

THE DERBY CITY COUNCIL (CASTLEWARD) COMPULSORY PURCHASE ORDER 2020

The Housing Act 1985 Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981

- 1 Derby City Council made on the Thursday 5th March 2020 The Derby City Council (Castleward) Compulsory Purchase Order 2020 under section 17 of the Housing Act 1985 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976. It is about to submit this order to the Secretary of State for Housing, Communities and Local Government for confirmation and, if confirmed, the order will authorise Derby City Council to purchase compulsorily the land and the new rights described below for the purpose of facilitating the provision of new housing enabling further phases of the Castleward Urban Village Regeneration Scheme to be brought forward.
- 2 A copy of the order and of the map referred to therein together with the statement of reasons for making the order have been deposited at **The Riverside Library, The Council House, Corporation Street, Derby DE1 2FS**; and may be seen between the hours of 8.30am to 5pm (Monday to Friday) or 9am to 1pm (Saturday) and on-line at **www.derby.gov.uk/castleward**.
- 3 If no relevant objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal, the confirming authority may confirm the order with or without modifications.
- 4 In any other case where a relevant objection has been made which is not withdrawn or disregarded, the confirming authority is required, before confirming the order either:
 - (i) to cause a public local inquiry to be held; or
 - (ii) to afford to the objector an opportunity of appearing before and being heard by a person appointed by the confirming authority for the purpose; or
 - (iii) with the consent of the objector to follow a written representations procedure.
- 5 The confirming authority may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, confirm the order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine confirmation of the order.
- 6 Any objection to the order must be made in writing to the Secretary of State for Housing, Communities and Local Government at National Planning Casework Unit, 5 St Philip's Place, Colmore Row, Birmingham B3 2PW before **8th April 2020** and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

DESCRIPTION OF LAND AND THE NEW RIGHTS

The land to be acquired

All interests (except those owned by the Acquiring Authority) in approximately: 377 square metres of public highway in Siddals Road (located south of Pride Parkway, the A6 and north west of John Street); 3312 square metres of land and premises known as The Chocolate Factory on Siddals Road; 25 square metres of public highways, (John Street and Siddals Road); 1092 square metres of land and premises (east of Liversage Street and south of Siddals Road); 5109 square metres of public highway in John

Street together with overhead cables and telecommunications apparatus (south of Siddals Road and north of Castleward Boulevard); 2546 square metres of land, premises and overhead cables (Castleward Coachworks, Liversage Street); 564 square metres of public highway in Siddals Road together with overhead cables (north east of Canal Street and south of Pride Parkway, the A6); 1612 square metres of public highway in Canal Street together with overhead cables and telecommunications apparatus (north of Park Street and south of Siddals Road); 1543 square metres of land and premises (south of Siddals Road and east of Canal Street); 2261 square metres of land and premises (west of John Street and east of Liversage Street); 1622 square metres of land premises at 2 Canal Street; 338 square metres of land and premises known as Unit 2, New Street; 28 square metres of car park (west of Canal Street and south of Siddals Road); 393 square metres of land and premises at 1 and 2 New Street; 54 square metres of land and premises at 5 Canal Street; 22 square metres of public highways (located at John Street and New Street); 3686 square metres of car park and telecommunications apparatus (east of Liversage Street and west of John Street); 59 square metres of land, premises and telecommunications apparatus (located south of Siddals Road and east of Canal Street); 1089 square metres of land premises at 11 Canal Street; 45 square metres of public highways (Canal Street and New Street); 19 square metres of public highways (John Street and New Street); 77 square metres of car park (east of John Street and south of New Street); 830 square metres of land premises east of John Street and south of New Street); 1096 square metres of land, premises and a car park at No.s 30-36 John Street; 2189 square metres of land, premises, car park and overhead cables at 4 Canal Street; 148 square metres of land, premises and car park at Unit 1, 36 Canal Street; 123 square metres of land and premises at Unit 2, 36 Canal Street; 47 square metres of public highways (New Street and Canal Street); 937 square metres of land and premises at 3 John Street; 574 square metres of car park at 36 Canal Street; 172 square metres of land, premises and car park at Unit 3, 36 Canal Street; 1516 square metres of land, premises and car park (west of John Street and north of Castleward Boulevard); 316 square metres of land and premises at 36 Canal Street; 830 square metres of land and premises (east of John Street and south of New Street); 1349 square metres of land and premises (east of John Street and south of New Street); 1504 square metres of land and premises at 6 Canal Street; 6 square metres of public footway (north of Castleward Boulevard and west of John Street); 320 square metres of public highway verge and telecommunications apparatus (north of Carrington Court and south east of John Street); 1284 square metres of land and premises at 63 Canal Street; 361 square metres of land and premises at 8 Canal Street; 125 square metres of public highways (Castleward Boulevard and Canal Street); 866 square metres of land and premises at 65 Canal Street.

The rights to be acquired

The right for the Acquiring Authority and any person authorised by it to: swing the jib of a crane loaded or unloaded through the airspace over the land comprising: 1334 square metres of land and premises at 8 Siddals Road; 2864 square metres of land and premises at 1 to 24 (inclusive) Castle House, Siddals Road; 162 square metres of land and premises at 49 Canal Street; 53 square metres of land and car park at 49 Canal Street; 1303 square metres of land and premises at The Mills, Canal Street; 125 square metres of land and car park at The Mills, Canal Street; 912 square metres of land and premises at 50 and 61 Canal Street; 29 square metres of electricity substation at Canal Street.



John Gilman
Principal Regeneration Manager
Derby City Council