



A380 South Devon Link Road (Kingskerswell Bypass)

Newsletter 03

September 2008

It has been some while since the last newsletter was published and considerable progress has been made in that time.

Recent Developments

Work has been proceeding in parallel on three main strands of the scheme delivery:

1. The major scheme business case has been completed and submitted to Government. Approval of the bid would put the scheme in the Government's programme for major schemes nationally and would mean that, subject to the scheme progressing to delivery as planned, funding is likely to be available for construction. For full details of the bid go to www.devon.gov.uk/kingskerswellbypass

2. Preparation of the Compulsory Purchase Order and the Side Roads Order has been completed and the Orders were formally advertised on 24th September. For full details of the Orders go to www.devon.gov.uk/kingskerswellbypass

Copies of the Orders can also be seen at Devon County Council's offices at:

Devon House
Brunel Road
Newton Abbot
TQ12 4PB

and

Main Reception
County Hall
Topsham Road
Exeter
EX2 4QD

and also at Torbay Council offices at:

Main Reception
Town Hall
Castle Circus
Torquay
TQ1 3DS

3. The first steps have been taken towards selecting a Contractor to build the scheme. Notices have been published in Britain and Europe seeking expressions of interest from suitable contractors and responses are currently being assessed. Five contractors will be selected and invited to tender for the design and build contract.

What Happens Now - the Next 12 Months

The Government's decision on the major scheme business case is expected early next year.

The Government will also consider any objections received to the scheme Orders and it is anticipated that they will then call a public inquiry. If this is the case, then an inquiry would be likely to occur in June / July 2009.

Work will continue on the preparation of the design and build contract information and the five contractors selected will be invited to formally tender for the contract. As this is a large and complex scheme the tender process will be in two stages and it will take seven months to complete.

Next Steps

The preparation of the scheme Orders and the major scheme bid has taken longer than expected, however, the scheme is still on track for a start of construction in 2010 and every effort is being made by Devon County Council and Torbay Council to maintain progress and to steer the scheme through the expected public inquiry process. Once the inquiry is completed the Inspector will prepare a report for the Secretary of State who will then decide whether to confirm the Orders. If the Orders are confirmed it is planned to commence advanced works within three months and start full construction works in August 2010.

Frequently Asked Questions

Q How many properties are affected by the Compulsory Purchase Order?

A A total of 11 properties will be demolished by the scheme, two in private ownership and nine which are already owned by Devon County Council. In addition there are 85 individual land owners comprising business and residential properties, where part of the ownership is required for the scheme. Full details are contained in the Compulsory Purchase Order.

Q What is a Side Roads Order ?

A The Side Roads Order authorises Devon County Council and Torbay Council to make the necessary changes to the existing road layout, including stopping up highways and private means of access, and providing new highway and private means of access.

Q What compensation is available for properties that are affected by the scheme?

A Where land for the scheme is required from the property, the compensation will cover the value of the land taken, the depreciation in the value of the land retained, disturbance and removal fees. Compensation can be claimed as soon as the Council serves a Notice to Treat seeking to acquire the land, which would happen after confirmation of the Orders.

Where no land is required from the property, the right to compensation is set out in Part 1 of the Land Compensation Act 1973 and compensation is based upon the depreciation in the value of the property due to the "physical factors" caused by the use of the public works. The seven physical factors are noise, vibration, smell, fumes, smoke, artificial light and discharge into the land of any solid or liquid substance. Claims cannot be made until 12 months after use of the scheme first commences and the Councils will advertise this in the local press at the time.

Next Key Steps :

