

**APPENDIX 3:
CORRESPONDENCE WITH OPTEGRA
UK LTD**



Axis Property Consultancy LLP
Free Trade Exchange
37 Peter Street
Manchester
M2 5GB

Tel: 0161 300 7760
Fax: 0161 834 5377
www.axisllp.com

17 December 2015

Mr B Johnson
Optegra Eye Hospital Yorkshire
937 Harrogate Road
Bradford
BD10 0RD

Our Ref: KLO/

Dear Brian

SCHEME: PROPOSED ROAD IMPROVEMENT AT THE JUNCTION OF NEW LINE/HARROGATE ROAD, BRADFORD

PROPERTY: OPTEGRA EYE HOSPITAL YORKSHIRE

I refer to our recent meeting in respect of the above and thank you for taking the time to meet with me to discuss the Council's junction improvement proposals at Greengate, Bradford.

Further to our meeting, I enclose a copy of the scheme plan for your records. Please note this is in a draft form for illustration only and may change as the design becomes finalised. Please treat this plan as confidential and do not distribute to anybody other than your professional advisor (if you choose to appoint one).

I also enclose a copy of the Council's Fee Policy. Please show this to anybody you choose to advise you in relation to the scheme.

Since we met, the Council has been exploring ideas to try and minimise the impact of the scheme on the Eye Hospital. I will be in touch after the Christmas break to take matters forward in this regard however if you have any queries in the meantime, please do not hesitate to contact me.

Kind regards

Yours sincerely

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765
Email: kateokell@axisllp.com



Axis Property Consultancy LLP
Free Trade Exchange
37 Peter Street
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20 October 2015

Optegra UK Ltd Head Office
11/13 Frederick Sanger Road
The Surrey Research Park
Guildford
Surrey
GU2 7YD

Our Ref: KLO/

Dear Sirs

SCHEME: PROPOSED ROAD IMPROVEMENT AT THE JUNCTION OF NEW LINE/HARROGATE ROAD, BRADFORD

PROPERTY: OPTEGRA EYE HOSPITAL YORKSHIRE, 937 HARROGATE RD, BRADFORD

We are instructed to act for the City of Bradford Metropolitan District Council in relation to the proposed road improvements at the junction of New Line and Harrogate Road, Bradford.

We have been asked to contact you in order to discuss the proposed scheme in more detail and to learn more about your business and property in this location. At this stage, the scheme is in its 'design' phases and your comments will help with the finalisation of the Council's proposals.

We would therefore be grateful if could contact the undersigned to arrange a convenient time to meet.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K Okell', written over a light blue horizontal line.

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765
Email: kateokell@axisllp.com

cc. Ms S Boyes, Hospital Director, Optegra Eye Hospital Yorkshire, 937 Harrogate Rd Bradford



Axis Property Consultancy LLP
Free Trade Exchange
37 Peter Street
Manchester
M2 5GB

Tel: 0161 300 7760
Fax: 0161 834 5377
www.axisllp.com

20 October 2015

Ms S Boyes
Hospital Director
Optegra Eye Hospital Yorkshire
937 Harrogate Road
Apperley Bridge
Bradford
BD10 0RD

Our Ref: KLO/

Dear Ms Boyes

SCHEME: PROPOSED ROAD IMPROVEMENT AT THE JUNCTION OF NEW LINE/HARROGATE ROAD, BRADFORD

PROPERTY: OPTEGRA EYE HOSPITAL YORKSHIRE, 937 HARROGATE RD, BRADFORD

We are instructed to act for the City of Bradford Metropolitan District Council in relation to the proposed road improvements at the junction of New Line and Harrogate Road, Bradford.

We have been asked to contact you in order to discuss the proposed scheme in more detail and to learn more about your business and property in this location. At this stage, the scheme is in its 'design' phases and your comments will help with the finalisation of the Council's proposals.

We would therefore be grateful if could contact the undersigned to arrange a convenient time to meet.

We look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Okell'.

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765
Email: kateokell@axisllp.com

cc. Optegra UK Ltd, 11/13 Frederick Sanger Road, The Surrey Research Park, Guildford, Surrey

Department of Regeneration

Planning, Transportation and Highway
Service
Highway Design
2nd Floor Jacob's Well
Bradford
BD1 5RW

Mr Johnson
Optegra Eye Hospital Yorkshire,
937 Harrogate Road
Bradford
BD10 0RD

Tel: (01274) 437630
E-Mail: richard.day@bradford.gov.uk
My Ref: R/N/AK/101463
Your Ref:

Date: 09 March 2016

Dear Mr Johnson,

**PROPOSED JUNCTION IMPROVEMENT AT NEW LINE / HARROGATE ROAD, BRADFORD.
SCHEME UPDATE**

As you may be aware, the City of Bradford Metropolitan District Council is seeking to undertake a junction improvement scheme at Harrogate Road / New Line. The purpose of the scheme is to improve traffic flow, reduce congestion and improve pedestrian safety. Improving this junction has been an aspiration of the Council for many years and the City Council has now received approval from the West Yorkshire Transport Fund to progress the scheme.

By way of update, in Autumn 2015 the Council appointed Lambert Smith Hampton (LSH) as their land agents and valuers to advise on land and property acquisition. Over the past few months LSH has been meeting with land owners, occupiers and other interested parties to open up discussions regarding the acquisition of land and rights which are required. These discussions will continue as the scheme progresses.

More recently a company called TerraQuest has been appointed to undertake a Land Referencing exercise. Land Referencing involves research into the ownership and occupation of land which is subject to, or in close proximity to the Council's development proposals. The Council will use this information to ensure that all parties with a proprietary interest in the affected land are kept informed of the scheme and receive appropriate notifications. TerraQuest will be in the area undertaking the aforementioned research over the coming weeks and they may also send you formal correspondence in the post.

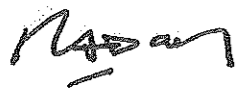
Finally, you may be aware that on 1st December 2015 the Council made a formal resolution to commence the compulsory purchase processes. This is required so that in the event negotiations to acquire the relevant land and property by agreement fail, the Council has a method to secure the property interests required for the scheme. Nevertheless it is the Council's desire to acquire property by 'agreement' as opposed to acquire the appropriate land and property interests by implementing the proposed compulsory purchase order, and efforts to do so will continue as the scheme progresses.



Going forward, the Council will continue to update you with information to ensure that all businesses and land owners are kept fully informed of the process. In the meantime, should you have any queries in relation to this letter, please do not hesitate to contact one of the following:-

- For general information about the scheme: Richard Day, Principal Engineer, CBMDC on 01274 437630 or Henryk Bak, Senior Engineer on 01274 437662
- For queries relating to land acquisition, valuation or compensation: Kate Okell, Chartered Surveyor, Axis Property Consultancy LLP on 0161 300 7765

Yours Sincerely



Richard Day
Principal Engineer

Department of Place
Transportation and Highways Service

Major Highways
4th Floor Britannia House
Bradford, West Yorkshire BD1 1HX

Tel No: 01274 437662
Minicom: 01274 392613
Email: henryk.bak@bradford.gov.uk
My Ref: P/PTH/MH/103196/LA

Mr B Johnson
Optegra Eye Hospital Yorkshire
937 Harrogate Road
BRADFORD
BD10 0RD

11 January 2017

Dear Mr Johnson

HARROGATE ROAD/NEW LINE JUNCTION IMPROVEMENT SCHEME, BRADFORD

PROGRESS UPDATE, APRIL 2016 – JANUARY 2017

As you may be aware, the City of Bradford Metropolitan District Council (CBMDC) ('the Council') is moving forward with plans to upgrade and improve the junction of Harrogate Road (A658) and New Line (A657) ('the Scheme').

The junction carries substantial volumes of traffic and is currently over capacity at peak times. The improvement works being put forward are designed to reduce congestion and offer improved and safer provision for pedestrians and cyclists. Details of the proposals can be seen at <https://harrogateroadnewline.com>.

Over the past few months we have been working hard to bring the Scheme forward. Below is a brief update of some of the key activities that have been undertaken.

Consultation

In June 2016, the Council appointed communications consultant, Counter Context, to assist with a pre-application public consultation exercise. The consultation programme ran for approximately four weeks during August and September 2016 and it included a 'drop-in' session where members of the public could speak directly with the project team.

Over 200 people from the local area got in touch over the four week period and over 140 people attended the drop-in session. Respondents welcomed the attempts to reduce congestion and make the junction a safer place for pedestrians; over 60% either supported or strongly supported the Scheme. All comments submitted during the consultation are being considered by the Council's project team before the finalisation of the proposals. A summary of the feedback will be provided in the 'Statement of Community Involvement', which will be submitted as part of the planning applications for the Scheme, which will be lodged with the Council shortly.

Continued ...



Land Acquisition

Our appointed Surveyors, Lambert Smith Hampton c/o Axis Property Consultancy have continued to meet with property owners, occupiers and other interested parties in relation to the acquisition of land required for the Scheme. Agreements are starting to be reached on a voluntary basis and discussions will continue with the remaining affected landowners.

Whilst we are keen to acquire land on a voluntary basis and all efforts will continue in this regard, we must also ensure the Scheme can be brought forward in a timely fashion and this requires having certainty on land acquisition. With this in mind we anticipate progressing a Compulsory Purchase Order (CPO) and a Side Roads Order (SRO) in spring 2017. A CPO, if confirmed, will enable the Council to acquire and take possession of the land required for the Scheme. A SRO is a statutory process which is required because the Scheme proposes to alter existing means of private access.

Planning, Environmental and Design Matters

In June 2016, the Council appointed external planning consultants, Fairhurst to prepare and submit planning and listed building applications in relation to the Scheme. These applications are expected to be submitted in the near future and will trigger their own statutory consultation period.

We have also continued to work on other important components of the Scheme, such as air quality, noise, heritage, drainage, car parking and landscaping. Some of these matters will be factored in to the final design of the Scheme whilst others will form part of the Council's reasons and justifications for making the CPO and may also form part of the information submitted as part of the planning process.

Land Referencing

The Council's appointed land referencing firm, TerraQuest will soon be undertaking the final stages of research into the ownership and occupation of land. This research will be used to ensure that all parties with a legal interest in the affected land are kept informed of the Scheme and receive appropriate notifications. The information will also be used to prepare the necessary plans and schedules which are needed for a Compulsory Purchase Order (CPO). TerraQuest will be in the area undertaking the aforementioned research over the coming weeks and they may also send you formal correspondence in the post.

We will continue to update you with information to ensure you are kept fully informed of the process. In the meantime, should you have any queries in relation to this letter, please do not hesitate to contact one of the following:-

- For general information about the Scheme: Henryk Bak, CBMDC, Senior Engineer on (01274) 437662.
- For queries relating to land acquisition, valuation or compensation: Kate Okell, Chartered Surveyor, Axis Property Consultancy LLP on (0161) 300 7765

Yours sincerely



Henryk Bak
Senior Engineer

4 January 2018



Axis Property Consultancy LLP
Suite 4C
Manchester Club
81 King Street
Manchester
M2 4AH

Tel: 0161 300 7760
Fax: 0161 834 5377
www.axisllp.com

Mr B Johnson
Optegra Eye Hospital Yorkshire
937 Harrogate Road
Bradford
BD10 0RD

Our Ref: KLO/

Your Ref:

Dear Mr Johnson

SCHEME: PROPOSED ROAD IMPROVEMENT AT THE JUNCTION OF NEW LINE/HARROGATE ROAD, BRADFORD

PROPERTY: OPTEGRA EYE HOSPITAL YORKSHIRE

I refer to our previous discussions in respect of the above road improvement scheme.

It has been some time since we last spoke and I thought it may be helpful to arrange a meeting so that I can provide an update in relation to the Council's proposals for the road improvement scheme at New Line and Harrogate Road, Greengates, Bradford.

The Council is still seeking to negotiate the acquisition of land required for their scheme and to this end I would also welcome the opportunity to discuss land acquisition, compensation matters and potential accommodation works with you.

I can confirm that the land which the Council would like to acquire is broadly the same as when we last met (predominantly car park and adjoining land, as shown shaded pink on the attached plan). There will also be a requirement for short term occupation of the land shaded blue for 'working space' whilst the works are carried out.

You may wish to take advice from an independent source before progressing discussions. Professional representation in relation to compensation is usually by a Chartered Surveyor. For further information you can contact the Royal Institution of Chartered Surveyors on 0247 686 8555 or visit www.rics.org. I enclose a copy of the Council's Fee Policy which provides guidance regarding the recovery of professional fees.

I would be happy to answer any questions you may have and would be grateful if you could call me to discuss matters further in the first instance and if agreeable, to arrange a mutually convenient time to meet.

I look forward to hearing from you.

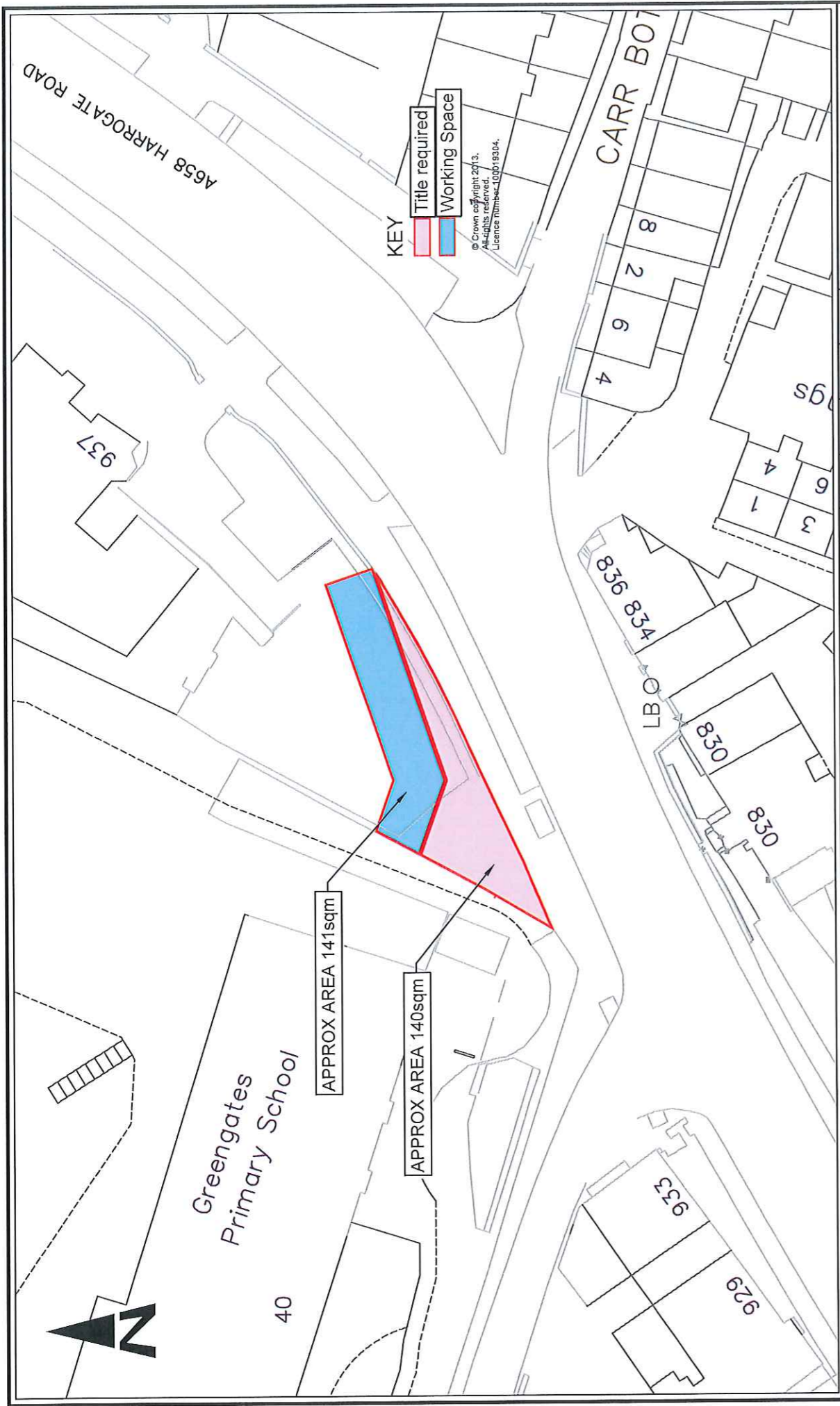
Yours sincerely

K Okell

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765
Email: kateokell@axisllp.com





 CITY OF BRADFORD TRANSPORTS & HIGHWAYS SERVICES Strategic Director: Steve Healey		Project: HARROGATE ROAD / NEW LINE JUNCTION IMPROVEMENT SCHEME Client:		Drawing Title: OPTEGRA EYE HOSPITAL LAND REFERENCE PLAN PLOT No. 42 Drawing No.: R/PTH/MH/103196/LR-16B	
Design: ADM Scale: 1:500 Date: 08.12.17 Engineer to Contract: ADM 10.11.16	Checked: RTB Approved: RTB	Reviewed: ADM Date: NOV 16	Design: ADM Scale: 1:500 Date: 08.12.17 Engineer to Contract: ADM 10.11.16	Checked: RTB Approved: RTB	Reviewed: ADM Date: NOV 16
A Original B Minor Amendments	Revision	Initials Date	Initials Date	Initials Date	Initials Date



Axis Property Consultancy LLP
Suite 4C
Manchester Club
81 King Street
Manchester
M2 4AH

Tel: 0161 300 7760
Fax: 0161 834 5377
www.axisllp.com

20 June 2018

Mr S Walker
CBRE Ltd
Henrietta House
London
W1G 0NB

Our Ref: KLO/

Your Ref:

Dear Stephen

Scheme: The City of Bradford Metropolitan District Council (Harrogate Road / New Line Junction Improvement Scheme) Compulsory Purchase Order 2017

Property: Optegra Eye Hospital, 937 Harrogate Road, Bradford

I refer to your letter of objection to the above Compulsory Purchase Order (CPO) dated 23rd February 2018 and to our recent meeting which took place on 12th April 2018.

Firstly, on behalf of the Council, thank you for taking the time to meet with us to discuss your client's grounds of objection in more detail. I am sorry that your client has felt the need to object to the CPO and together with the Council, we will endeavour to address the concerns that have been raised.

During our meeting we discussed a number of matters and in order to provide your client with reassurance, I have set out the Council's position below.

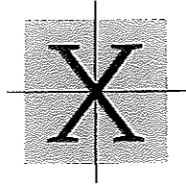
Temporary Impact on the Business during Construction Works

Accessibility & Disruption

The Council does not want to see any business suffer during the project and for this reason it is fully committed to ensuring that disruption is minimised as far as possible during the construction works. To achieve this, the appointed contractor will be expected to enter into legal obligations which commit it to using work methods best suited to maintaining access and minimising disruption. For example, the Council will expect the following from its contractor:-

- Phased works to minimise disruption as much as possible.
- Minimising 'working space' as much as possible.
- Maintaining access to premises during business hours.
- Maintaining visibility, e.g through use of Heras fencing.
- Implementing dust control measures.
- Ensuring noise is within permitted exposure levels.
- Ensuring that when works commence on a property, they continue until completion i.e not undertaken piecemeal.

The council will closely monitor the construction works to ensure these measures are applied.



Temporary Car Parking

During our meeting you raised concerns about the loss of car parking during the construction works on the Optegra site.

The Council is in the process of negotiating a temporary car parking arrangement within close proximity to the Property and once this is finalised, I will provide details accordingly.

Vibration Levels

As discussed at our meeting, there will be vibration monitoring equipment on site during the works and the appointed contractor will be required to undertake works within permitted vibration limits. In order to ensure that an adequate vibration limit is stipulated in the works contract, please can you forward the vibration tolerance information for your client's medical equipment in the form of recognised technical data sheets or similar.

Permanent Impact on the Business

Car Park

During our meeting my client presented a proposal to undertake accommodation works which, if agreeable, will see the car park reconfigured. I enclose a copy of the proposal for your consideration. As you will see, the proposal ensures that 20 spaces are retained on the site thus mitigating any permanent impact on the business. In addition to the above, the Council will, upon completion of the works, re-surface and re-mark the car park thus reducing your client's maintenance costs in the short-medium term.

Land Take

For the sake of clarity, the Council does not wish to acquire the entirety of Plot 42 in the CPO plan. Whilst Plot 42 is coloured 'pink' in the CPO plan, this is because the Highways Act 1980 provides an ability for an Acquiring Authority to acquire permanent rights but not temporary rights so there is no scope to differentiate between (a) land where title to a parcel of land is required by the acquiring authority and (b) where it is only necessary to enter the same land for a limited period to facilitate works. The Council's preference is therefore to acquire the 'pink land' on the attached plan, and take a licence agreement over the 'blue land' to facilitate temporary occupation for 'working space' during the works.

Please note that if your client accepts the offer of accommodation works, the licence plan may need to be extended to cover the whole car park. Nevertheless, as mentioned above, the Council will minimise disruption as much as reasonably possible.

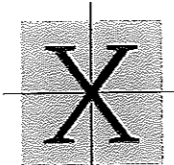
Compensation

In terms of compensation, please refer to my assessment of compensation sent under separate cover of even date.

Summary and Next Steps

In summary, whilst some degree of disruption is inevitable for a project of this size, the Council does not want to see any business suffer unnecessarily and is committed to taking all reasonable and practical steps to minimise the impact on local businesses and residents as much as possible. During the works, there will be:-

- regular communications so that people know what to expect and when;
- a point of contact with 24 hour access;
- an appointed surveyor to discuss compensation matters with should a claim be advanced.



In terms of 'next steps' the Council is currently preparing for a Public Inquiry which is scheduled to take place in November 2018. The Council is keen to try and resolve your Client's objection in advance of the Public Inquiry and I hope the above assurances will help your client consider this.

If you have outstanding concerns or would like further information or clarification on the points contained within this letter I would be happy to arrange another meeting.

I look forward to hearing from you.

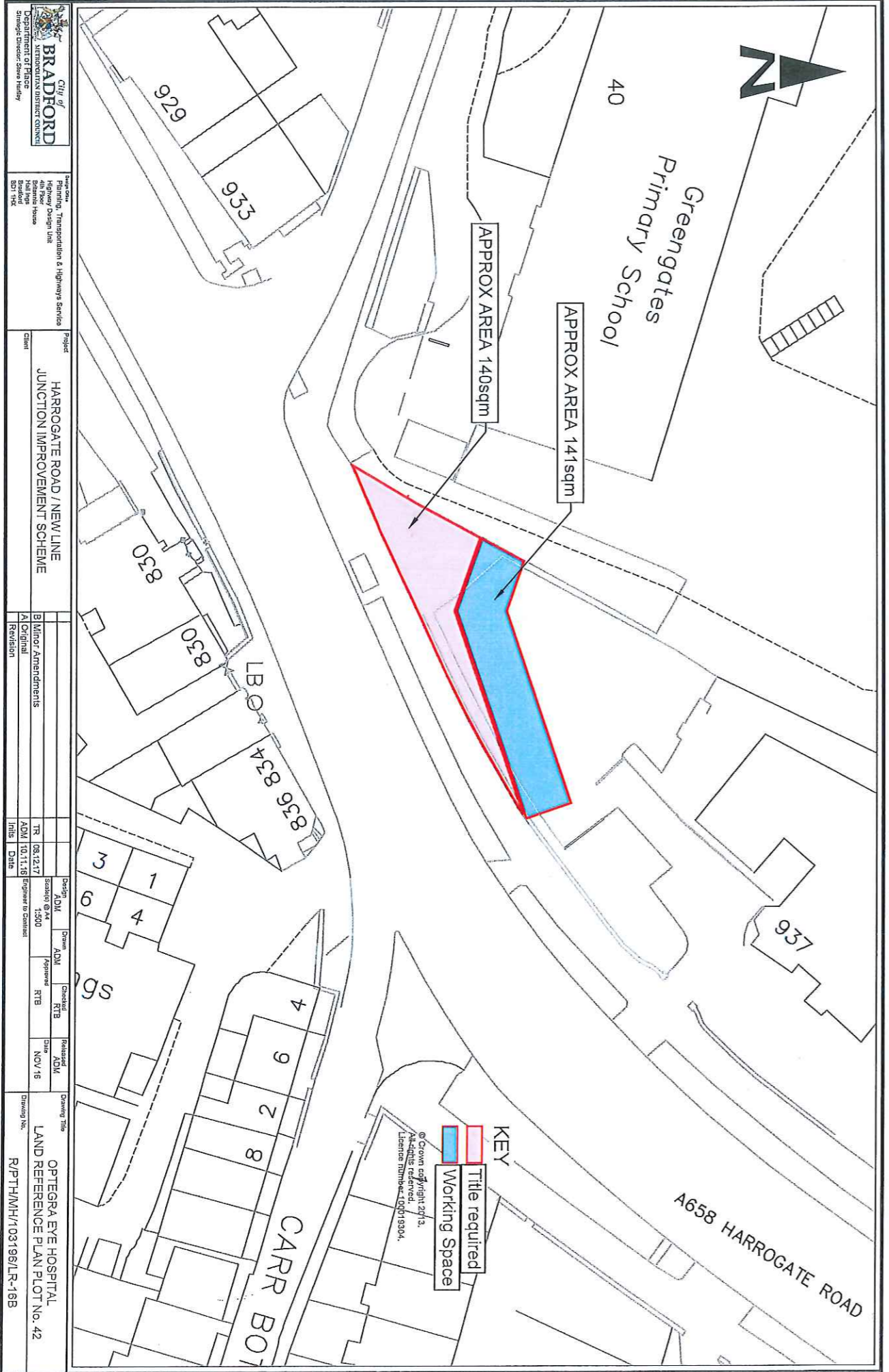
Kind regards

Yours sincerely

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765
Email: kateokell@axisllp.com

Enc. Accommodation Works Plan
Land Take Plan



City of BRADFORD
METROPOLITAN DISTRICT COUNCIL
Department of Planning
Strategic Director: Steve Huley

Function: Planning, Transportation & Highways Services
Highway Design Unit
Business Hours
9am - 5pm
BD1 1HE

Project: HARROGATE ROAD / NEW LINE
JUNCTION IMPROVEMENT SCHEME

Revision:

1	Original
2	Minor Amendments

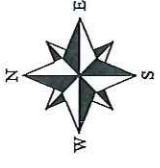
Design: TR 09.12.17
Drawn: ADM 10.11.18

Checked: RTB
Approved: RTB
Released: ADM 10.11.18

Drawing Title: OPTIGRA EYE HOSPITAL
LAND REFERENCE PLAN PLOT No. 42
R/PTH/MH/103196/LR-15B

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DRAFT FOR ILLUSTRATIVE PURPOSES



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KEY

- PROPOSED KERBLINE / BACK OF FOOTWAY
- == PROPOSED WALLS / FENCES
- PROPOSED BUS SHELTER
- PROPOSED WHITE ROAD MARKINGS
- EXISTING TREE TO BE RETAINED WHERE POSSIBLE
- PROPOSED NEW TREE
- PROPOSED LANDSCAPING WORKS

NOTES
 PROPOSED LANDSCAPING AND BOUNDARY TREATMENTS (WALLS / FENCES/HEDGES) ARE FOR ILLUSTRATION. SPECIFIC DETAILS TO BE AGREED WITH LAND OWNERS

TOTAL 20 SPACES



<p>CITY OF BRADFORD Metropolitan District Council Department of Place Strategic Director: Steve Hurlley</p>		<p>Client: Transportation and Highways Service Highways Design 4th Floor Hallgate House Hallgate Bradford BD1 1HX</p>		<p>Project: HARROGATE ROAD / NEW LINE JUNCTION IMPROVEMENT SCHEME</p>		<p>Revision</p> <table border="1"> <tr> <th>Revision</th> <th>Date</th> <th>Initials</th> </tr> <tr> <td>A Original</td> <td>03.10.16</td> <td>ADM</td> </tr> <tr> <td>B Revised Layout</td> <td>03.01.17</td> <td>ADM</td> </tr> <tr> <td>C Revised Layout</td> <td>03.07.17</td> <td>ADM</td> </tr> </table>		Revision	Date	Initials	A Original	03.10.16	ADM	B Revised Layout	03.01.17	ADM	C Revised Layout	03.07.17	ADM	<p>Design: ADM Scale: @ A3 1:250</p>		<p>Checked: ADM Approved: -</p>		<p>Released: ADM Date: OCT 19</p>		<p>Drawing Title: OPTEGRA EYE HOSPITAL ACCOMMODATION WORKS Drawing No.: R/PTH/MH/103196/LA-22C</p>	
Revision	Date	Initials																									
A Original	03.10.16	ADM																									
B Revised Layout	03.01.17	ADM																									
C Revised Layout	03.07.17	ADM																									

Kate Okell

From: Walker, Stephen @ London HH <stephen.walker@cbre.com>
Sent: 13 July 2018 17:48
To: Kate Okell
Subject: RE: Optegra, Bradford

Kate

Good to see you on Wednesday. I promised to write to confirm that following some research completed by my clients the concerns over vibration damage to equipment in the hospital have receded. We are increasingly confident that the works proposed will not be an issue and unlikely therefore to become a problem for your clients project.

I promise to write more fully in response to your recent correspondence on my return from leave at the beginning of August but I trust this initial response is helpful in the meantime.

With Regards,
Stephen

Stephen Walker | Executive Director
BRE | UK
I +44 (0) 20 7182 2193 | Ext 22193
M +44 (0) 7985 876 655

From: Kate Okell [mailto:kateokell@axisllp.com]
Sent: 20 June 2018 16:30
To: Walker, Stephen @ London HH <stephen.walker@cbre.com>
Subject: Optegra, Bradford

Stephen,

Please find attached correspondence that will be sent out in this evening's post.

I look forward to hearing from you.

Kind regards

Kate Okell MRICS
Associate Partner

Axis Property Consultancy
Suite 4C, The Manchester Club
81 King Street
Manchester
M2 4AH

T: 0161 300 7765
M: 07740 347082
E: kateokell@axisllp.com

AXIS
PROPERTY CONSULTANCY

By virtue of your responding to this email or emailing an employee of CBRE, your name and contact information may be collected, retained, and/or processed by CBRE for its internal business purposes. Should you wish that this



24 September 2018

Axis Property Consultancy LLP
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81 King Street
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M2 4AH

Mr S Walker
CBRE Ltd
Henrietta House
London
W1G 0NB

Tel: 0161 300 7760
Fax: 0161 834 5377
www.axisllp.com

Our Ref: KLO/

Your Ref:

Dear Stephen

Scheme: The City of Bradford Metropolitan District Council (Harrogate Road / New Line Junction Improvement Scheme) Compulsory Purchase Order 2017

Property: Optegra Eye Hospital, 937 Harrogate Road, Bradford

I refer to your email of 21 August 2018 and respond to your numbered points as follows:-

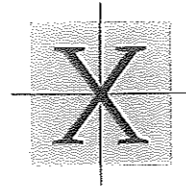
1. Temporary Impact on the Business during Construction Works

Accessibility & Disruption

The Council wishes to minimise disruption to the local community and businesses as much as possible and is therefore happy to capture the majority of your points in their tender documentation. Nevertheless I hope you can understand that they have to consider the impact of specific stakeholder requests on the scheme as a whole, e.g in terms of project length and construction cost. As such, the Council has proposed some variations to your requests as described more fully below.

The Council will capture the following in its tender documentation:-

- i) The Contractor will be required to programme its works in a manner that minimises disruption to the public and local businesses whilst still working efficiently. The Contractor will be required to submit its programme of works to the Council for approval. The Council will monitor the works to ensure that agreed works are carried out in a timely manner.
- ii) The Contractor must accommodate the hospital's access requirements at all times.
- iii) The Contractor must use reasonable endeavours to undertake works on the Optegra Site during December and January.
- iv) Temporary occupation of the Optegra Site should be minimised as much as possible and the land is to be returned without delay upon completion.
- v) The Contractor may only store materials/equipment on the Optegra Site if they are being used in connection with the works taking place on the site.
- vi) The Contractor must only use the hospital's vehicular access for:-
 - a) entering the site, on foot, to access equipment/materials stored on the site;
 - b) the loading and unloading materials and equipment on the strict condition this must be undertaken by prior arrangement, through agreement with Optegra.
- vii) The Optegra Site must only be used to remove and rebuild the boundary wall on the new alignment, together with any associated accommodation works that have been agreed save



that the temporary storage of equipment and materials in accordance with v) above is also permitted.

In addition to the above, the tender documentation will also include the following requirements from its Contractor:-

- Phased works to minimise disruption as much as possible.
- Minimising 'working space' as much as possible.
- Maintaining access to premises during business hours.
- Maintaining visibility, e.g through use of Heras fencing.
- Implementing dust control measures.
- Ensuring noise is within permitted exposure levels.
- Ensuring that when works commence on a property, they continue until completion i.e not undertaken piecemeal.

Temporary Car Parking

The Council is in the process of finalising a temporary car parking arrangement within close proximity to the Property and I will provide details as soon as possible. It is noted that this is an essential requirement for the hospital and any agreement will require this matter to be finalised.

Vibration Levels

You have confirmed that the works are not expected to affect the hospital's equipment and therefore I understand there are no longer any concerns about vibration.

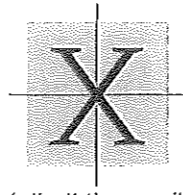
Permanent Impact on the Business

Car Park

I note your client's concern over the proposal to introduce another parking space on the lower level car park. I also note that your client may prefer a cash sum in lieu of having the space constructed. In light of this, I have set out a revised offer in separate correspondence of even date.

In the event your client opts to have the car parking space constructed, the Council can confirm that works will be undertaken in accordance with the following:-

- i) Heras (or similar style), self-supporting mesh infill panel fencing will be used to demark the work site. This will sit on the existing surface so there will be no need to excavate into the car park to install posts.
- ii) The contractor will be required to take a photographic record of condition (of the existing car park) prior to starting work on the site and also upon completion of the works. The contractor will also be required to make good the surface of the car park in the works area. In the event any damage to the car park is incurred outside of the works area, the contractor will be legally obliged to repair the damage at its own cost.
- iii) Upon completion of the works, the Council will undertake accommodation works to re-line the whole of the higher level car park in accordance with the proposed new layout (or any subsequent layout revision as agreed between the parties).
- iv) The contractor will be required to dismantle the existing stone wall and reuse the stone where possible. Nevertheless please note that the Council cannot guarantee that all or any of the existing stone will be suitable for reuse until these works commence. In the event the original stone is not capable of being re-used, the wall will be constructed using an alternative natural stone product which provides a similar finish (as much as possible) to the existing boundary wall.
- v) The new wall will be built on land retained by Optegra. Upon completion of the wall, the Council will deliver the benefit of the building contract and associated warranties to your client.



Responsibility for maintenance/repairs of the wall will then revert to your client (albeit there will be an initial 12 month "maintenance period" contained within the building contract).

- vi) If desired, the Council can provide a "planting area" inside a twin skin wall however it should be noted that due to space constraints, this would result in the loss of one parking space.
- viii) The Council will replace and reinstate any signage or lighting that is affected by the works on a like-for-like basis and in accordance with the pre-entry photographic record of condition. Landscaping will be re-provided on a like-for-like basis as much as is reasonably possible having regard to space constraints and accepting that any such planting will require time to mature and grow.

Land Take

The Council agrees that it will not use its powers of Compulsory Purchase in respect of the 'blue land' providing that your client enters into a licence agreement to facilitate their occupation of this land and also providing that your client is not in breach of the licence terms. To this end I have asked the Council's solicitor to provide a draft licence for your review.

The Council's preference is to enter into a conditional contract which will enable them to acquire the 'pink land' (through either a General Vesting Declaration or Notice to Treat/Notice of Entry procedure) upon confirmation and implementation of the CPO.

Compensation

In terms of compensation, please refer to my assessment of compensation sent under separate cover of even date.

I look forward to hearing from you.

Yours sincerely

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

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