

Form 8

THE DARLINGTON BOROUGH COUNCIL (DARLINGTON STATION GATEWAY) COMPULSORY PURCHASE ORDER 2021

SECTION 226(1)(a), TOWN AND COUNTRY PLANNING ACT 1990 AND
THE ACQUISITION OF LAND ACT 1981

To: The Owner, Lessee, Tenant and/or Occupier

Address: Plot [] being *[(enter relevant details from the list below)]*

1. On 29th January 2021 the Darlington Borough Council ('the Council') made The Darlington Borough Council (Darlington Station Gateway) Compulsory Purchase Order 2021 ('the Order') under section 226(1)(a) of the Town and Country Planning Act 1990 (as amended). The Council is about to submit the Order to the Secretary of State for Housing, Communities, and Local Government for confirmation and, if confirmed, the Order will authorise the Council to purchase compulsorily all interests in the land described below ('the Land') for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to the Land comprising the demolition of existing buildings and the construction of new station 'gateways' consisting of multi-modal transport interchanges, new public realm and multi-storey car park with station shell and related infrastructure which development, redevelopment and improvement is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the Council's area.

2. A copy of the Order and the map referred to in the Order have been deposited at the Council offices at the Town Hall, Darlington, DL1 5QT where they may be seen online at the Council's website: <https://www.darlington.gov.uk/environment-and-planning/estates-and-property/darlington-station-gateway-compulsory-purchase-order-2021/>

In the event that the Council's website cannot be accessed for any reason, copy documents can be sent by post. To request documents, contact the Council at: PASupportAssistants@darlington.gov.uk or telephone 01325 405823.

3. If no relevant objection as defined in section 13(6) of the Acquisition of Land 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal, or amounts in substance to an objection to the provisions of the development plan defining the proposed use of the land comprised in the Order, 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 Council to determine confirmation of the Order.

6. Any objections to the Order must be made in writing to the Secretary of State for Housing, Communities and Local Government at the Planning Casework Unit, 5 St. Philip's Place, Colmore Row, Birmingham, B3 2PW (pcu@communities.gsi.gov.uk) before close of business on **19th March 2021** and should state the title of the Order, the grounds of the objection, the objector's address and interests in the Land.

DESCRIPTION OF THE LAND

- 1 square metre of railway works and land situated to the west of St John's Church, Darlington
- 3,803 square metres of public adopted highway (Adelaide Street, St. John's Place, Neasham Road, Garbutt Square, Victoria Street, Princes Street and Albert Street), situated to the west of St. John's Church, Darlington
- 17 square metres of public adopted highway (Adelaide Street), situated to the west of St John's Church, Darlington
- 203 square metres of building and premises adjoining Grey Horse Inn, St. John's Place, Darlington
- 348 square metres of part of public house and premises (Grey Horse Inn, St. John's Place), Darlington
- 86 square metres of premises (7 St. John's Place), Darlington
- 1 square metres of steps to 7 St. John's Place, Darlington
- 1,494 square metres of buildings and premises (East End Club and Institute, 6 Neasham Road), Darlington
- 166 square metres of house and premises (10 Neasham Road), Darlington
- 606 square metres of workshop and premises situated to the south of East End Club and Institute, Darlington
- 17 square metres of public adopted highway (St. John's Place), Darlington
- 178 square metres of house and premises (12 Neasham Road), Darlington
- 110 square metres of house and premises (14 Neasham Road), Darlington
- 113 square metres of house and premises (16 Neasham Road), Darlington
- 5,601 square metres of car park (Garbutt Square Car Park) situated to the south west of Pembroke Court, Darlington
- 1,096 square metres of car park situated to the south of East End Club and Institute, Darlington
- 48 square metres of car park situated to the south of East End Club and Institute, Darlington
- 52 square metres of public adopted highway (Neasham Road), situated to the south of East End Club and Institute, Darlington
- 30 square metres of car park situated to the south of East End Club and Institute, Darlington
- 197 square metres of car park (Bank Top House), situated to the west of Pembroke Court, Darlington
- 9 square metres of public adopted highway (Victoria Street), Darlington
- 518 square metres of building and premises (Bank Top House), Darlington
- 949 square metres of factory and premises situated to the south of East End Club and Institute, Darlington
- 853 square metres of garage and premises (Bank Top Garage, Neasham Road), Darlington
- 7 square metres of public adopted highway (Garbutt Square) situated to the east of Bank Top House, Darlington
- 1,153 square metres of car park (Bank Top House) and accessway situated to the south west of Pembroke Court, Darlington
- 3,239 square metres of car park situated to the west of 26 Appleby Close, Darlington
- 271 square metres of public adopted highway (Garbutt Square) situated to the north of 76 Garbutt Square, Darlington

- 147 square metres of wooded area and railway works situated to the west of 27 Appleby Close, Darlington
- 2,607 square metres of public adopted highway (Victoria Road, Pensbury Street, Back Lane, Waverley Terrace, Park Lane), situated to the south of The Coachman Hotel, Darlington
- 406 square metres of land fronting train station (Darlington Bank Top Station), Darlington
- 388 square metres of houses and premises (97A and 97B Pensbury Street and 137 and 139 Victoria Road), Darlington
- 7 square metres of accessway to the rear of 139 Victoria Road, Darlington
- 22 square metres of land fronting train station (Darlington Bank Top Station), Darlington
- 21 square metres of land fronting train station (Darlington Bank Top Station), Darlington
- 5 square metres of public adopted highway (Victoria Road), situated to the south of The Coachman Hotel, Darlington
- 591 square metres of public house and premises (Hogans, 180 Victoria Road), Darlington
- 5 square metres of public adopted highway (Victoria Road), situated to the south of The Coachman Hotel, Darlington
- 1 square metres of public adopted highway (Victoria Road), situated to the south of The Coachman Hotel, Darlington
- 77 square metres of car park (Darlington Bank Top Station), Darlington
- 489 square metres of building and premises (1-4 Park Lane and 1 Waverley Terrace), Darlington
- 21 square metres of public adopted highway (Waverley Terrace), situated to the north of The Cattle Market, Darlington
- 206 square metres of building, premises and car park (Darlington Farmers Auction Market), and electricity substation situated to the south of The Old Coachman Hotel, Darlington

Dated:

2021



Luke Swinhoe

Assistant Director (Law and Governance)

Darlington Borough Council, Town Hall, Darlington, DL1 5QT