

Agenda item 81

Supplementary information regarding planning application ES/4375 Land south of Church Street, Southwell, Nottinghamshire, NG25 0HG

History

NCC/VIA have asked for STC to appoint a land agent to act on our behalf, regarding any issues relating to the scheme and any compensation.

The clerk has approached three land agents and two could not take on the work. Savills have agreed to the scope of work below and NCC/VIA will cover all costs.

One area already highlighted is the Squires Pond Play area which often floods during high rainfall, discussions will include solutions to this.

The clerk will liaise between and land agents, NCC/VIA and the Council and report back to the Full Council for approval of all proposals.

Scope of work

NCC/Via have developed a scheme to build an earth bund across land at Southwell. The bund will become a reservoir in period of high rainfall, the effect of the bund will be to delay rainfall runoff and reduce flooding in Southwell.

As part of the scheme Southwell Town Council land will be impacted and acknowledgement that during periods of flood land will be subject to flooding. A variation of an existing lease with NCC needs to be discussed as the Council wish to omit the land that includes the bund and flow control structure.

The Councillors are supportive of the scheme but wish to appoint a Land Agent to assist in negotiating an agreement with Via/Nottinghamshire County Council, any compensation (if applicable) is to be under the shadow of compulsory purchase.

You will report to Lesley Wright (Clerk to Southwell Town Council)

We expect an initial face to face meeting, following which reporting meetings expect to be virtual.

We seek a quote for the following work from you

- 1. Advice regarding the value of compensation any compensation payable by the authority for the land rights noted above, including negotiations with NCC's appointed land agents.*
- 2. Advice regarding the structure of the agreement.*
- 3. Negotiation with Via/NCC's land agents to the point where Heads of Terms can be agreed between the parties.*
- 4. Report to the Councillors as required but to include an initial discussion, initial note of advice, update reporting on negotiations and a report recommending the Heads of Terms.*
- 5. Assistance through the legal stage of the process dealing with legal queries as required.*
- 6. General support and advice regarding the project as required by the Council.*

Can you please respond as follows

Please confirm that you consider you are sufficiently experienced in such work to undertake this project.

Please confirm that you have sufficient resources to undertake the project with meetings to be held in 2024.

Prepared Lesley Wright

27/11/2024

