From: James Stephenson <jfs@stephenson.co.uk>
To: earswickclerk@aol.com <earswickclerk@aol.com>
CC: Stewart Hamilton <s.hamilton@stephenson.co.uk>
Sent: Fri, 28 May 2021 13:49
Subject: RE: York Outer Ring Road Improvements

Dear Joanne,

Thank you for your telephone call, email and attached letter from Avison Young and I beg to respond.

As your Agents, we have already been involved for the past 2 years in discussions and negotiations with CYC over their proposed land take and construction procedure.

In fact we have had on-site meetings where we have all been present to discuss the Parish Council’s desired outcome and have largely agreed the principles both in terms of land take and compensation.

For some inexplicable reason CYC decided to dis-instruct the District Valuer, Peter Rhodes with whom we had developed a working relationship and negotiated the settlement principles; and instead have appointed Avison Young who are a large national firm operating out of Liverpool.

Without wishing to prejudge the outcome, it hardly seems to us a step forward and the tone of the correspondence is less than conciliatory.

Although they are couching their words carefully, they have in their correspondence to yourselves and others inferred that any previous negotiations cannot be binding upon themselves and further more threating the introduction of compulsory purchase powers which I am afraid is increasingly becoming a tool of Local Authorities.

I would recommend that you allow us to respond direct to Avison Young informing them of the negotiations we have had so far and that in our opinion we have already reached an understanding as to how the Parish Council expect matters to be dealt with both in terms of land take, accommodation works and compensation.  Once we have a response from Avison Young we should then perhaps have a meeting together to decide what action to take.

I look forward to hearing from you.

With kind regards

Yours sincerely

**J F Stephenson** MA (Cantab) FRICS FAAV

RICS REGISTERED VALUER

Partner

**York Auction Centre Murton York YO19 5GF**

|  |
| --- |
|  |

**T 01904 489 731      M  07801 685 661        Connect on LinkedIn      v**[**Card**](http://www.stephenson.co.uk/wp-content/files_mf/jfs.vcf)

*Stephensons Rural LLP is a limited liability partnership registered in England & Wales. Partnership No OC426272  Registered Office: York Auction Centre, Murton, York YO19 5GF. A list of members’ names is open to inspection at our registered office. We use the word partner to refer to a member of Stephensons Rural LLP.*

**DISCLAIMER
This email and any attachment is sent from Stephensons Rural LLP and is for authorised use by the intended recipient(s) only. It may contain proprietary material, confidential information and/or be subject to legal privilege. It should not be copied, disclosed to, retained or used by, any other party. If you are not the intended recipient then please promptly delete this e-mail and any attachment and all copies and inform the sender either via email or phone 01904 489731. We also make every effort to keep our network virus free. However, you do need to scan this e-mail and any attachments to it for viruses as we can take no responsibility for any computer virus which might be transferred by way of this email. Thank you.**

**From:** earswickclerk@aol.com <earswickclerk@aol.com>
**Sent:** 24 May 2021 17:58
**To:** James Stephenson <jfs@stephenson.co.uk>
**Subject:** Fwd: York Outer Ring Road Improvements

Hi James

Just wondered if you have had chance to consider my earlier email please?

Many thanks

Joanne

-----Original Message-----
From: earswickclerk@aol.com
To: jfs@stephenson.co.uk <jfs@stephenson.co.uk>
Sent: Tue, 18 May 2021 15:00
Subject: Re: York Outer Ring Road Improvements

Hi James

Hope you are keeping well.

The Parish Council has received the attached letter from Avison Young in connection with the A1237 development.  Before we respond, the Parish Council has asked if you would meet with them, as soon as possible please, to explain the compulsory purchase process.

I look forward to hearing from you shortly.

Many thanks

Joanne

Joanne Fisher

Clerk to Earswick Parish Council

-----Original Message-----
From: James Stephenson <jfs@stephenson.co.uk>
To: earswickclerk@aol.com <earswickclerk@aol.com>
Sent: Wed, 23 Sep 2020 14:35
Subject: York Outer Ring Road Improvements

Dear Joanne,

Thank you for your e-mail and I was presuming that the land take would be as previously indicated but I will ask CYC for a definitive copy of the plan.

With kind regards.

Yours sincerely,

James Stephenson

**J F Stephenson** MA (Cantab) FRICS FAAV

RICS REGISTERED VALUER

Partner

**York Auction Centre Murton York YO19 5GF**

|  |
| --- |
|  |

**T 01904 489 731      M  07801 685 661        Connect on LinkedIn**