Clapham Bypass, Bedford

CLIENT

Bedford Land Investments Ltd

LOCAL AUTHORITY

Highways Agency

SCHEME DESCRIPTION

Compensation Claim in respect of Compulsory Acquisition of Land

SERVICES

Lands Tribunal/s17 Applications
Planning Applications

CASE STUDIES

Other Projects

Evidence on development potential increases compensation arising from compulsory acquisition of land

The Highways Agency compulsory acquired plots of our client's land to Compulsory purchase powers were used by the Highways Agency (the Acquiring Authority) to construct a Bypass which altered the access arrangements to our client's land. To assist the client's compensation case for loss of value arising from the Bypass scheme, we assessed the planning prospects of different development options ranging from hotel and restaurant schemes to office and retail developments in both the "scheme" and "no scheme world" (i.e. with and without the Bypass). A historic valuation date (2001) together with a complicated planning policy background added additional complexity to this case.

Agreement was reached with the Acquiring Authority on many of the positive prospects for development of the land we had promoted, and the compensation dispute was settled shortly before the scheduled Lands Tribunal Hearing.



