

**ACQUISITION 80, 80A, 82, 82A WELLINGTON ROAD SOUTH COMPULSORY
PURCHASE ORDER RESOLUTION**

Report of the Deputy Chief Executive, Place

1. INTRODUCTION AND PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval 'in principle' for the Council to acquire compulsorily, pursuant to and in accordance with the "Guidance on Compulsory purchase process and The Crichel Down Rules" issued by the Ministry of Housing, Communities & Local Government in 2019, land and existing rights and interests where agreement cannot be reached to implement a highway and public realm scheme at the junction of Wellington Routh South and Railway Road.
- 1.2 The proposed order land is shown indicatively edged red on the plan attached to this report at Appendix 1 and comprises 80, 80a, 82 and 82a Wellington Road South and unregistered land. The boundary may change subject to further feasibility work; however should a Compulsory Purchase Order ("CPO") be required, the proposed boundary would be confirmed in a subsequent report to Cabinet.

2. BACKGROUND

- 2.1 The Town Centre Access Plan (TCAP) is an extensive package of integrated highway improvements aimed at tackling congestion and barriers to movement and transforming the accessibility and connectivity to and around Stockport town centre. The key principle is to simplify routes and connections making it easier for everyone to travel and specifically aims to ease congestion and encourage walking and cycling.
- 2.2 TCAP seeks to improve access to public transport facilities and key regeneration and development sites in the town centre. Previous works packages have included the delivery of:
 - Public realm works adjacent to the railway station and towards the A6 with high quality paving and landscaping; and
 - A new, enlarged taxi rank on Station Road, turning and servicing areas on Station Road and Railway Road, and a short stay car park on Railway Road.

3. PROPOSAL

- 3.1 Proposals have been developed for the Wellington Road South and Railway Road junction that requires the proposed order land. The scheme will include a widening of Railway Road, reconfiguration of the junction, including improved cycle crossing facilities, and tie in with parallel zebra crossing with improved public realm and cycle route. These proposals were subject to a public

consultation held between 22 July 2020 and 7 August 2020, with the findings reported to the Central Stockport Area Committee on 30 August 2020.

- 3.2 Attempts have been made by officers to acquire the land through agreement, however these have been unsuccessful to date due to a sizeable difference in values between the parties. It is therefore necessary for the Council to consider progressing a CPO in order to ensure certainty of the Council's ability to assemble the land required to implement the scheme, and to deliver the very significant public benefits which the scheme will give rise to. Negotiations to acquire land and interests by private treaty can and will continue.

4. FINANCIAL AND RISK CONSIDERATIONS

- 4.1 The Council has identified funds to deliver the scheme outlined above.

Risks

- 4.2 If the Council is unable to secure the land and property through private treaty the scheme cannot be delivered. Without the potential to use the Council's CPO powers, the improvements proposed by the scheme, namely cycle and highway, risk not be realised.

5. LEGAL CONSIDERATIONS

- 5.1 The report contains a recommendation to agree in principle to the use of CPO powers.

6. HUMAN RESOURCES IMPACT

- 6.1 Not directly applicable to the report.

7. EQUALITIES IMPACT

- 7.1 Not directly applicable to the report.

8. ENVIRONMENTAL IMPACT

- 8.1 Not directly applicable to the report, however the acquisition of the proposed order land will enable improvements to the highway network whilst also supportive more sustainable modes of transport such as cycling.

9. CONCLUSIONS AND RECOMMENDATIONS

9.1 RECOMMENDATION TO THE CABINET

It is recommended that Cabinet:

- 9.1.1 Agree in principle to the use of CPO powers, if necessary, to acquire land and property and existing rights and interests in the proposed order land, where acquisition by agreement is not possible;
- 9.1.2 Agree to authorise officers to take all necessary steps to commence the process for the making, confirmation and implementation of a CPO, including

securing the appointment of suitable external advisors and preparing all necessary CPO documentation;

- 9.1.3 Note that a further report will be presented to the Cabinet to approve the making of a CPO and to confirm the extent of the order land to be acquired following the finalisation of the necessary preparatory work.

APPENDIX 1

Plan showing proposed order land.

BACKGROUND PAPERS

Central Stockport Area Committee Report, 30 August 2020.

Anyone wishing to inspect the above background papers or requiring further information should contact Mark Glynn on 0161 474 3700 or by email on mark.glynn@stockport.gov.uk or Sue Stevenson on 0161 474 4351 or by email on sue.stevenson@stockport.gov.uk