

DATED 26 October 2023

NATIONAL HIGHWAYS LIMITED

THE A428 BLACK CAT TO CAXTON GIBBET DEVELOPMENT CONSENT ORDER 2022

GENERAL VESTING DECLARATION No. 25

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GENERAL VESTING DECLARATION No. 25

This **GENERAL VESTING DECLARATION** is executed on 26 October 2023 by National Highways Limited (company number: 09346363) ("**the Authority**").

WHEREAS:

- (1) On 18 August 2022 an order entitled the A428 Black Cat to Caxton Gibbet Development Consent Order 2020 ("the Order") was made by the Secretary of State for Transport under the powers conferred on him by sections 114, 115, 117, 120, 122 and 123 of, and paragraphs 1 to 3, 10 to 15, 17, 19 to 23, 26, 33, 36 and 37 of Part 1 of Schedule 5 to the Planning Act 2008 ("the 2008 Act") authorising the Authority to acquire the land specified in column 1 of, and described in column 2 of, the First Schedule hereto.
- (2) Notice of the authorisation of compulsory acquisition was first published in accordance with section 134 of the 2008 Act on 1 September 2022.
- (3) That notice included the statement and form prescribed under section 134(7)(c) (i) and (iii) of the 2008 Act.
- (4) Article 34(1) of the Order provides that the Compulsory Purchase (Vesting Declarations) Act 1981 ("the 1981 Act") shall apply as if the Order were a compulsory purchase order and Article 34(2) provides that the 1981 Act shall have effect subject to modifications.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on them by section 4 of the 1981 Act, as applied by Article 34(1) and modified by Article 34(2) of the Order the Authority hereby declare-

1. The land specified in column 1 of, and described in column 2 of, Part 1 of the First Schedule hereto (being part of the land authorised to be acquired by the Order) and more particularly delineated red and coloured pink on the plan(s) annexed hereto, together with the right to enter and take possession of the land shall, save for any interests in the land belonging to any of the excluded persons (being those persons detailed in the Second Schedule hereto), vest in the Authority as from the end of the period of 3 months from the date on which the service of notices required by section 6 of the 1981 Act is complete.
2. The rights specified in column 3 of Part 2 of the First Schedule hereto, over the land specified in column 1 of, and described in column 2 of, Part 2 of the First Schedule hereto (being part of the land authorised to be acquired by the Order) and more particularly delineated red and coloured blue on the plan(s) annexed hereto, together with the right to enter and take possession of the rights, save for any interests in the land belonging to any of the excluded persons (being those persons detailed in the Second Schedule hereto), shall vest in the Authority as from the end of the period of 3 months from the date on which the service of notices required by section 6 of the 1981 Act is complete.
3. For the purposes of section 2(2) of the 1981 Act, the specified period in relation to the land comprised in this declaration is one year and one day.

FIRST SCHEDULE

Part 1 – Land to be acquired

(1) Plot No.	(2) Description of the Land	(3) Title Number(s) known at the date hereof for the purposes of assisting with land registration only
9/9a	All interests in approximately 4 square metres of land being trees, scrubland and shrubbery; north of Cambridge Road, A428 and east of Wintringham Cottages, St Neots	CB232704
10/4d	All interests in approximately 203145 square metres of land being agricultural fields, private farm track, overhead electricity cables, trees, drains, scrubland and shrubbery; north of Cambridge Road, A428 and south of New Gorse, St Neots	CB232704
10/5a	All interests in approximately 49 square metres of land being trees, scrubland and shrubbery; north of Cambridge Road, A428 and south of Fox Holes, St Neots	Unregistered
10/5c	All interests in approximately 302 square metres of land being trees, scrubland and shrubbery, north of Cambridge Road, A428 and west of Weald Cottages, St Neots	Unregistered
10/5f	All interests in approximately 2014 square metres of land being private farm track, trees, shrubbery, brook (Fox Brook) and public bridleway (Bridleway No. 1/18); north of Cambridge Road, A428 and north-west of Weald Cottages, St Neots	Unregistered
11/4b	All interests in approximately 104263 square metres of land being agricultural field, overhead electricity cables, private track, drains, brook (Gallow Brook), trees, shrubbery and public footpath (Footpath 237/7); north of Cambridge Road, A428 and west of Toseland Road, Croxton, St Neots	CB232704
11/4d	All interests in approximately 140872 square metres of land being agricultural fields, overhead electricity cables, brook (Gallow Brook), grassland, private farm track, accessway (Whitehall Farm Industrial Estate), drains, trees, shrubbery, verge and public	CB232704 CB235772

(1) Plot No.	(2) Description of the Land	(3) Title Number(s) known at the date hereof for the purposes of assisting with land registration only
	footpath (Footpath 278/7); north of Cambridge Road, A428 and east of Toseland Road, Croxton, St Neots	
12/3b	All interests in approximately 17423 square metres of land being agricultural field, drain, trees and shrubbery; north of Pivot and Gorse Plantation and west of Fairview Farm, Croxton, St Neots	CB232704

Part 2 – New rights to be acquired

(1) Plot No.	(2) Description of the Land	(3) Rights to be acquired	(4) Title Number(s) known at the date hereof for the purposes of assisting with land registration only
11/4e	Approximately 1424 square metres of land being agricultural field; north of Gallow Brook and east of Toseland Road, Croxton, St Neots	All necessary rights for the Authority together with any of their lessees, tenants, licensees, successors in title or function, assigns and those authorised by any of these, to pass and repass over the land with or without plant and vehicles in connection with the development authorised by the A428 Black Cat to Caxton Gibbet Development Consent Order 2022 (Work Nos. 57 and 89) such rights to be exercised by the abovementioned persons at all reasonable times and in an emergency at any time	CB232704

SECOND SCHEDULE

Excluded persons of general application

National Highways Limited
Cadent Gas Limited
National Grid Gas Limited
National Grid Electricity Transmission Plc
Anglian Water Services Limited
UK Power Networks (Operations) Limited

EXECUTED as a DEED

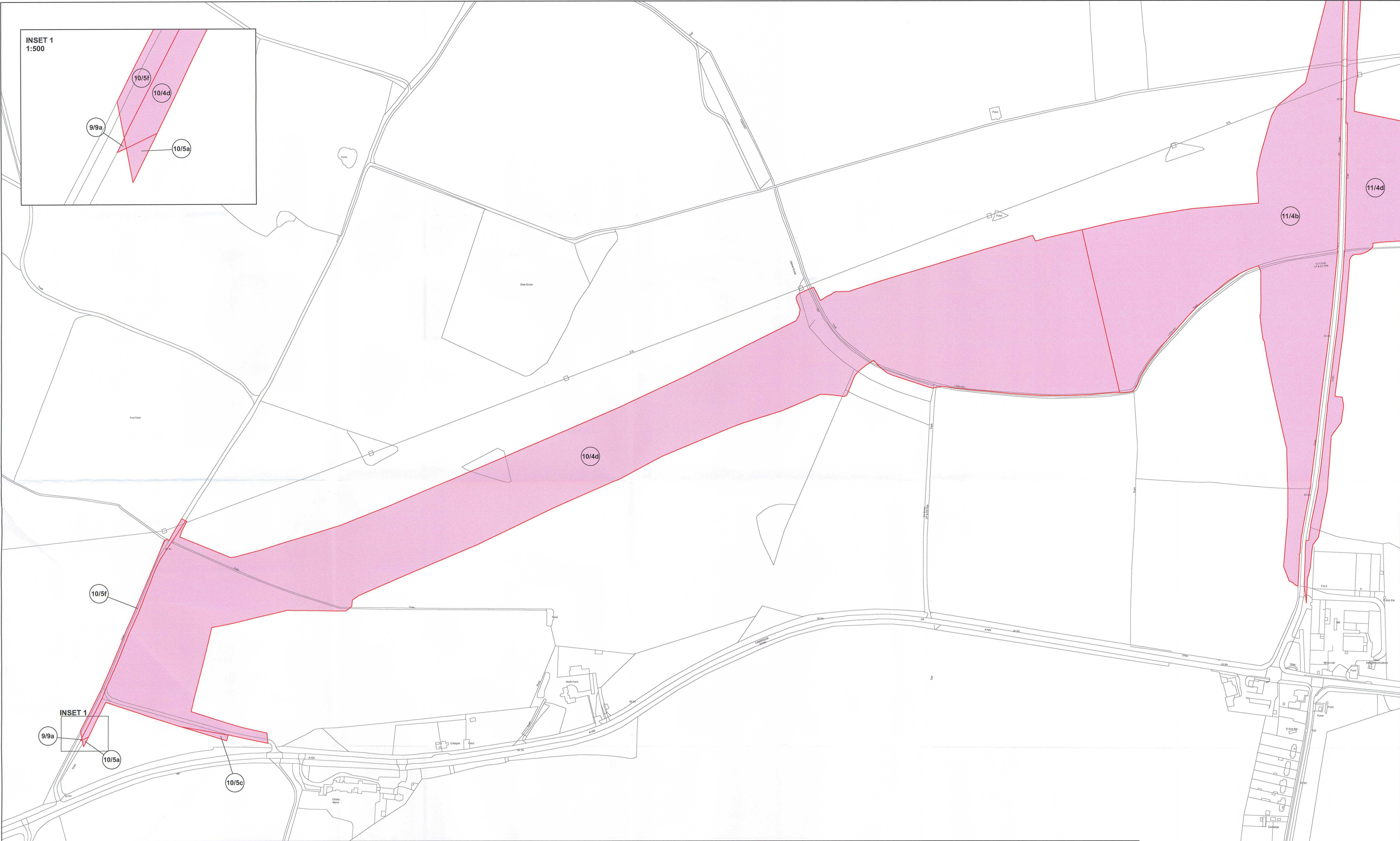
By affixing the common seal of
NATIONAL HIGHWAYS LIMITED

.....
Director or Authorised Signatory

.....
Director or Company Secretary or Authorised
Signatory



2023/1045




The common seal of
NATIONAL HIGHWAYS LIMITED

J. Sturges
Director or Authorised Signatory


L. Sellers
Director or Company Secretary or Authorised Signatory

Dated: 26 October 2023

2023/1045



KEY

 LAND TO BE PERMANENTLY ACQUIRED



NOTES

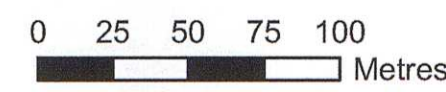
FOR PLOT REFERENCE NUMBERS PLEASE REFER TO THE LAND PLANS AND SCHEDULE ACCOMPANYING THE A428 BLACK CAT TO CAXTON GIBBET IMPROVEMENTS DEVELOPMENT CONSENT ORDER 2022

NATIONAL HIGHWAYS LIMITED

A428 BLACK CAT TO CAXTON GIBBET IMPROVEMENTS
DEVELOPMENT CONSENT ORDER 2022

GENERAL VESTING DECLARATION NO. 25
(SHEET 1 OF 3)

Scale at A1: 1:2,500 

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The common seal of
NATIONAL HIGHWAYS LIMITED

[Signature]
Director or Authorised Signatory


[Signature] L. SELLERS
Director or Company Secretary or Authorised Signatory

Dated: 26 October 2023

2023/1045



KEY

 LAND TO BE PERMANENTLY ACQUIRED



NOTES

FOR PLOT REFERENCE NUMBERS PLEASE REFER TO THE
LAND PLANS AND SCHEDULE ACCOMPANYING THE A428
BLACK CAT TO CAXTON GIBBET IMPROVEMENTS
DEVELOPMENT CONSENT ORDER 2022

NATIONAL HIGHWAYS LIMITED

A428 BLACK CAT TO CAXTON GIBBET IMPROVEMENTS
DEVELOPMENT CONSENT ORDER 2022

GENERAL VESTING DECLARATION NO. 25
(SHEET 2 OF 3)

Scale at A1: 1:2,500

0 25 50 75 100 Metres

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The common seal of
NATIONAL HIGHWAYS LIMITED

[Signature]
Director or Authorised Signatory

[Signature] L. SELLERS
Director or Company Secretary or Authorised Signatory

Dated: 26 October 2023



KEY

LAND TO BE USED TEMPORARILY AND RIGHTS TO BE ACQUIRED PERMANENTLY

NOTES

FOR PLOT REFERENCE NUMBERS PLEASE REFER TO THE LAND PLANS AND SCHEDULE ACCOMPANYING THE A428 BLACK CAT TO CAXTON GIBBET IMPROVEMENTS DEVELOPMENT CONSENT ORDER 2022

NATIONAL HIGHWAYS LIMITED

A428 BLACK CAT TO CAXTON GIBBET IMPROVEMENTS
DEVELOPMENT CONSENT ORDER 2022

GENERAL VESTING DECLARATION NO.25
(SHEET 3 OF 3)



Scale at A3:1:2,500

0 20 40 60 80
Metres

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