



GERALDEVE

**The Cheshire East Borough Council
(Crewe Green Link Road South) Compulsory
Purchase Order 2013.**

Public Inquiry

Statement of Evidence

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1 July 2013

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1 Introduction

Qualifications and Experience

- 1.1 I, Virginia Blackman am a Member of the Royal Institution of Chartered Surveyors and a Partner in the Planning and Development team of Gerald Eve LLP, Chartered Surveyors and Property Consultants, of 72 Welbeck Street, London, W1G 0AY, with offices at City of London, Manchester, Birmingham, Cardiff, Glasgow, Leeds, Milton Keynes and West Malling.
- 1.2 I have over 14 years' experience in advising acquiring authorities, developers and landowners in matters relating to compulsory purchase and compensation, and have specialised in such matters for most of that time.
- 1.3 I am a member of the Compulsory Purchase Association. I am a former member of the Executive Board of the RICS Valuation Faculty and of the Valuation and Sustainability Working Group.

2 Scope of Evidence

2.1 The purpose of my Statement of Evidence is to set out:-

- the extent of the requirement for the acquiring authority seeking compulsory purchase powers to make efforts to acquire land by agreement;
- the efforts made by the Council to do so in this particular case;
- my opinion as to the extent to which the Council has complied with those requirements; and
- Objections, and responses to objections, where the substance of the objections relates to the matters set out above.

3 Instructions

3.1 Gerald Eve LLP has been advising Cheshire East Council ('the Council') on this scheme since 2009, including the Crewe Green Link Road South Compulsory Purchase Order 2013 ("the Order").

3.2 Gerald Eve's instructions have involved working with the acquiring authority as follows:-

- Instructed in November 2009 to commence negotiations with Network Rail, The Duchy of Lancaster and Mr Whitby in order to acquire their interests by agreement;
- Instructed in January 2013 to commence negotiations with the Co-Op and Messrs Witter to seek to acquire these interests by agreement;
- Preparation of estimates of likely compensation payable following implementation of the proposed Order;
- General advice and assistance in relation to land assembly for the Crewe Green Link Road South ('CGLRS') including the compulsory purchase order; and
- Instructed to consider a number of objections made to the Order and respond to these on behalf of the acquiring authority.

3.3 My role has been to advise specifically on matters relating to the exercise of compulsory purchase powers by the Council in order to facilitate the development of the CGLRS.

4 Legislative Background and Guidance

4.1 This Order has been made under the Highways Act 1980 and the Acquisition of Land Act 1981. The Highways Act sets out the specific powers for the Council to compulsorily acquire land and rights to construct CGLRS and the Acquisition of Land Act sets out the procedure by which the Order should be made.

4.2 ODPM Circular 06/2004 sets out specific requirements and expectations as to the efforts which acquiring authorities should make to acquire land by agreement before resorting to the use of compulsory purchase powers, and is particularly relevant to the scope and purpose of this statement.

4.3 Paragraph 24 of the Circular states as follows:-

“Before embarking on compulsory purchase and throughout the preparation and procedural stages, acquiring authorities should seek to acquire land by negotiation wherever practicable. The compulsory purchase of land is intended as a last resort in the event that attempts to acquire by agreement fail. Acquiring authorities should nevertheless consider at what point the land they are seeking to acquire will be needed and, as a contingency measure, should plan a compulsory purchase timetable at the same time as conducting negotiations. Given the amount of time which needs to be allowed to complete the compulsory purchase process, it may often be sensible for the acquiring authority to initiate the formal procedures in parallel with such negotiations. This will also help to make the seriousness of the authority’s intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations.”

4.4 Paragraph 25 of the Circular includes the following statement:-

“Undertaking informal negotiations in parallel with making preparations for a compulsory purchase order can help to build up a good working relationship with those whose interests are affected by showing that the authority is willing to be open and to treat their concerns with respect. This can then help to save time at the formal objection stage by minimising the fear that can arise from misunderstandings.”

- 4.5 The Circular therefore makes clear that, whilst compulsory purchase is intended as a last resort and efforts should be made to acquire land by negotiation, it is not required that an acquiring authority should have exhausted all possible and practicable steps to acquire by agreement before commencing and proceeding with the compulsory purchase process, and that indeed there can be advantages in pursuing both courses of action in parallel in appropriate circumstances.
- 4.6 In the following sections of my Statement I set out the efforts made to acquire land by agreement in compliance with the legislation and the Circular guidance.

5 Efforts made to acquire by agreement

- 5.1 In this section of my Statement, I outline the efforts made by Gerald Eve and others on behalf of the acquiring authority to acquire the interests in land required to construct and maintain the CGLRS by negotiation.
- 5.2 The Schedule to the Order sets out by plot all land and interests required to construct the CGLRS. Following the making of the Order, the Council received correspondence stating that title to the land identified as owned by Prologis within the schedule to the CPO was now owned by Rochpion Properties (4) LLP ('Rochpion'), and therefore the Council served notice of the making of the Order on Rochpion.

Rochpion is a Co-op Group company, and all negotiations and discussions regarding this land were led by the Co-op Property team. The land is therefore described below as 'Co-op' owned.

The table below summarises these plots by landowner.

Landowner	Plots
Co-Op	1,2,5,6,7,8,9,10,11,14,17,18,19,52,54
Witter	3,4,12,13,15,16,20,21,22,23,24,25,46,47,48,49,50,51,53
Network Rail	26,27,28,29,30
Duchy of Lancaster	31,32, 40,41,42,45
Mr Whitby	33,34,35,36,37,38,39,43,44

- 5.3 The land comprises agricultural and amenity land bounded by the A500 Shavington Bypass to the south-east, the A532 Weston Road to the north and the West Coast Mainline to the west. The Crewe to Stoke Railway Line crosses east to west on the northern part of the land, and the land is mainly within the Parishes of Basford and Weston with a small area at its northern end lying within the town of Crewe.

Network Rail

- 5.4 Gerald Eve was instructed to commence negotiations to acquire the necessary land interests and rights by agreement from Network Rail in November 2009, and agreement in principle was reached in February 2012. The matter was passed to the respective parties' lawyers and I am informed that it is expected that documents will be completed prior to the

commencement of the Public Inquiry.

- 5.5 Network Rail are a 'not for shareholder dividend' company and operate like a listed company, complying with the standards required of a company with shares listed on the London Stock Exchange. This includes compliance with relevant governance codes and reporting requirements.
- 5.6 Negotiations with the property department within Network Rail were complex as in order for Network Rail to obtain board approval to any agreement they needed to:-
- Ensure that in granting Cheshire East Council (“the Council”) rights to cross the railway all the necessary agreements and railway safeguards are in place.
 - Ensure that the level of consideration agreed reflected the market value of the land and rights to be acquired, including the benefit of the access provided to Basford East and the potential uplift in value of Basford East that access may generate.
- 5.7 The terms of the agreement were discussed and agreed over a period of 24 months, including 6 meetings between Gerald Eve and Network Rail, and numerous telephone discussions and email and postal correspondence.
- 5.8 Following these negotiations, agreement to purchase land and rights was reached in February 2012. The agreement to purchase included reference to five supplemental agreements which needed to be completed prior to the principal purchase agreement. The five other supplemental agreements are:-
- A Dedication Agreement (in respect of the surface of the new road);
 - An Easement (for services underneath the new road);
 - A Transfer (of land from Network Rail to the Council for highway purposes);
 - An Easement (from the Council to Network Rail for it to enter onto any land owned by the Council for the purposes of access to the new bridge for ongoing maintenance and repair, etc.); and
 - A Licence agreement (from Network Rail to the Council) for street furniture to be attached to the bridge.

Duchy of Lancaster

- 5.9 Gerald Eve was instructed to commence negotiations to acquire the necessary land interests and rights by agreement from the Duchy of Lancaster in November 2009, and agreement in principle was reached in May 2010. The matter was passed to both parties' lawyers in June 2010 and agreements were completed in November 2011.
- 5.10 The Duchy of Lancaster has Crown immunity from compulsory purchase, and the Council are therefore unable to compulsorily acquire the Duchy of Lancaster's interests. It was therefore critical that agreement could be reached in order to ensure the deliverability of CGLRS.
- 5.11 The Duchy of Lancaster and their advisors needed to ensure that the level of consideration agreed reflected the market value of the land and rights to be acquired, including the benefit of the access provided to Basford East and the potential uplift in value of Basford East that access may generate.
- 5.12 Terms were agreed to acquire the Duchy of Lancaster's interests in May 2010. The agreement to acquire the interests was legally documented in November 2011.

Whitby

- 5.13 Gerald Eve was instructed to commence negotiations to acquire the necessary land interests and rights by agreement from Mr Whitby in November 2009. I am aware that, prior to this date, the Council and its predecessor authorities had previously entered into negotiations with Mr Whitby and his advisors in an attempt to acquire the necessary land and rights by agreement.

- 5.14 The negotiations with Mr Whitby and his advisors have been ongoing and extensive since 2009, and have included:
- Telephone discussions;
 - 6 Meetings; and
 - Email and postal correspondence.
- 5.15 Gerald Eve, on behalf of the Council, have provided background information on the proposed road scheme including design and costings, information and costings on other related necessary infrastructure, proposals for the development at Basford East and Basford West, as well as fully reasoned and evidenced offers to purchase. These offers to purchase have included our professional opinion of the value of the land and interests to be acquired, as well as explanation of the methodology and basis of reaching these values.
- 5.16 We have worked with the Council, its highway, engineering, construction and costs advisers to provide clear explanation and evidence to support our views and the offers based on these.
- 5.17 The negotiations have been predominantly without prejudice as is common in these matters. However, during these negotiations, Gerald Eve has put forward three reasoned and evidenced offers to purchase.
- 5.18 As part of the Council's genuine efforts to reach agreement with Mr Whitby, they have made a £10,000 contribution to Mr Whitby's professional fees.

- 5.19 However, despite using the same methodology, assumptions and valuation basis as the agreements with Network Rail and the Duchy of Lancaster, it has not been possible to reach agreement.
- 5.20 The negotiations to date have been ‘without prejudice’ and therefore cannot be detailed in this statement without the consent of Mr Whitby. However, Gerald Eve has recently confirmed in Open correspondence to Mr Whitby’s agent that the Council understands its statutory duty to pay compensation following compulsory acquisition, and the basis of calculating this compensation. The letter confirms that the Council will make all future compensation payments on this basis.

Co-Op

- 5.21 Gerald Eve was instructed to commence negotiations to acquire the necessary land interests and rights by agreement from Co-Op in January 2013.
- 5.22 Prior to this, the Council held regular Project Board meetings with all parties with an interest in the delivery of CGLRS, including the Co-Op, from June 2011 onwards. These meetings included discussion of the land and rights required from Co-Op (and others) to deliver the CGLRS, and further details of these meetings are set out in the Statement – Core Scheme Overview of Mr Griffiths.
- 5.23 In a letter dated 16 August 2011 to the Department of Transport, the Co-Op indicated their willingness to provide the land and rights required to deliver CGLRS. This letter is attached at Appendix 2.
- 5.24 We have entered into ‘without prejudice’ discussions with the Co-Op to secure the land and rights required to deliver the CGLRS.

Witter

- 5.25 Gerald Eve was instructed to commence negotiations to acquire the necessary land interests and rights by agreement from Messrs Witter in January 2013.

- 5.26 Prior to this, the Council held regular Project Board meetings with all parties with an interest in the delivery of CGLRS, including Messrs Witter, from June 2011 onwards. Messrs Witter were invited to attend these meetings, and did attend on occasions. However, I understand that, in anticipation of a likely co-operation agreement between Co-Op and Messrs Witter, Co-Op often represented Messrs Witter at these meetings.
- 5.27 These meetings included discussion of the land and rights required from Messrs Witter (and others) to deliver CGLRS, and further details of these meetings are set out in the Statement – Core Scheme Overview of Mr Griffiths.
- 5.28 ‘Without Prejudice’ negotiations are currently underway with Messrs Witter, dealing with the land and rights required for the CGLRS as well as items raised in objections submitted in respect of the Order, and other practical matters.
- 5.29 We will continue to negotiate in an effort to reach agreement with Messrs Witter prior to the opening of the Inquiry.

6 Response to Objections

- 6.1 Gerald Eve has been working with the Council to consider the objections to the CPO.
- 6.2 A summary of all objections received is set out in a schedule at Appendix 3. Under the objector sub-headings below, I have set out the parts of these objections Gerald Eve is instructed to deal with, details of any negotiations undertaken, and the Acquiring Authority's response to the objection.
- 6.3 The remainder of the objections are dealt with in the Statements of Mr Griffiths – Core Scheme Overview and Ms Wright.

Witter – Plots 3, 4, 12, 13, 15, 16, 19, 21, 22, 23, 24, 25, 46, 47, 48, 49, 50 and 51

- 6.4 An objection submitted on behalf of Messrs Witter includes four points of objection:-
- 1) Plot 3 and Part Plot 16. Whilst the Objector has no objection in principle to selling this land to the Council, he claims there have been no efforts to acquire the land ahead of the Order, in conflict with the relevant guidance.

Response

As set out in paragraph 5.26 above, the Council commenced discussions with Messrs Witter regarding land and rights required to deliver CGLRS in the Project Board meetings from June 2011 onwards.

Without Prejudice negotiations are currently underway with Messrs Witter, dealing with the land and rights required for the CGLRS and other practical matters.

- 2) Plots 4,12,19,21,22,24,25,46,48,53,and 51. As these plots are only required for temporary uses, the Objector considers that there is no need or requirement for these plots to be permanently acquired. The Objector is prepared in principle to enter into appropriate licence or longer term undertakings to enable this temporary use, subject to suitable terms being agreed.

Response

The Council considers that all land and rights within the Order are required in order to construct and maintain the CGLRS.

However, 'Without Prejudice' negotiations are currently underway with Messrs Witter, dealing with the land and rights required for the CGLRS, temporary use of land or acquisition of lesser interests where appropriate, and other practical matters.

- 3) Part Plot 16. The Objectors do not consider that part Plot 16 (the western spur road) is required in order to deliver CGLRS, and is only required to deliver access across the Objectors' land from the proposed new public highway (CGLRS) to the land owned by Co-Op in that area.

Response

The Council considers that all land and rights within the Order are required in order to construct and maintain the CGLRS.

- 4) Plots 13, 15, 23, 47 and 49. Whilst the Objectors are, in principle, prepared to sell the required rights set out in these plots to the Council, they claim there have been no efforts to acquire the land ahead of the Order, in conflict with the relevant guidance.

Response

As set out in paragraph 5.26 above, the Council commenced discussions with Messrs Witter regarding land and rights required to deliver CGLRS in the Project Board meetings from June 2011 onwards.

Without Prejudice negotiations are currently underway with Messrs Witter, dealing with the land and rights required for the CGLRS and other practical matters.

Network Rail – Plots 26, 27, 28, 29, 30

- 6.5 An objection was submitted by Network Rail on the grounds that operational railway land is affected. A related representation under Section 16 and Schedule 3 Part II of the Acquisition of Land Act 1981 has been made to the Rail Sponsorship Division of the Department for Transport.

Response

As set out in paragraph 5.8 above, agreement for acquisition of the land and rights required for the construction of CGLRS has been reached, together with a variety of related agreements which secure both the continued operation of the railway and appropriate health and safety measures. I am informed that these agreements should be completed prior to the commencement of the Public Inquiry, and this objection and the representations under Section 16 and Schedule 3 Part II of the Acquisition of Land Act 1981 will then be withdrawn.

Duchy of Lancaster – Plots 31, 40, 41 and 45

- 6.6 An objection submitted on behalf of the Duchy of Lancaster by Farrer & Co stated that their client had entered into a sale agreement, dated November 2011, with the Council in relation to various interests in land and rights which were subsequently included within the

Order. The objection requests confirmation that the Order does not seek any land or rights beyond those within the November 2011 agreement.

Response

The Council has confirmed that the Order does not seek any interests in land or rights in addition to those within the November 2011 agreement. This objection was subsequently withdrawn on 21 May 2013.

Whitby – Plots 33, 34, 35, 36, 37, 38, 39, 43 and 44

- 6.7 An objection submitted on behalf of Mr Whitby sets out six points of objection, of which no. iv) states that the land take is excessive and that the impact on retained land is not properly assessed. The objection further states that the objectives of the scheme could be achieved with a smaller land take, and that there are a number of areas where the Order provides for permanent land take when only temporary land use is required.
- 6.8 Other elements of this objection are dealt with in the Statement - Core Scheme Overview of Mr Griffiths.

Response

The Council considers that all land and rights within the Order are required in order to construct and maintain the CGLRS and the objection does not provide any further information or evidence in relation to particular plots.

‘Without Prejudice’ negotiations are currently underway with Mr Whitby, dealing with the acquisition of land and rights required for CGLRS.

7 Conclusions

- 7.1 As set out in the statement of Mr Griffiths, the land and new rights required under the Order are necessary to secure the construction and maintenance of the scheme.
- 7.2 Without the Order, there is no reasonable prospect that the required land and new rights could be assembled within a reasonable timescale.
- 7.3 I therefore consider that without the Order, the Council would not be able to deliver CGLRS.
- 7.4 The objections made have been fully considered as set out at section 6 of my Statement and in the Statements of Mr Griffiths and Ms Wright. The Council has entered into discussions via Gerald Eve and has sought to address the concerns raised where it is practicable to do so without prejudicing the scheme proposed.
- 7.5 I consider that the efforts made by the Council to date to acquire the necessary land interests by negotiation have been appropriate and sufficient to meet the guidance contained in Circular 06/2004.
- 7.6 Efforts will continue to be made to acquire the outstanding interests by agreement.
- 7.7 None of the objections considered here amount to good reasons to modify or reject the Order.
- 7.8 Failure to confirm the Order will prevent implementation of the scheme which the Council considers to be of vital importance to the area.

8 Statement of Truth and Declarations

- i I confirm that I have made clear which facts and matters referred to in this Statement of Evidence are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

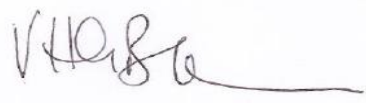
- ii I confirm that my Statement includes all facts which I regard as being relevant to the opinions which I have expressed and that attention has been drawn to any matter which would affect the validity of those opinions.

- iii I confirm that my duty to the Inspector as an expert witness overrides any duty to those instructing or paying me, that I have understood this duty and complied with it in giving my evidence impartially and objectively, and that I will continue to comply with that duty.

- iv I confirm that I am not instructed under any conditional fee arrangement.

- v I confirm that I have no conflicts of interest of any kind other than those already disclosed in my Report.

- vi I confirm that my Statement complies with the requirements of the Royal Institution of Chartered Surveyors (RICS), as set down in *Surveyors acting as expert witnesses: RICS Practice Statement*.



Signature.....

Date: 03/07/13

**THE CHESHIRE EAST BOROUGH COUNCIL
 (CREWE GREEN LINK ROAD SOUTH)
 COMPULSORY PURCHASE ORDER 2013**

Glossary of Terms

Basford East	Basford East development scheme
Basford West	Basford West development scheme
CWLEP	Cheshire and Warrington Local Enterprise Partnership
Council	Cheshire East Borough Council
CD	Core Document
CPO	Compulsory Purchase Order
CRLRN	Crewe Green Link Road North
CRLRS	Crewe Green Link Road South
DfT	Department for Transport
DPD	Development Planning Document
GCN	Great Crested Newts
LDF	Local Development Framework
NPPF	National Planning Policy Framework
NE	Natural England
NR	Network Rail
Order Land	Land and new rights the subject of the CPO
Secretary of State	Secretary of State for Transport
SPD	Supplementary Planning Document
SoC	Statement of Case
SoR	Statement of Reasons

**THE CHESHIRE EAST BOROUGH COUNCIL
 (CREWE GREEN LINK ROAD SOUTH)
 COMPULSORY PURCHASE ORDER 2013**

List of Core Documents

CD1	CGLRS General Arrangement Drawing, Reference B1772401/P/100/004 Rev 4
CD2	Cheshire East Council Cabinet Report, August 2012
CD3	Cheshire East Council Cabinet Meeting minutes, 20th August 2012
CD4	Cheshire East Council Officer Decision Record, 16th January 2013
CD5	DfT Programme Entry Letter, December 2011
CD6	DfT Best and Final Bid (BAFB), September 2011
CD7	'All Change For Crewe' Prospectus
CD8	Crewe and Nantwich Replacement Local Plan 2011 (TRAN11 is on p.85)
CD9	Cheshire and Warrington Local Enterprise Partnership (LEP) CEC Support Document
CD10	Cheshire and Warrington Business Needs Survey: Key Messages for the Crewe Green Link Road Bid (2011)
CD11	CGLRS Planning Board Report, Strategic Planning Board minutes, and Planning Decision Notice (planning reference 12/4115N), December 2012
CD12	CGLRS Environmental Statement (October 2012) – supporting CGLRS Planning Application (planning reference 12/4115N)
CD13	DfT Scheme Assessment Report, 2011
CD14	Basford West Section 106 Agreement, April 2008
CD15	Piloting Proportionate Appraisal Guidance – Option Assessment Report, March 2010
CD16	Basford Regional Investment Site, Crewe – Transport Planning Delivery Strategy for Comprehensive Development (Atkins, 2007)
CD17	Technical Note on A5020 Roundabout Improvements for CGLR Opening Year (MVA, November 2011)
CD18	Technical Note on A5020 Weston Road / CGLR Junction - Option Tests (MVA, December 2011)
CD19	CGLRS Flood Compensation Note and Addendum (Appendix H) (Cheshire East Highways, 2012)

CD20	GCN pond / habitat area planning application (12//3804N), November 2012
CD21	GCN pond / habitat area planning application (12/3805N), November 2012
CD22	National Planning Policy Framework (Department for Communities and Local Government, March 2012)
CD23	National Infrastructure Plan (H M Treasury, 2011)
CD24	North West Regional Spatial Strategy (RSS), 2008
CD25	Cheshire 2016: Structure Plan Alteration
CD26	Local Transport Plan (LTP) 3 – Final Strategy (2011 – 2026)
CD27	LTP Implementation Plan 2011 – 2015
CD28	Draft Crewe Town Strategy, 2012
CD29	Draft Development Strategy – Cheshire East Council (2013)
CD30	Emerging Policy Principles for Cheshire East
CD31	Ambition for All – Cheshire East's Sustainable Community Strategy 2010-2025
CD32	Basford East Development Brief – Crewe and Nantwich Borough Council (2004)
CD33	Order to revoke North West RSS (Order SI 2013 no 934)
CD34	North West Regional Economic Strategy (2006) (extract)
CD35	Local Economic Partnership Business Plan 2012 – 15
CD36	Cheshire and Warrington Employment Land and Sites Study (Executive Summary) (2009)
CD37	Written Ministerial Statement: Planning for Growth (March 2011)
CD38	Draft Crewe Town Strategy – Summary Report of Consultation Findings (2012)
CD39	Cheshire East Employment Land Review - Appendix F (2012)
CD40	Basford West Development Brief – Crewe and Nantwich Borough Council (2004)
CD41	Letter from Spawforths to CEC, June 2013
CD42	Economic Development Strategy for Cheshire East – Cheshire East Council (2011)

CD43	All Change for Crewe: Final Report 1 – The Data and Evidence Repository – Cheshire East Council (2010) [extract]
CD44	All Change for Crewe: Final Report 2 - Crewe’s Strategic Framework for Economic Growth 2010 – 2030 – Cheshire East Council (2010) [extract]
CD45	All Change for Crewe: Crewe’s Strategic Framework for Economic Growth 2010 - 2030 Final Report 3 - The Action Plan – Cheshire East Council (2010) [extract]
CD46	Public Engagement Results Report ‘All Change for Crewe’ November & December 2010 – Cheshire East Council (2010) [extract]
CD47	Paycheck Data 2010 – CACI http://www.caci.co.uk/paycheck.aspx
CD48	The Eddington Transport Study – Department for Transport (2008) [extract]
CD49	Cheshire East Council Report to Cabinet - ‘All Change for Crewe’: Implementing Crewe Vision - Cheshire East Council (20th Dec 2010)
CD50	Cheshire & Warrington Means Business: A Prospectus for a Cheshire and Warrington Local Enterprise Partnership (Sept 2011)
CD51	Mid-2011 Population Estimates for Lower Layer Super Output Areas. ONS Crown Copyright 2013 [Extract]
CD52	English Indices of Deprivation 2010, Department for Communities and Local Government.
CD53	[1] Claimant Count, ONS, NOMIS. Crown Copyright. [2] Underlying population estimates for Crewe town and individual LSOAs: 2011 Census (Table KS102EW). ONS Crown Copyright. [3] Underlying population estimates for Cheshire East, the NW and UK: ONS mid-year population estimates 2011. ONS Crown Copyright 2013.
CD54	2011 Census (Table QS501EW). ONS Crown Copyright.
CD55	Baseline projections from the Cheshire, Halton & Warrington Econometric Model (CHWEM). Projections were obtained using Cambridge Econometrics (CE)/IER LEFM software and are consistent with Cambridge Econometrics’ UK Regional Forecast, as published on Cambridge Econometrics’ Knowledge Base website in June 2012.
CD56	Cheshire East Council Corporate Three Year Plan 2013-16 – Cheshire East Council (2010)
CD57	Crewe Green Link Road Southern Section, Major Scheme Business Case, February 2009
CD58	Transport Analysis Guidance (www.dft.gov.uk/webtag) <i>[Note: No documents provided. Relevant sections from website: 2.1.2,</i>

	2.9.1, 3.3.2, 3.3.3, 3.5.4, 3.5.6, 3.5.7, 3.9.5, 3.10.1-3.10.5, 3.15.5, 3.16]
CD59	Local Transport Plan 2006 – 2011 [Chapter 5 – Major Schemes]
CD60	Best and Final Funding Bid, Base Model Revalidation Note and Appendices
CD61	Design Manual for Roads and Bridges [Section 3, Part 4 - Ecology extract provided] http://www.dft.gov.uk/ha/standards/dmrb/
CD62	Best and Final Funding Bid, Demand Forecasting Report and Appendix
CD63	Best and Final Funding Bid, Value for Money Summary Annex
CD64	Environment Agency Flood Compensation Requirements AIP, August 2012
CD65	ODPM Circular 06/2004
CD66	CGLRS Scheme Overview Programme 29-01-13Rev1
CD67	IEEM (2006). Guidelines for Ecological Impact Assessment in the United Kingdom.
CD68	Letters of Support:
CD69	Co-op Letter of Support (May 2013)
CD70	Local Member Letter of Support (June 2013)
CD71	Original scheme planning consent (Planning Reference 01/1199), dated February 2002
CD72	Cheshire East Council Cabinet Minutes, May 2013 [Item 9]
CD73	MVA Scheme Dependent Valuation Report, Sept 2011
CD74	Crewe and Nantwich Local Plan [extract], 1997
CD75	Basford East Meeting Note, May 2012
CD76	Basford East Environmental Scoping Report [Paragraph 1.1.1]
CD77	Estimated job and GVA impacts of Basford East site.
CD78	Public Right of Way (Footpath FP1) Stopping up Order (Sealed) and Plan, April 2013
CD79	CGLRS Planning Consent (2011) (Planning Ref: 11/1982N)