

**THE CHESHIRE WEST AND CHESTER BOROUGH COUNCIL (CHESTER  
NORTHGATE) COMPULSORY PURCHASE ORDER 2017**

The Town and Country Planning Act 1990;  
The Acquisition of Land Act 1981;  
and  
The Local Government (Miscellaneous Provisions) Act 1976

---

1. The Cheshire West and Chester Borough Council has made on the 7 July 2017 the Cheshire West and Chester Borough Council (Chester Northgate) Compulsory Purchase Order 2017 under section 226(1)(a) the Town and Country Planning Act 1990 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976. It is about to submit this order to the Secretary of State for Communities and Local Government for confirmation and if confirmed, the order will authorise Cheshire West and Chester Borough Council to purchase compulsorily the land and the new rights described below for the purpose of facilitating the carrying out of the development, redevelopment and improvement of the land by part-demolition and part-retention of existing buildings and the construction of comprehensive mixed-use development comprising; retail stores, restaurants, cafes, drinking establishments (Use Classes A1, A2, A3 and A4), offices (Use Class B1), cinema and leisure uses (Use Class D2), 70-120 residential units (Use Class C3), public toilets, shopmobility, a relocated hotel and indoor market with associated new public squares, car and cycle parking, provision for buses and associated highway works and infrastructure, landscaping and public realm works.
2. A copy of the order and of the map referred to therein have been deposited at The Forum Office, Chester, CH1 2HS and may be seen at all reasonable hours.
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objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the Minister is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the Lands Tribunal or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any land comprised in the order the Minister 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 In any other case where a relevant objection has been made which is not withdrawn or disregarded, the Minister is required, before confirming the order either-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 Minister for the purpose; or
  - (iii) with the consent of the objector to follow a written representations procedure.
5. The Minister may then, after considering the objection and the report of the persons who held the inquiry or bearing 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 Communities and Local Government, National Planning Casework Unit, 5 St Philip's Place, Colmore Row, Birmingham B3 2PW or [npcu@communities.gsi.gov.uk](mailto:npcu@communities.gsi.gov.uk) before 18 August 2017 and should

state the title of the order, the grounds of objection and the objector's address and interests in the land.

In submitting an objection it should be noted that your personal data and correspondence will be passed to the Council to enable your objection to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your objection and the Secretary of State will copy your representations, with your name and address removed to the Council, and if there is to be a public inquiry they will be seen by the Inspector who may give them less weight as a result.

#### DESCRIPTION OF LAND AND THE NEW RIGHTS

Land comprising approximately 5.8 hectares within Chester city centre, bounded by Hunter Street to the north, Northgate Street and Town Hall Square to the east, Watergate Street to the south, and St Martins Way to the west. New rights to enter on land and buildings or cellars on or under land and to pass and repass, with or without plant, machinery, materials, contractors and to survey, dismantle, construct and remove apparatus and equipment and leave equipment in place, rights to make good and rights to oversail cranes in the air space above land.

#### **CHESHIRE WEST AND CHESTER BOROUGH COUNCIL**

**Dated: 13 July 2017**