

**APPENDIX 4:
CORRESPONDENCE WITH SRIVEN
SERVICES LTD**



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

15 February 2016

S Srinivasan
10 Eskdale Grove
Garforth
Leeds
LS25 2AU

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

Our Ref: KLO/lam

Dear Sirs

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

PROPERTY: 74 NEW LINE, BRADFORD, BD10 9AP

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 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 you 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

Kate Okell

From: Kate Okell
Sent: 24 February 2016 08:56
To: 'Srivathsan Srinivasan'
Subject: Subway, New Line Retail Park
Attachments: BRADFORD FEE POLICY.pdf; Draft Scheme Plan.pdf

Sri,

I refer to our meeting on Monday and thank you for taking the time to come to the Council's offices to discuss their proposals.

Further to our meeting and as discussed, I attach a copy of the Council's fee policy. As you will see, the policy states that Bradford MDC is, in principle, prepared to reimburse the reasonable professional fees (typically surveyor's and legal fees) incurred by third party landowners in entering into negotiations with them and securing an acquisition by agreement or the basis for an agreement in advance of compulsory purchase powers being exercised. These will be aid as part of any agreement reached or on account, as agreed.

We will require you to firstly notify us of the basis upon which your professional representatives are proposing to charge fees and this should be done before they undertake any work. Your agent should also be made aware of this policy as soon as possible. Assuming the proposed fee basis is accepted to be reasonable and proper, having regard to the work proposed to be undertaken, this will be confirmed in writing and will be the basis on which the fees are reimbursed.

I also attach a copy of the draft scheme plan. 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.

I will be in touch shortly to take matters forward however if you have any queries in the meantime please do not hesitate to contact me.

Kind regards

Kate Okell MRICS
Associate Partner

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AXIS
PROPERTY CONSULTANCY

Department of Place
Transportation and Highways Service

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

Mr S Srinivasan
Subway
74 New Line
New Line Retail Park
BRADFORD
West Yorkshire
BD10 9AP

11 January 2017

Dear Mr Srinivasan

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://harrogeteroadnewline.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



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

11 January 2017

Mr S Srinivasan
10 Eskdale Grove
Garforth
LEEDS
West Yorkshire
LS25 2AU

Dear Mr Srinivasan

HARROGATE ROAD/NEW LINE JUNCTION IMPROVEMENT SCHEME, BRADFORD

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- 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



PROPERTY | CONSULTANCY

Axis Property Consultancy LLP
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24 April 2017

S Srinivasan
10 Eskdale Grove
Garforth
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LS25 2AU

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

Our Ref: KLO/lam

Without Prejudice

Dear Mr Srinivasan

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

PROPERTY: 74 NEW LINE, BRADFORD, BD10 9AP

I refer to previous correspondence in respect of the above junction improvement scheme (the 'Scheme') and write to update you in relation to Bradford Metropolitan District Council's (MDC's) proposals.

As you are aware, the Council is moving forward with their plans to upgrade and improve the junction at Greengates. As part of their work, they have recently undertaken a period of public consultation and they continue to liaise with affected landowners and businesses regarding land and property matters.

Following the public consultation exercise and feedback from affected stakeholders, the Council has undertaken a full review of its proposals in order to refine their scheme. One area of review has been the proposals in the vicinity of New Line Retail Park where their scheme requires acquisition of frontage land and results in a loss of car parking spaces.

During the review, the Council explored several options to see how it could provide replacement parking spaces at the Retail Park, taking into account feedback from the owner and occupiers that these must remain in close proximity to the building. Various options were considered, including the possibility of acquiring land in third party ownership adjacent to the retail park, although this strategy was unfortunately unsuccessful.

In light of the above the Council have made the difficult decision that the only way to maintain a proportionate amount of parking spaces is to demolish one of the ground floor shops and create car parking on its footprint. For the sake of clarity, the upper floor unit in this location would be unaffected. I enclose a draft plan of the proposed design (Plan 1). Please be aware that the proposal is subject to detailed design and building survey.

The decision for this strategy has not been taken lightly however after much deliberation, it is considered necessary to ensure the viability of the Scheme and to ensure the retail park continues to operate.

Under the new proposal, replacement parking (on a proportional basis, i.e spaces per unit) is maintained on site and in close proximity to the existing parking provision. Vehicular access to the site will be from a shared means of access with the neighbouring property. A replacement bin storage area will be constructed together with a new boundary wall, new pedestrian entrance (location to be agreed) and possible landscaping.



In light of the above scheme amendments, the Council's Executive Committee recently resolved to amend the proposed Compulsory Purchase Order (CPO) to include the land and rights which are necessary to facilitate the above proposal, should an acquisition by agreement fail to be forthcoming.

There may be some short term disruption when the proposed works go ahead however the Council will implement a traffic management system and will liaise with businesses to minimise the impact of the works as much as is possible. It is considered that once the replacement parking spaces have been created, the overall impact of the Council's Scheme will be minimised.

I hope the above is helpful and should you have any queries, please do not hesitate to contact me.

Kind regards

Yours sincerely

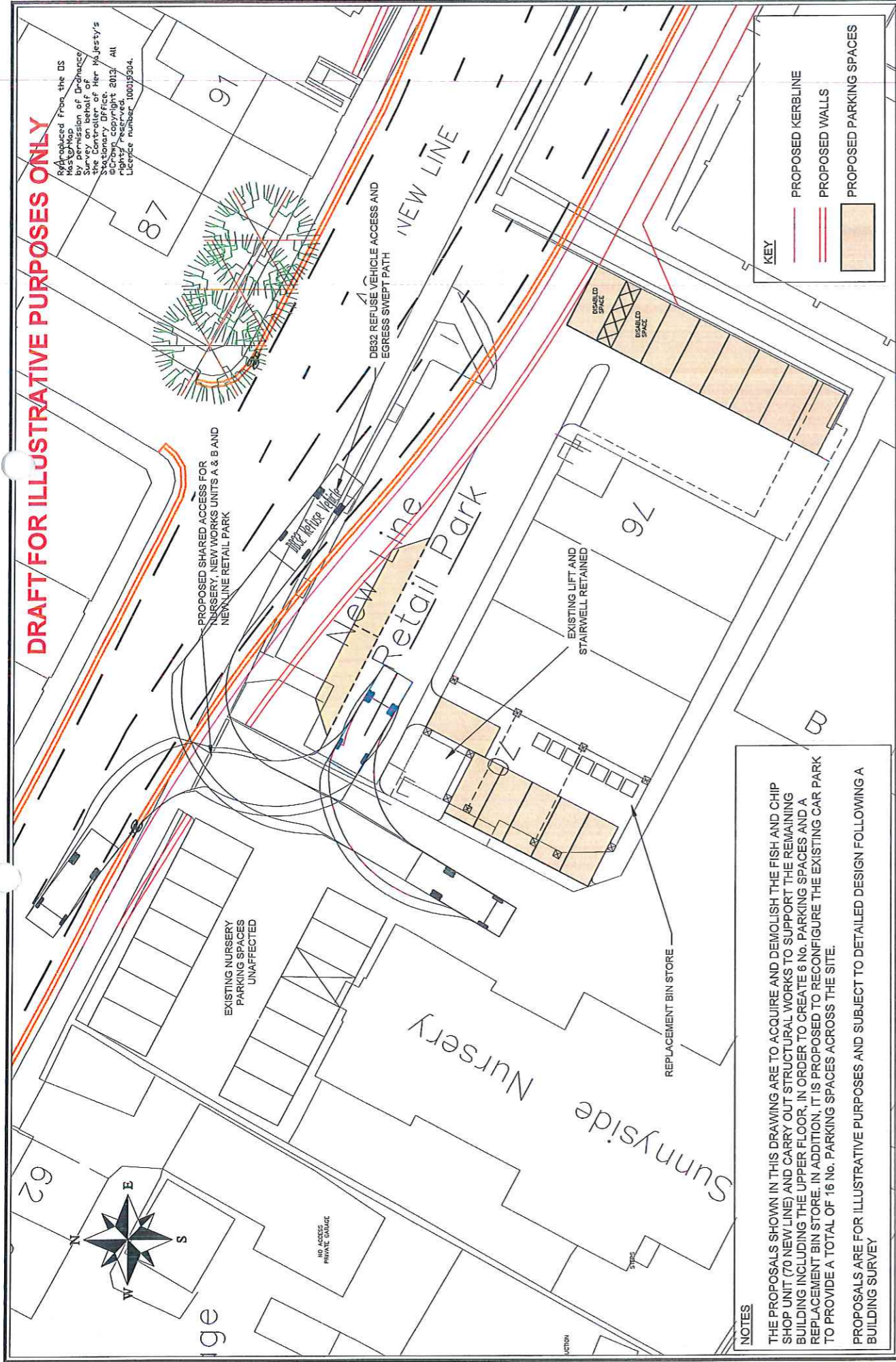
A handwritten signature in black ink, appearing to read 'Kate Okell'.

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

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

DRAFT FOR ILLUSTRATIVE PURPOSES ONLY

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NOTES

THE PROPOSALS SHOWN IN THIS DRAWING ARE TO ACQUIRE AND DEMOLISH THE FISH AND CHIP SHOP UNIT (70 NEW LINE) AND CARRY OUT STRUCTURAL WORKS TO SUPPORT THE REMAINING BUILDING INCLUDING THE UPPER FLOOR, IN ORDER TO CREATE 6 No. PARKING SPACES AND A REPLACEMENT BIN STORE. IN ADDITION, IT IS PROPOSED TO RECONFIGURE THE EXISTING CAR PARK TO PROVIDE A TOTAL OF 16 No. PARKING SPACES ACROSS THE SITE.

PROPOSALS ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO DETAILED DESIGN FOLLOWING A BUILDING SURVEY

<p>City of Bradford MDC Department of Regeneration 5A Victoria Street, Bradford, West Yorkshire, LS1 2BJ Tel: 01274 206000 Fax: 01274 206001 Email: regeneration@bradford.gov.uk www.bradford.gov.uk</p>		<p>Project: HARROGATE ROAD / NEW LINE JUNCTION IMPROVEMENT SCHEME</p> <p>Client: [Blank]</p>
<p>Design: ADM Scale: 1:250 Date: 22.12.15 Engineer in Contact: [Blank]</p>	<p>Checked: ADM Approved: [Blank]</p>	<p>Released: ADM Date: DEC 16</p>
<p>Drawing Title: NEW LINE RETAIL PARK REPLACEMENT PARKING PROPOSALS</p> <p>Drawing No.: R/PTH/MMH/103196/LA-27A</p>		



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4 January 2018

S Srinivasan
10 Eskdale Grove
Garforth
Leeds
LS25 2AU

Our Ref: KLO/

Your Ref:

Dear Mr Srinivasan

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

PROPERTY: 74 NEW LINE RETAIL PARK, NEW LINE, BRADFORD

I refer to previous correspondence in respect of the above.

As you are aware, the Council is in the process of progressing a Compulsory Purchase Order (CPO) and Side Roads Order (SRO) to facilitate a road improvement scheme at New Line and Harrogate Road, Greengates, Bradford.

The scheme may affect New Line Retail Park insofar as it proposes permanent alterations to the shared car parking area, the shop unit located at 70 New Line (a vacant 'Fish and Chip' shop) and the existing vehicular access. Whilst the Council is not seeking to acquire your premises they will require rights for access over the communal areas during the proposed works to undertake the aforementioned alterations.

As it has been some time since we last met to discuss the above proposals, I thought it may be helpful to arrange a meeting so that I can provide an update and in particular, discuss the possible impact on your property.

You may wish to take advice from an independent source before progressing discussions. Professional representation in relation to compulsory purchase and compensation is usually by a Chartered Surveyor. For further information you can contact the Royal Institution of Chartered Surveyors on 024 7686 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

Kwok

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

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





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13 March 2018

S Srinivasan
Subway
74 New Line Retail Park (Unit 2)
Bradford
BD10 9AP

Our Ref: KLO/

Your Ref:

Dear Mr Srinivasan

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

Property: 74 New Line Retail Park, New Line, Bradford

Business: Sriven Services Ltd T/A Subway

I refer to your letter of objection to the above Compulsory Purchase Order (CPO) dated 20th February 2018.

Further to your letter of objection, I would welcome the opportunity to meet with you to discuss your grounds of objection in more detail and to see if any of your concerns can be resolved. To this end, I would be grateful if you could kindly revert with potential dates for a meeting at your earliest convenience.

As mentioned in previous correspondence, you may wish to take advice from an independent source before progressing discussions. Professional representation in relation to compulsory purchase and compensation is usually by a Chartered Surveyor. For further information you can contact the Royal Institution of Chartered Surveyors on 024 7686 8555 or visit www.rics.org. I have previously provided you with a copy of the Council's Fee Policy which provides guidance regarding the recovery of professional fees, however if you require a further copy please do not hesitate to contact me.

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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13 March 2018

S Srinivasan
10 Eskdale Grove
Garforth
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LS25 2AU

Our Ref: KLO/

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Dear Mr Srinivasan

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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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18 June 2018

Mr & Mrs Srinivasan
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Tel: 0161 300 7760
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Our Ref: KLO/

Your Ref:

Dear Mr & Mrs Srinivasan

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

Property: 74 New Line Retail Park, New Line, Bradford

Business: Sriven Services Ltd T/A Subway

I refer to your letter of objection to the above Compulsory Purchase Order (CPO) dated 20th February 2018 and to our recent meeting with Mrs Srinivasan which took place on 4th April 2018.

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

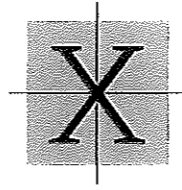
I understand that the main reason you have objected to the CPO is because you are worried about the possible impact of the Scheme on your business. I fully appreciate this must be a troubling time for you and therefore I have discussed your concerns with the Project Team and have set out the Council's position below.

Accessibility

The Council fully agrees that businesses need to be accessible (by both customer and deliveries) during the works. The Council does not want to see any business suffer and for this reason a key aspect during the construction phase of the project is to ensure that access is maintained to all properties.

The Council has considered this matter at great length and is fully committed to ensuring that the appointed contractor maintains access during the construction period. To achieve this, the contractor will be expected to enter into legal obligations which commit it to using work methods best suited to maintaining access. For example, the Council will expect the following from its contractor:-

- Phased works to minimise disruption as much as possible.
- Construction of the new vehicular entrance (into New Line Retail Park) before closure of the existing entrance.
- Minimising 'working space' as much as possible.
- Construction of new parking spaces before existing spaces are taken out of use. New spaces to be temporarily available for all customers until formal 'marking out' is completed on the site.



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

Deliveries and Refuse Vehicles

During our meeting you raised concerns about accessibility for delivery and refuse vehicles once the car park is reduced in size. You also mentioned possible congestion in the car park area, in your letter of objection.

The Council can assure you that the new access and internal roadways have been designed using current design procedures and guidance and are considered appropriate for the proposed use. The Council has tracked vehicle positions and I enclose plans showing how traffic movements can be safely undertaken.

Utility Works

During our meeting you expressed concern about the relocation of utility metres which are currently located adjacent to the vacant "Fish and Chip" shop. These utilities will be relocated to a new location as part of the works. The work will be undertaken by the electricity provider who is experienced in dealing with works of this nature. We do not anticipate any service 'outage' during this process.

Signage at New Line Retail Park

Any signage that is affected by the Council's works will be relocated to a new position in agreement with your landlord. If you have any particular views on this matter we would encourage you to speak to your landlord directly.

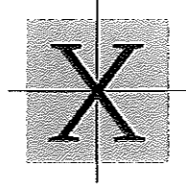
The Council is happy to erect "businesses open as usual" signage for the duration of works.

Impact on the Business due to Relocated Entrance and Parking Areas

I understand you are concerned about the new vehicular entrance and parking areas being located further away from your shop. You are correct that once the Scheme is completed the vehicular entrance moves 40m to the west, entailing a marginally longer drive for customers travelling from the east. Nevertheless the Council believes this is negated by a reduced drive for customers travelling from the west.

The Project Team have considered New Line Retail Park in detail and overall it is considered that the Scheme and relocated entrance will offer several advantages including:-

- Improved accessibility. This is because following the works, the retail parade will not be obscured by the adjacent Farmfoods supermarket meaning that customers approaching from the east will be able to see the parade much earlier. Visibility from the west is also improved because the number of parking bays directly obscuring the shops is reduced.
- Improved visibility splay. This is because the current access to New Line Retail Park does not meet current safety standards and visibility is seriously compromised when performing any manoeuvre to exit the car park. The new proposed shared access point will meet visibility standards and is set back from the junction in such a way that vehicles will only need to cross 1 lane of traffic to access/egress the car park.
- A newly surfaced car park area, thus reducing maintenance costs (and service charge) in the short to medium term.
- Wider public realm and planting improvements which should benefit the area generally and improve the area as a local neighbourhood centre.



Impact on the Business Generally

In your letter of objection, you refer to difficulties already being encountered due to changes in the wider economy e.g Brexit. At our meeting you also made reference to the impact of new competition that has opened up in the nearby vicinity. Whilst I sympathise with your position, the Council has no influence on the implications of Brexit or the economy in general. Market fluctuations, political decisions and the implications of the global economy are inherent business risks that all businesses must bear.

Notwithstanding the above, the Council does not wish to see any business suffer as a direct result of its project and compensation provisions are available in accordance with the "Compensation Code". I enclose a government booklet which provides details of compensation provisions for business owners. I also enclose a copy of the Council's Fee Policy which provides information on the recovery of reasonable fees should you wish to obtain professional advice. 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.

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. At the Inquiry, all remaining objections will be discussed and an Inspector will invite you (and any other objectors) to give evidence. The Council will also provide evidence in support of its scheme.

The Council is keen to try and resolve your objection in advance of the Public Inquiry and to this end I would be grateful if you could advise whether the above provides you with enough assurances to consider removing your objection. If you have outstanding concerns or would like further information or clarification on the points contained within this letter I would be grateful for a further meeting to discuss these further.

I look forward to hearing from you.

Kind regards

Yours sincerely

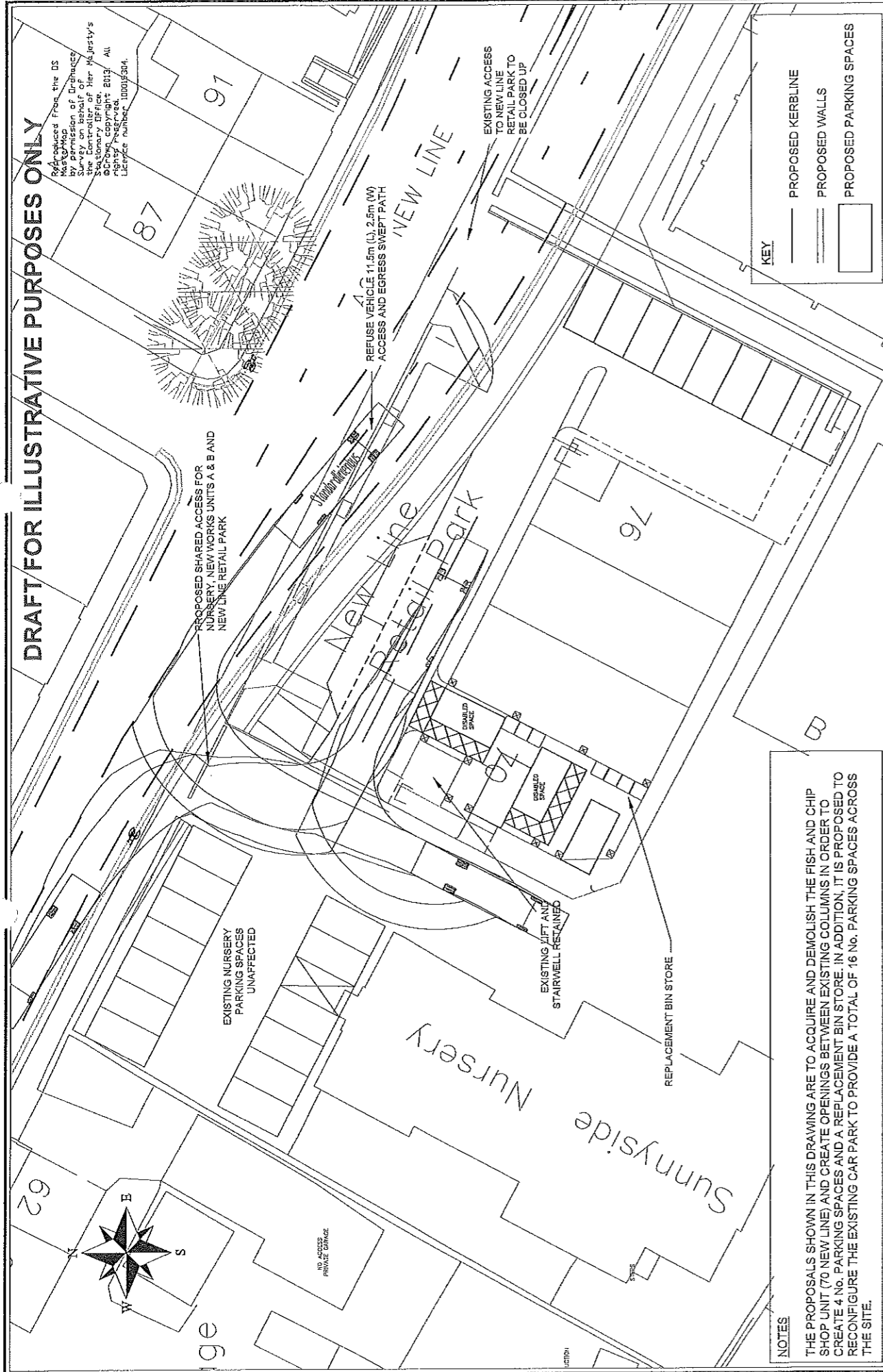
Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

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Email: kateokell@axisllp.com

Enc. New Line Retail Park Plan
Compensation Advice Booklet
Fee Policy

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PROPOSED SHARED ACCESS FOR
NURSERY, NEW WORKS UNITS A & B AND
NEW LINE RETAIL PARK

REFUSE VEHICLE 11.5m (L), 2.5m (W)
ACCESS AND EGRESS SWEEP PATH

EXISTING LIFT AND
STAIRWELL REMAINING

REPLACEMENT BIN STORE

KEY

- PROPOSED KERBLINE
- ▬ PROPOSED WALLS
- PROPOSED PARKING SPACES

NOTES
THE PROPOSALS SHOWN IN THIS DRAWING ARE TO ACQUIRE AND DEMOLISH THE FISH AND CHIP SHOP UNIT (70 NEW LINE) AND CREATE OPENINGS BETWEEN EXISTING COLUMNS IN ORDER TO CREATE 4 NO. PARKING SPACES AND A REPLACEMENT BIN STORE. IN ADDITION, IT IS PROPOSED TO RECONFIGURE THE EXISTING CAR PARK TO PROVIDE A TOTAL OF 16 NO. PARKING SPACES ACROSS THE SITE.

<p>City of BRADFORD METROPOLITAN DISTRICT COUNCIL Department of Place Strategic Director: Steve Hanley</p>	<p>Project: HARROGATE ROAD / NEW LINE JUNCTION IMPROVEMENT SCHEME</p>	<p>Drawn: ADM 18.08.17 Design: ADM 18.08.17 Scale: @ A3 1:250</p>	<p>Checked: ADM 18.08.17 Approved: ADM 18.08.17</p>	<p>Released: ADM Date: DEC 16</p>	<p>Drawing Title: NEW LINE RETAIL PARK REPLACEMENT PARKING PROPOSALS</p>																		
	<p>Client: CH2M</p>	<p>Engineer in Charge: ADM 22.12.16</p>	<p>Revision:</p> <table border="1"> <tr> <th>Revision</th> <th>Date</th> <th>By</th> <th>Drawn</th> </tr> <tr> <td>A</td> <td>Original</td> <td>ADM</td> <td>22.05.17</td> </tr> <tr> <td>C</td> <td>Parking spaces and sweep path amended</td> <td>ADM</td> <td>22.05.17</td> </tr> <tr> <td>D</td> <td>Parking spaces amended</td> <td>ADM</td> <td>18.07.17</td> </tr> <tr> <td>E</td> <td>Parking spaces amended</td> <td>ADM</td> <td>18.08.17</td> </tr> </table>	Revision	Date	By	Drawn	A	Original	ADM	22.05.17	C	Parking spaces and sweep path amended	ADM	22.05.17	D	Parking spaces amended	ADM	18.07.17	E	Parking spaces amended	ADM	18.08.17
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Kate Okell

From: Kate Okell
Sent: 24 September 2018 16:57
To: 'Sriven S'
Subject: FW: New Line / Harrogate Road Junction Improvement Scheme, Bradford

Dear Mrs Srinivasan,

Further to our telephone conversation last week I wondered whether you had managed to meet with your surveyor yet? I am keen to try and resolve matters and 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



From: Kate Okell
Sent: 03 September 2018 16:26
To: 'Sriven S' <srivensltd@outlook.com>
Subject: FW: New Line / Harrogate Road Junction Improvement Scheme, Bradford

Dear Mrs Srinivasan,

Further to my emails below I wondered whether you could let me know whether you have instructed a surveyor yet to assist you in your decisions?

Kind regards, Kate

Kate Okell MRICS
Associate Partner

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The Council will fully apply statutory rights to compensation in accordance with the Compensation Code and I attach a government booklet which provides more information for your consideration. As discussed, loss of profit is a recognised item for "Disturbance" compensation and reference is made to this at paragraph 2.55. During our meeting we also discussed the process of requesting an "advance payment" of compensation in the event you wish to make a claim for compensation during the works. This is described in more detail at paragraph 2.80 of the booklet. You will recall my suggestion that as part of the terms of any agreement reached, the Council will consider a reduced minimum period for making an advance payment, providing all supporting information is fully supplied at the time of request. This will hopefully provide you with greater comfort during the construction works.

I would strongly recommend you obtain independent professional advice in relation to this matter. The Royal Institution of Chartered Surveyors (RICS) also operates a Compulsory Purchase Helpline which can be contacted on 0870 333 1600. This helpline puts you in touch with experienced Chartered Surveyors in your local area who will provide up to 30 minutes of free advice. In addition, I would reiterate that the Council is prepared to reimburse the reasonable professional fees incurred by claimants in entering into negotiations with them and securing an agreement or the basis for an agreement in advance of compulsory purchase powers being exercised. I have previously sent you a copy of the Council's Fee Policy which sets out the basis upon which fees can be recovered, but attach another copy for ease of reference. Please be aware that in April 2017 the RICS produced a "Professional Statement" which sets out mandatory requirements for surveyors advising on CPO and statutory compensation matters. I strongly recommend you obtain confirmation from any surveyor you appoint, that he/she has read the Professional Statement and will act in accordance with it.

Finally, as discussed at our meeting, I would be grateful if you can provide the following information for further consideration:-

- Annual Accounts for the shop for the last 3 years
- Copy of lease with the landlord at New Line Retail Pak
- Copy of franchise agreement with Subway

I look forward to hearing from you.

Kind regards

Kate Okell MRICS
Associate Partner

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Suite 4C, The Manchester Club
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