hard paved areas and internal tracks) for all purposes connected with the storage of construction material, plant and machinery.
4	2468 square metres of land to the south of Gilden Way. Land is currently part of a field with some vegetation.
5	345 square metres of land to the north of Gilden Way. Land is currently part of a field with some vegetation and trees.
6	1238 square metres of grassland with a hedgeline to the south of Gilden Way, east of Sheering Drive.
7	479 square metres of land to the north of Gilden Way and north-west of Churchgate roundabout. Land is currently part of an open grassed field adjacent to the highway.
7A	1622 square metres of land to the north of Gilden Way and north-east of Churchgate roundabout. Land is currently part of an open grassed field adjacent to the highway.
8	2137 square metres of land located south of Gilden Way and west of Churchgate roundabout. Land is an open vegetated field adjacent to the highway with some trees.
9	2341 square metres of land located on the east of Churchgate Roundabout. Land is part of an area of grassed playing fields, located north of a hard landscaped parking area.
10	380 square metres of land located south of Gilden Way and north of Sheering Road. Land is part of a vegetated strip between a public field and the highway.
11	1596 square metres of grassed field located south of Sheering Road and west of Mayfield Farm.
12	500 square metres of land located at the access of Mayfield Farm. Land includes current hard-paved access to Mayfield Farm, adjoining vegetated field to the south and part of the car park to the east of Gilden Way.

12A	88 square metres of hard paved land located on the access to Mayfield Farm.
13	46850 square metres of arable land at Mayfield Farm and Feltimores Farm, Harlow. Land is currently grassed or vegetated.
14	A right to enter and re-enter upon 24364 square metres of arable land at Mayfield Farm and Feltimores Farm, Harlow (Land is currently grassed or vegetated) for all purposes connected with the storage of construction material, plant and machinery.
15	595 square metres of grassed verge to the east of Sheering Road and south of Pincey Brook. Land is currently grassed or wooded.
15A	1765 square metres of protected woodland to the east of Sheering Road, south of the Pincey Brook. Land currently has mature trees, subject to Tree Protection Order.
16	5363 square metres of arable land to the east of Sheering Road and south of Pincey Brook. Land is currently grassed or vegetated.
17	A right to enter and re-enter upon 28790 square metres of arable land to the south of Garden Care Tree Services (Land is currently grassed or part of a vegetated farmland) for all purposes connected with the storage of construction material, plant and machinery. And a right to construct and maintain a linear drainage ditch and a right to construct a linear drainage outfall pipe and access thereto
17A	A right to enter and re-enter upon 6694 square metres of arable land at Mayfield Farm and Feltimores Farm, Harlow (Land is currently grassed or vegetated) for all purposes connected with the storage of construction material, plant and machinery.
18	16688 square metres of arable land to the south of Garden Care Tree Services and west of M11 motorway. Land is currently grassed or part of a vegetated farmland.
19	A right to enter and re-enter upon 5578 square metres of arable land lying to the east of Sheering Road, Harlow (Land is currently grassed or part of a vegetated farmland) for all purposes connected with the storage of construction material, plant and machinery.
20	20360 square metres of arable land lying to the east of Sheering Road, Harlow. Land is currently grassed or part of a vegetated farmland.
20A	27036 square metres of arable land to the west of the M11 motorway, north of Matching Farm. Land is currently grassed or part of a vegetated farmland.
21	1115 square metres of arable land located to the east of M11 motorway north of Moorhall Wood. Land is currently grassed or part of a vegetated farmland.
22	A right to enter and re-enter upon 2274 square metres of arable land to the west of M11 motorway (Land is currently grassed or part of a vegetated farmland) for all purposes connected with the storage of construction material, plant and machinery for the high pressure gas main diversion/construction.
23	5770 square metres of arable land to the west of M11 motorway. Land currently is currently a vegetated farmland with a hedgeline bordering the M11 motorway.
24	12161 square metres of arable land to the west of M11 motorway and

	south of Pincey Brook. Land is currently grassed or part of a vegetated farmland.
25	146 square metres of arable land located east of M11 motorway, north of Matching Road. Land is currently a vegetated field.
26	26170 square metres of arable land located east of M11 motorway, north of Matching Road. Land is currently part of a vegetated farmland.
27	A right to enter and re-enter upon 10241 square metres of arable land located east of M11 motorway, north of Matching Road (Land is currently part of a vegetated farmland) for all purposes connected with the storage of construction material, plant and machinery.
28	A right to enter and re-enter upon 2789 square metres of arable land located east of M11 motorway, north of Matching Road (land is currently part of a vegetated farmland) for all purposes connected with the storage of construction material, plant and machinery during the high pressure gas main diversion/construction and for all purposes connected with the storage of construction material, plant and machinery of the new and improved roads.
29	A right to enter and re-enter upon 3537 square metres of arable land located to the east of M11 motorway, south of Pincey Brook (land is currently part of a vegetated farmland) for all purposes connected with the storage of construction material, plant and machinery during the high pressure gas main diversion/construction and for all purposes connected with the storage of construction material, plant and machinery of the new and improved roads.
30	7830 square metres of arable land located to the east of M11 motorway, south of Pincey Brook. Land is currently part of a vegetated farmland.

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 Essex County Council (Gilden Way/Sheering Road (B183) Improvement/Widening/ Realignment, A1025 (New Link Road from B183 to M11) Scheme (Classified Road) (Side Roads) Order 2018 has become operative, the (hereinafter called) the Essex County Council (hereinafter called "ECC") may acquire any of the land described in Schedule 1 above (*d*) 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 ECC at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

- 2 As soon as may be after ECC execute a general vesting declaration, they must serve notice of it on every occupier of any 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 completed, 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 ECC together with the right to enter on the land and take possession of it. Every person on whom ECC 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 day 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 ECC 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 Essex County Council (Gilden Way/Sheering Road (B183) Improvement/Widening/Realignment, A1025 (New Link Road from B183 to M11) Scheme (Classified Road) (Side Roads) Order 2018

To: Head of Legal Services, Essex County Council quoting reference HIGH/8634 at Seax House, Victoria Road South, Chelmsford, Essex, CM1 1QH

[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] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of , 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.

Dated this 12th December, 2019



Paul Turner
Director for Legal and Assurance

Essex County Council,
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