

NOTICE OF CONFIRMATION OF A COMPULSORY PURCHASE ORDER

THE NUNEATON AND BEDWORTH BOROUGH COUNCIL (CAMP HILL PHASE 3 – HAZEL ROAD, EDINBURGH ROAD, HILLCREST ROAD AND GORSY WAY) COMPULSORY PURCHASE ORDER 2019

THE TOWN AND COUNTRY PLANNING ACT 1990 AND THE ACQUISITION OF LAND ACT 1981

1. Notice is hereby given that Mr Richard Clegg, an Inspector on behalf of the Secretary of State for Housing, Communities and Local Government in exercise of his powers under the above Acts, on 27 November 2019 confirmed with modifications The Nuneaton and Bedworth Borough Council (Camp Hill Phase 3 – Hazel Road, Edinburgh Road, Hillcrest Road and Gorsy Way) Compulsory Purchase Order 2019 submitted by the Nuneaton and Bedworth Borough Council.
2. The order as confirmed provides for the purchase for the purposes of facilitating the carrying out of development, re-development or improvement of the land for the provision of approximately 140 residential units together with parking spaces, associated highway and other infrastructure, drainage, servicing and works, new public realm and improved pedestrian routes.
3. A copy of the order as confirmed by the Secretary of State for Homes, Communities and Local Government and of the map referred to therein have been deposited and may be viewed at the reception of Camp Hill Education, Sports and Social Centre (CHESS building), 460 Cedar Road, Nuneaton, CV10 9DN between 9.00am and 5.00pm Mondays to Thursdays and 9.00am 4.30pm on Fridays and at the offices of Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, Nuneaton, Warwickshire, CV11 5AA between 9.00am and 5.00pm Mondays to Fridays and at Nuneaton Library, Church Street, Nuneaton CV11 4DR between 10.00am and 6.00pm on Mondays, 9.00am and 6.00pm on Tuesdays, Wednesday and Thursdays, 9.00am and 5.00pm on Fridays, 9.00am and 4.00pm on Saturdays and 10.00am and 2.00pm on Sundays and are available for inspection on the Council's website <http://www.nuneatonandbedworth.gov.uk>
4. The order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.
5. Once the order has become operative, The Nuneaton and Bedworth Borough Council may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
6. Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the Nuneaton and Bedworth Borough Council at Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, Nuneaton, Warwickshire, CV11 5AA about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

SCHEDULE 1

LAND COMPRISED IN THE ORDER AS CONFIRMED

Land to be acquired

Number on Map	Description of Land
1	All interests in 884 square metres, or thereabouts, of public adopted highway (Hillcrest Road) situated to the south of 120-158 (even) Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
2	All interests in 734 square metres, or thereabouts, of public adopted highway (Hillcrest Road) situated to the south of 80-110 (even) Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
3	3 square metres, or thereabouts, of accessway situated to the south west of 154-158 (even) Hillcrest Road, Camp Hill, Nuneaton
4	All interests in 687 square metres, or thereabouts, of grassed area and part of accessway situated to the south east of 154-158 (even) Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
5	286 square metres, or thereabouts, of house, premises and part of accessway (34 Edinburgh Road), Camp Hill, Nuneaton
6	All interests in 243 square metres, or thereabouts, of house, premises and part of accessway (33 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
7	244 square metres, or thereabouts, of house, premises and part of accessway (32 Edinburgh Road), Camp Hill, Nuneaton
8	284 square metres, or thereabouts, of house, premises and part of accessway (31 Edinburgh Road), Camp Hill, Nuneaton
9	All interests in 292 square metres, or thereabouts, of house and premises (30 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
10	All interests in 242 square metres, or thereabouts, of house and premises (29 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
11	All interests in 271 square metres, or thereabouts, of house and premises (28 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
12	All interests in 322 square metres, or thereabouts, of house, premises and part of accessway (27 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
13	361 square metres, or thereabouts, of house and premises (26 Edinburgh Road), Camp Hill, Nuneaton
14	All interests in 277 square metres, or thereabouts, of house, premises, part of accessway and steps (25 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority

15	All interests in 302 square metres, or thereabouts, of house, premises, part of accessway and steps (24 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
16	All interests in 374 square metres, or thereabouts, of house, premises and part of accessway (23 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
17	All interests in 350 square metres, or thereabouts, of house, premises and part of accessway (22 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
18	All interests in 297 square metres, or thereabouts, of house, premises and part of accessway (21 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
19	All interests in 314 square metres, or thereabouts, of house and premises (20 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
20	All interests in 353 square metres, or thereabouts, of house, premises and part of accessway (19 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
21	All interests in 406 square metres, or thereabouts, of house, premises, part of accessway and steps (2 Hillcrest Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
22	All interests in 248 square metres, or thereabouts, of house, premises, part of accessway and steps (4 Hillcrest Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
23	All interests in 222 square metres, or thereabouts, of house, premises, part of accessway and steps (6 Hillcrest Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
24	All interests in 271 square metres, or thereabouts, of house, premises, part of accessway and steps (8 Hillcrest Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
25	239 square metres, or thereabouts, of house, premises and part of accessway (10 Hillcrest Road), Camp Hill, Nuneaton
26	189 square metres, or thereabouts, of house, premises and part of accessway (12 Hillcrest Road), Camp Hill, Nuneaton
27	All interests in 179 square metres, or thereabouts, of house, premises and part of accessway (14 Hillcrest Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
28	215 square metres, or thereabouts, of house, premises, part of accessway and steps (16 Hillcrest Road), Camp Hill, Nuneaton
29	207 square metres, or thereabouts, of house, premises, part of accessway and steps (18 Hillcrest Road), Camp Hill, Nuneaton
30	223 square metres, or thereabouts, of house, premises and part of accessway (20 Hillcrest Road), Camp Hill, Nuneaton
31	235 square metres, or thereabouts, of house, premises and part of accessway (22 Hillcrest Road), Camp Hill, Nuneaton

32	225 square metres, or thereabouts, of house, premises and part of accessway (24 Hillcrest Road), Camp Hill, Nuneaton
33	245 square metres, or thereabouts, of house, premises and part of accessway (26 Hillcrest Road), Camp Hill, Nuneaton
34	All interests in 254 square metres, or thereabouts, of house, premises, part of accessway and steps (28 Hillcrest Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
35	253 square metres, or thereabouts, of house, premises, part of accessway and steps (30 Hillcrest Road), Camp Hill, Nuneaton
36	218 square metres, or thereabouts, of house and premises (32 Hillcrest Road), Camp Hill, Nuneaton
37	236 square metres, or thereabouts, of house, premises and part of accessway (34 Hillcrest Road), Camp Hill, Nuneaton
38	All interests in 253 square metres, or thereabouts, of house, premises and part of accessway (36 Hillcrest Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
39	256 square metres, or thereabouts, of house, premises and part of accessway (38 Hillcrest Road), Camp Hill, Nuneaton
40	222 square metres, or thereabouts, of house, premises and part of accessway (40 Hillcrest Road), Camp Hill, Nuneaton
41	All interests in 217 square metres, or thereabouts, of house and premises (42 Hillcrest Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
42	276 square metres, or thereabouts, of house, premises, part of accessway and steps (44 Hillcrest Road), Camp Hill, Nuneaton
43	All interests in 2659 square metres, or thereabouts, of site of former houses and premises (46-62 Hillcrest Road) situated to the south of 64-78 (even) Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
44	All interests in 697 square metres, or thereabouts, of public adopted highway (Hillcrest Road) situated to the south of 64-78 (even) Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
45	All interests in 1495 square metres, or thereabouts, of public adopted highway (Hillcrest Road) situated to the south of 2-44 (even) Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
46	All interests in 8 square metres, or thereabouts, of part of accessway situated to the south of 42 Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
47	8 square metres, or thereabouts, of part of accessway situated to the south of 32 Hillcrest Road, Camp Hill, Nuneaton
48	All interests in 5 square metres, or thereabouts, of part of accessway and steps situated to the south west of 2 Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority

49	All interests in 9 square metres, or thereabouts, of part of accessway situated to the south west of 20 Edinburgh Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
50	10 square metres, or thereabouts, of part of accessway situated to the south west of 26 Edinburgh Road, Camp Hill, Nuneaton
51	All interests in 25 square metres, or thereabouts, of part of accessway situated to the south west of 28-30 (inclusive) Edinburgh Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
52	All interests in 2044 square metres, or thereabouts, of public adopted highway (Edinburgh Road) situated to the south of 5-31 (inclusive) Edinburgh Road and to the south of 2-10 (even) Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
53	All interests in 268 square metres, or thereabouts, of grassed area situated to the south of 4-8 (even) Hillcrest Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
54	All interests in 11 square metres, or thereabouts, of part of accessway situated to the west of 18 Edinburgh Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
55	All interests in 204 square metres, or thereabouts, of house, premises and part of accessway (18 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
56	All interests in 163 square metres, or thereabouts, of house, premises and part of accessway (17 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
57	All interests in 185 square metres, or thereabouts, of house, premises and part of accessway (16 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
58	All interests in 152 square metres, or thereabouts, of house, premises and part of accessway (15 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
59	All interests in 169 square metres, or thereabouts, of house, premises and part of accessway (14 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
60	All interests in 233 square metres, or thereabouts, of house, premises and part of accessway (13 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
61	All interests in 243 square metres, or thereabouts, of house, premises and part of accessway (12 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
62	224 square metres, or thereabouts, of house, premises and part of accessway (11 Edinburgh Road), Camp Hill, Nuneaton
63	237 square metres, or thereabouts, of house, premises, part of accessway and steps (10 Edinburgh Road), Camp Hill, Nuneaton
64	220 square metres, or there abouts, of house, premises, part of accessway and steps (9 Edinburgh Road), Camp Hill, Nuneaton
65	All interests in 197 square metres, or thereabouts, of house, premises, part of accessway and steps (8 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority

66	All interests in 199 square metres, or thereabouts, of house, premises, part of accessway and steps (7 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
67	9 square metres, or thereabouts, of part of accessway situated to the south of 6 Edinburgh Road, Camp Hill, Nuneaton
68	192 square metres, or thereabouts, of house and premises (6 Edinburgh Road), Camp Hill, Nuneaton
69	177 square metres, or thereabouts, of house, premises and part of accessway (5 Edinburgh Road), Camp Hill, Nuneaton
70	All interests in 181 square metres, or thereabouts, of house, premises and part of accessway (4 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
71	All interests in 176 square metres, or thereabouts, of house, premises and part of accessway (3 Edinburgh Road), Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
72	184 square metres, or thereabouts, of house, premises and part of accessway (2 Edinburgh Road), Camp Hill, Nuneaton
73	274 square metres, or thereabouts, of house, premises and part of accessway (1 Edinburgh Road), Camp Hill, Nuneaton
74	All interests in 1682 square metres, or thereabouts, of site of former houses and premises (1-6 Gorsy Way) situated to the east of 1 Edinburgh Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
75	All interests in 100 square metres, or thereabouts, of part of public adopted highway (Gorsy Way) situated to the north of Holyrood Court, Gorsy Way, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
76	39 square metres, or thereabouts, of scrubland situated to the south of 1 Edinburgh Road, Camp Hill, Nuneaton
77	All interests in 74 square metres, or thereabouts, of part of public adopted highway (Gorsy Way) situated to the north of Holyrood Court, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
78	All interests in 1133 square metres, or thereabouts, of grassed area situated to south of 1-10 (inclusive) Edinburgh Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority except those interests owned by the Acquiring Authority
79	All interests in 1523 square metres, or thereabouts, of public adopted highway (Hazel Road) situated to the north of 223-271 (odd) Queen Elizabeth Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
80	All interests in 714 square metres, or thereabouts, of grassed area situated to the north of 225-239 (odd) Queen Elizabeth Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
81	59 square metres, or thereabouts, of electricity substation situated to the north east of 237 Queen Elizabeth Road, Camp Hill, Nuneaton

82	All interests in 4120 square metres, or thereabouts, of site of former houses and premises (1-16 Hazel Road) situated to the north of 241-271 (odd) Queen Elizabeth Road, Camp Hill, Nuneaton except those interests owned by the Acquiring Authority
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SCHEDULE 2

FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

PART 1

Power to Make General Vesting Declaration

1. Once The Nuneaton and Bedworth Borough Council (Camp Hill Phase 3 – Hazel Road, Edinburgh Road, Hillcrest Road and Gorsy Way) Compulsory Purchase Order 2019 has become operative, Nuneaton and Bedworth Borough Council (the "**Acquiring Authority**") may acquire any of the land described in the Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 (the "**Act**"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Acquiring Authority at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after the Acquiring Authority execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Acquiring Authority together with the right to enter on the land and take possession of it. Every person on whom the Acquiring Authority could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date.
3. The "vesting date" for any land specified in the declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain Tenancies

4. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.
5. The modifications are that the Acquiring Authority may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than 3 months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

SCHEDULE 3

FORM FOR GIVING INFORMATION

THE NUNEATON AND BEDWORTH BOROUGH COUNCIL (CAMP HILL PHASE 3 – HAZEL ROAD, EDINBURGH ROAD, HILLCREST ROAD AND GORSY WAY) COMPULSORY PURCHASE ORDER 2019

To: Waheeda Sheikh
Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
Warwickshire
CV11 5AA

[I] [We] being [a person] [persons] who, if a general vesting declaration were made under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice of treat has not been given, would be entitled to claim compensation in respect of [all] [part of] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1, of the Acquisition of Land Act 1981..

1. Name and Address of informant(s) (i)

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2. Land in which an interest is held by informant(s) (ii)

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3. Nature of interest (iii)

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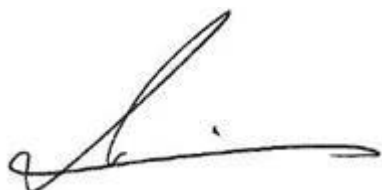
Signed

[On behalf of]

Date

- (i) In the case of a joint interest insert the names and addresses of all the informants.
- (ii) The land should be described concisely.
- (iii) If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, eg name of building society and roll number.

Dated 15th January 2020

A handwritten signature in black ink, appearing to read 'P. Richardson', with a long horizontal stroke extending to the right.

Phillip Richardson
Director – Arts, Leisure and Democracy
Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
Warwickshire
CV11 5AA