

NOTICE OF CONFIRMATION OF A COMPULSORY PURCHASE ORDER

THE HIGHWAYS ENGLAND (A2 TRUNK ROAD BEAN AND EBBSFLEET JUNCTION IMPROVEMENTS) COMPULSORY PURCHASE ORDER 2019

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 27 May 2020 confirmed, with modifications 'The Highways England (A2 Trunk Road Bean and Ebbsfleet Junction Improvements) Compulsory Purchase Order 2019' ("the Order") submitted by Highways England Company Limited ("Highways England").

2. The Order as confirmed provides for the purchase for the purpose of:

- (a) the construction of highways which shall become trunk road in pursuance of The A2 Trunk Road (Bean and Ebbsfleet Junction Improvements) (Slip Roads and Roundabouts) Order 2020;
- (b) the improvement of the A2 Trunk Road;
- (c) the construction and improvement of highways and the provision of new means of access to premises in pursuance of The Highways England (A2 Trunk Road Bean and Ebbsfleet Junction Improvements) (Side Roads) Order 2019;
- (d) use by Highways England in connection with the construction and improvement of highways and the provision of private means of access to premises as aforesaid; and
- (e) mitigating the adverse effect which the existence or use of the highways proposed to be constructed or improved will have on the surroundings thereof.

of land and new rights in the parishes of Bean, Southfleet, Stone, Swanscombe & Greenhithe and Gravesend & Northfleet in the Districts of Dartford and Gravesham in the County of Kent, described in Schedule 1 hereto.

3. A copy of the Order as confirmed by the Secretary of State for Transport and the Map referred to therein may be inspected on the Highways England website at www.highwaysengland.co.uk/projects/a2-bean-and-ebbsfleet-junction-improvements/

4. The Order as confirmed 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 for 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, Highways England may acquire any of the land and new rights 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 Highways England, Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ 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

NOTE: The land comprised in the items in this Schedule is identified on the Maps referred to in the Order by means of the numbers shown in brackets against that item in this Schedule.

IN THE PARISH OF BEAN IN THE DISTRICT OF DARTFORD IN THE COUNTY OF KENT

Arable land on the north of the Trunk Road (A2), on the west of the B255 and on the southwest of the A296 (Watling Street) / Bean Lane roundabout (**Plot 1/1a**); Scrubland and wooded area on the north of the Trunk Road (A2), on the east of the B255, on the west of Bean Lane and on the south of the A296 (Watling Street) / Bean Lane roundabout (**Plot 1/2a**); Part width of Bean Lane verge on the north of the Trunk Road (A2), west of the access road referred to as Bean Lane (old) leading to the properties known as Ightham Cottages and on the northwest of the properties known as Ightham Cottages (**Plot 1/3a**); The whole width of the access road referred to as Bean Lane (old) leading to Ightham Cottages on the north of the Trunk Road (A2), on the southeast of the A296 (Watling Street) / Bean Lane roundabout to the frontage of the properties known as Ightham Cottages (**Plot 1/3b**); Part width of Bean Lane on the north of the Trunk Road (A2), north of the access road referred to as Bean Lane (old) leading to the properties known as Ightham Cottages and on the southeast of the A296 (Watling Street) / Bean Lane roundabout (**Plot 1/3c**); Scrubland, wooded area, car park on the north of the Trunk Road (A2), on the east of Bean Lane, on the west of the property known as Brickfield, on the southeast of the A296 (Watling Street) / Bean Lane roundabout and on the north of the properties known as Ightham Cottages (**Plots 1/4b, 1/4c, 1/4d, 1/4e, 1/4f, 1/4g, 1/4h & 1/4i**); Pasture land, outbuildings, scrubland and wooded area forming part of Spirits Rest Horse Sanctuary on the north of the Trunk Road (A2), on the east of the properties known as Ightham Cottages and on the west of the property known as Thrift Cottage (**Plots 1/5a, 1/5b, 1/6a & 1/6b**); Wooded area forming part of the property known as Thrift Cottage and part of the Trunk Road (A2) eastbound highway verge on the north of the Trunk Road (A2), on the west of the property known as Thrift Cottage (**Plots 1/7a & 1/7b**); Scrubland and wooded area on the north of the Trunk Road (A2), on the east of Bean Lane (old) and on the north of the property known as No. 11 Ightham Cottages (**Plot 1/8a**); Property No. 11 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (**Plot 1/9a**); Property No. 10 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (**Plot 1/10a**); Property No. 9 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (**Plot 1/11a**); Property No. 8 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (**Plot 1/12a**); Scrubland and wooded area on the north of the Trunk Road (A2) to the northeast of the properties known as No's. 1 to 3 and 5 to 9 Ightham Cottages (**Plots 1/13a & 1/14a**); Property No. 7 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (**Plot 1/15a**); Property No. 6 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2)

(Plot 1/16a); Property No. 5 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (Plot 1/17a); Property No. 4 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (Plot 1/18a); Property No. 3 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (Plot 1/19a); Property No. 2 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (Plot 1/20a); Property No. 1 Ightham Cottages including front and rear gardens on the north of the Trunk Road (A2) (Plot 1/21a); Part width of Bean Lane (old) on the north of the Trunk Road (A2), on the northeast of the Spirits Rest Horse Sanctuary and on the southwest of the property known as No. 1 Ightham Cottages (Plot 1/22a); Part of private accessway to the rear of Ightham Cottages on the north of the Trunk Road (A2) on the south of the property known as No.1 Ightham Cottages (Plot 1/23a); Pasture land, outbuildings and scrubland forming part of Spirits Rest Horse Sanctuary on the north of the Trunk Road (A2) on the south and east of the property known as No.1 Ightham Cottages (Plots 1/24a, 1/24b & 1/24c); Wooded area on the south of the Trunk Road (A2), on the south of the westbound exit slip road and on the east of the Bean South roundabout (Plot 1/25a); Part of the westbound exit slip road highway verge, on the south of the Trunk Road (A2) and on the northeast of the Bean South roundabout and wooded area on the south of the Trunk Road (A2), on the south of the westbound exit slip road and on the northeast of the Bean South roundabout (Plots 1/26a & 1/26b); Arable land and wooded area on the south of the Trunk Road (A2) on the east of the B255 and on the east of Bean South roundabout (Plots 1/27a, 1/27b, 1/27c & 1/27d); Wooded area and scrubland on the north of the Trunk Road (A2) south of the property known as Merry Chest Cottage (Plot 1/28a); Part of private accessway to arable land on the south of the Trunk Road (A2) on the north of the property known as No.16 Hope Cottages (Plot 1/29a); Part of B255 highway verge and private accessway to arable land on the south of the Trunk Road (A2) on the north and east of the property known as No.16 Hope Cottages (Plots 1/30a & 1/30b); Part of Bean Lane (old) highway and footway on the south of the Trunk Road (A2) on the north and northeast of the properties known as No.15 and No.16 Hope Cottages (Plots 1/31a & 1/31b);

IN THE PARISH OF STONE IN THE DISTRICT OF DARTFORD IN THE COUNTY OF KENT

The right to enter upon parts of private access road (referred to as Bluewater Parkway), roundabout and verge, on the west of the B255 and on the north of Lime Tree Avenue within Bluewater Shopping Centre with or without vehicles, plant and machinery to erect, maintain and remove traffic management systems in connection with the modification of existing street signs and overhead street sign gantry (Plot 1/32a); The right to enter upon parts of private access road (referred to as Bluewater Parkway) eastbound verge, northbound verge, central reservation, footway and verges, verge and footway on the southbound exit slip road to the B255, on the south of Hedge Place Road and Fieldfare Lane and on the north, northeast and east of Bluewater Shopping Centre with or without vehicles, plant and machinery to modify existing street signs (Plots 1/33d, 1/33e, 1/33f, 1/33g & 1/33h);

IN THE PARISH OF SWANSCOMBE & GREENHITHE IN THE DISTRICT OF DARTFORD IN THE COUNTY OF KENT

The right to enter upon parts of private access road (referred to as Bluewater Parkway) southbound verge forming part of the southbound entry onto the B255 on the north of the A296 (Watling Street) / Bean Lane roundabout with or without vehicles, plant and machinery to modify an existing overhead street sign gantry and to inspect, test, maintain and if required replace an existing drainage soakaway (Plots 1/33a & 1/33c); Part of wooded area on the north of the Trunk Road (A2), on the west of the A2260, on the southwest of the Ebbsfleet Gateway roundabout and on the east of Glover Close and on the northwest of the Ebbsfleet West roundabout and on the southeast of the Pumping Station (Plots 2/1a & 2/3a); Part of Ackers Drive and highway verge, part of planted area and private accessway to the Pumping Station on the north of the Trunk Road (A2) on the northeast of the public house known as The Spring River (Plots 2/4a, 2/4b, 2/4c, 2/4d & 2/4e); Part of the A2260 including highway verge, wooded areas, NCN Route 1, part of Ackers Drive including highway verge and private accessway to the Pumping Station on the north of the Trunk Road (A2), on the north and west of Ebbsfleet West roundabout and on the south and southwest of Ebbsfleet Gateway roundabout. Scrubland, wooded area and embankment on the north of the Trunk Road (A2), on the east of the A2260 and on the north and north east of Ebbsfleet West roundabout. Scrubland, wooded area and embankment on the north of the Trunk Road (A2), on the east of the A2260, on the north and northeast of Ebbsfleet West

roundabout and on the north and northeast of Ebbsfleet East roundabout. The right to enter upon scrubland, wooded area, embankment and part width of Ebbsfleet River on the north of the Trunk Road (A2), on the east of the A2260 and on the west of Ebbsfleet River with or without vehicles, plant and machinery for all purposes connected with the construction, operation and maintenance of a 1200 mm diameter pipe with associated headwalls and equipment. Scrubland, wooded area and embankment on the north of the Trunk Road (A2), on the northeast of Ebbsfleet West roundabout and on the north and northeast of Ebbsfleet East roundabout (**Plots 2/2a, 2/2b, 2/2c, 2/2d, 2/2e, 2/2f, 2/2g, 2/2h, 2/2i, 2/2j, 2/2k, 2/2l, 2/2m, 2/2n, 2/2o & 2/2p**); Part of private access hardstanding within landscape area and part of landscape area on the north of the Trunk Road (A2), on the southeast of Ebbsfleet West roundabout and on the west of Ebbsfleet East roundabout (**Plots 2/5a & 2/5b**);

IN THE PARISHES OF STONE AND SWANSCOMBE & GREENHITHE IN THE DISTRICT OF DARTFORD IN THE COUNTY OF KENT

The right to enter upon parts of private access roads (referred to as Bluewater Parkway), roundabouts, verges, northbound exit slip road from the B255 and southbound entry slip road to the B255 on the north and east of Bluewater Shopping Centre with or without vehicles, plant and machinery to erect, maintain and remove traffic management systems in connection with the modification of existing street signs and overhead sign gantry (**Plot 1/33b**);

IN THE PARISHES OF SOUTHFLEET AND SWANSCOMBE & GREENHITHE IN THE DISTRICT OF DARTFORD IN THE COUNTY OF KENT

Part of unoccupied demolished sites formerly Springhead Service Station and Helinside on the north of the Trunk Road (A2) on the south of the Ebbsfleet East roundabout (**Plots 2/6a & 2/6b**); Wooded area on the north of the Trunk Road (A2), on the north of the demolished property Vagniac and on the southeast of the Ebbsfleet East roundabout (**Plots 2/7a, 2/7b, 2/7c & 2/7d**);

IN THE PARISH OF SOUTHFLEET IN THE DISTRICT OF DARTFORD IN THE COUNTY OF KENT

Part of unoccupied demolished sites formerly Springhead Service Station and Helinside on the north of the Trunk Road (A2) on the south of the Ebbsfleet East roundabout (**Plot 2/6c**); Wooded area on the north of the Trunk Road (A2), on the north and east of the demolished property Lyndhurst and on the southwest of the Ebbsfleet East roundabout eastbound entry slip to the Trunk Road (A2) (**Plot 2/8a**);

SCHEDULE 2

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 Highways England (A2 Trunk Road Bean and Ebbsfleet Junction Improvements) Compulsory Purchase Order 2019' ("the Order") submitted by Highways England Company Limited has become operative, Highways England Company Limited (hereinafter called "Highways England") may acquire any of the land and/or rights described in Schedule 1 above 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 and/or rights in Highways England at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after Highways England execute a general vesting declaration, they must serve notice of it in on every occupier of any of the land specified in the declaration (except land where this 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 and/or rights described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in Highways England together with the right to enter on the land and take possession of it. Every person on whom Highways England 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 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 Highways England 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 Highways England (A2 Trunk Road Bean and Ebbsfleet Junction Improvements) Compulsory Purchase Order 2019

To Highways England Company Limited, A2 Bean and Ebbsfleet Project Team,
Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

[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 provision of section 15 of, or paragraph 6 of Schedule 1, 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 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

Further information on this notice may be obtained from the Highways England (Guildford) office at the address above or by telephoning 0300 123 5000 or by email A2BeanandEbbsfleetJunctionsImprovements@highwaysengland.co.uk

Authorised by:
Chris Welby-Everard
Regional Delivery Director, Highways England Company Limited
Date: 25 June 2020