

The Tunbridge Wells Borough Council (Calverley Square) Compulsory Purchase Order 2018

Section 226(1)(a) of the Town and Country Planning Act 1990

and

Section 13 of the Local Government (Miscellaneous Provisions) Act 1976

and

The Acquisition of Land Act 1981

To: []

Address: []

1. Tunbridge Wells Borough Council ("the Council") made on 20 August 2018 the Tunbridge Wells Borough Council (Calverley Square) Compulsory Purchase Order 2018 under Section 226(1)(a) of the Town and Country Planning Act 1990, Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981 ("the Order"). 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 the land described below for the purpose of providing for the comprehensive development, redevelopment or improvement on or in relation to the land comprising the Mount Pleasant and Great Hall car parks, part of Calverley Grounds including the dental surgery known as The Lodge to provide a new theatre, a new civic centre for the Council, new Grade A offices, improved car park provision, a new public square and improvements to the public realm at the junction of Mount Pleasant Road and Mount Pleasant Avenue for the likely achievement of significant social, economic and environmental benefits for the area.
2. A copy of the Order and of the map referred to therein have been deposited at: (i) Tunbridge Wells Council Gateway, 8 Grosvenor Road, Tunbridge Wells, TN1 2AB, and (ii) the Library, Civic Way, Tunbridge Wells, TN1 1NS and can be viewed during normal opening 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objection as defined in Section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the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 In any other case where a relevant objection has been made which is not withdrawn or disregarded, the confirming authority is required, before confirming the Order either –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 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, National Planning Casework Unit, 5 St Philips Place, Colmore Row, Birmingham, B3 2PW before close of business on **17 September 2018** 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

- 429 square metres of the service yard, bin storage, car park and pavement to the service road to retail premises Units 1 to 12 (inclusive), The Great Hall Arcade, Mount Pleasant Road
- 1,906 square metres of the Great Hall Car Park to the east of Units 1 to 12 (inclusive), The Great Hall Arcade, Mount Pleasant Road
- 986 square metres of the service road to the north, south and east of the Great Hall Car Park
- 190 square metres of the service road to retail premises Units 1 to 12 (inclusive), The Great Hall Arcade, Mount Pleasant Road
- 7 square metres of the service road/ access road to the north east of retail premises Units 1 to 12 (inclusive), The Great Hall Arcade, Mount Pleasant Road
- 441 square metres comprising the dental surgery known as The Lodge, Mount Pleasant Avenue
- 1,308 square metres of the Mount Pleasant Avenue Car Park, Mount Pleasant Avenue
- 34 square metres of car parking spaces, landscaping, paving and steps leading to Mount Pleasant Avenue to the south of Philips House, Crescent Road
- Right to use 19 square metres of landscaping to the west of the electricity substation known as Mount Pleasant Avenue 442328, to the east of Mount Pleasant Avenue
- Right to use 52 square metres of the electricity substation and the substation site known as Mount Pleasant Avenue 442328, to the east of Mount Pleasant Avenue
- Right to use 5 square metres of landscaping and entrance to the Mount Pleasant Avenue Car Park
- Right to use 1 square metre of landscaping to the west of Mount Pleasant Avenue Car Park
- Right to use 12 square metres of landscaping and the entrance to Mount Pleasant Avenue Car Park
- Right to use 407 square metres of landscaping, car parking and access to Philips House, Crescent Avenue
- Right to use 8 square metres of the access road to Apartments 1-24 (inclusive), Flats A-H (inclusive) and The Studio, Grove Hill House, 21-27 (odds) Grove Hill Road
- Right to use 33 square metres of 13 Mountfield Road
- Right to use 13 square metres of car parking space 21, Grove Hill House, 21-27 Grove Hill Road

- Right to use 383 square metres of access to Apartments 1-24 (inclusive), Flats A-H (inclusive) and The Studio, Grove Hill House, 21-27 (odds) Grove Hill Road
- Right to use 46 square metres of the car park to retail premises 2-12 (evens) Mount Pleasant Road
- Right to use 115 square metres of paved access to the south of The Great Hall, Mount Pleasant Road
- Right to use 330 square metres of landscaped grounds and gardens known as Calverley Grounds and part width of Mount Pleasant Avenue
- Right to use 2 square metres of part width of Mount Pleasant Avenue to the east of retail premises 44 Mount Pleasant Road
- Right to use 20 square metres of part width of Mount Pleasant Avenue to the east of retail premises 46 to 48 (evens) Mount Pleasant Avenue
- Right to use 6 square metres of part width of Mount Pleasant Avenue to the east of retail premises 50 Mount Pleasant Avenue
- Right to use 13 square metres of landscaping to the north of the entrance to Mount Pleasant Avenue Car Park, to the east of Mount Pleasant Avenue

Dated: 20 August 2018

Signed:

A handwritten signature in black ink, appearing to be 'C. Sturges', written over a horizontal line.

For and on behalf of
Tunbridge Wells Borough Council