

Dated 6 June 2023

**THE NORTH EAST LINCOLNSHIRE  
(STALLINGBOROUGH INTERCHANGE DEVELOPMENT SITE)  
COMPULSORY PURCHASE ORDER 2023**

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

relating to land lying to the north of the A180 and to the south east of Kiln Lane

# **THE NORTH EAST LINCOLNSHIRE (STALLINGBOROUGH INTERCHANGE DEVELOPMENT SITE) COMPULSORY PURCHASE ORDER 2023**

## **THE ORDER**

The North East Lincolnshire Borough Council of Municipal Offices, Town Hall Square, Grimsby, North East Lincolnshire, DN31 1HU (in this order called the “Acquiring Authority”) makes the following order:

1. Subject to the provisions of this order the Acquiring Authority is under section 226(1)(a) and 226(3)(a) of the Town and Country Planning Act 1990 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of facilitating the development of a 62ha Business Park comprising up to 120,176 sq.m for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution), the development of associated infrastructure, internal highways, a new roundabout, new access roads, associated highway works, substations, pumping stations, drainage and landscaping which is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the Acquiring Authority’s area.
2. The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown edged red and coloured pink on a map prepared in duplicate, sealed with the common seal of the Acquiring Authority and marked “Map referred to in the North East Lincolnshire (Stallingborough Interchange Development Site) Compulsory Purchase Order 2023”.

## Schedule

**Table 1**

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
1.	All interests in 205,841 square metres of agricultural land located to the north of the A180 and the south east of Kiln Lane except those interests owned by National Grid Company PLC as registered on titles HS175870 and HS175871 which are excluded.	Paul David Feild Strawson, Neil Andrew Strawson and Timothy Michael Strawson all of Home Farm, Aylesby, Grimbsy, North East Lincolnshire	-	-	National Grid Company PLC of 1-3 Strand, London, WC2N 5EH  Paul David Feild Strawson, Neil Andrew Strawson and Timothy Michael Strawson all of Home Farm, Aylesby, Grimbsy, North East Lincolnshire

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
2.	All interests in land in 137,663 square metres of agricultural land located to the south east of Kiln Lane and west of Ephams Lane except those interests owned by National Grid Company PLC as registered on title HS381862 which are excluded.	Phillip John Hoyes and Julie Mary Hoyes both of Brickfield House, South Marsh Road, Stallingborough, Grimsby, DN41 8BY and Timothy James Hoyes of Eleanor House, Ephams Lane, Stallingborough, Grimsby, DN41 8BX	-	-	Phillip John Hoyes and Julie Mary Hoyes both of Brickfield House, South Marsh road, Stallingborough, Grimsby, DN41 8BY and Timothy James Hoyes of Eleanor House, Ephams Lane, Stallingborough, Grimsby, DN41 8BX

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address)			
		Owners or reputed owners (3)	Lessees or reputed lessees (4)	Tenants or reputed tenants (other than lessees) (5)	Occupiers (6)
3.	<p>All interests in land in 17,290 square metres of track forming part of Kiln Lane and Ephams Lane except:</p> <ul style="list-style-type: none"> <li>- Any interests in the ownership of the Acquiring Authority;</li> <li>- Any private rights of way that may exist for the benefit of the owners of titles HS33118 and HS301319;</li> <li>- Those interests owned by the beneficial successors to the North East Lincolnshire Water Board as registered on title HS106178; and</li> <li>- Those interests owned by the beneficial successor to the Anglian Water Authority as registered on title HS106178</li> </ul> <p>which are all excluded.</p>	Unknown	-	-	-

Table 2

Number on map (7)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in Tables 1 & 2	
	Name and address (8)	Description of interest to be acquired (9)	Name and address (10)	Description of the land for which the person in adjoining column is likely to make a claim (11)
1.	-	-	Unknown	Rights in relation to all easements and all rights of way, air, light, water and support to use all drains within 80 years of the Conveyance, together with all necessary rights of access by the Conveyance dated 12 September 1978 and Conveyance dated 27 April 1977
			National Grid Company PLC of 1-3 Strand, London, WC2N 5EH	Rights in relation to powerlines, maintenance and access granted by Deed of Grant on 17 January 1997

			<p>The Secretary of State for Transport of Great Minster House, 33 Horseferry Rd, Westminster, London SW1P 4DR</p> <p>The beneficial successor to the rights of Grimsby Cleethorpes and District Water Board of Town Hall Square, Grimsby, DN31 1HX</p>	<p>Rights to enter onto the land for the purpose of carrying out drainage works.</p> <p>Rights in relation to the laying and re-laying of water pipes manholes surface boxes and indicator posts and for the maintaining cleansing repairing renewing and enlarging such mains pipes valves manholes surface boxes and indicator posts and thereafter not doing anything to impact on the purity or flow of the water through those pipes.</p>
2.	Roger George Hoyes of 130 Station Road, Stallingborough, Grimsby, North east Lincolnshire, DN41 8AW	Restriction: no disposition of the registered estate without consent	The beneficial successors to Alan Keith Moorcroft, Marion Moorcroft and Jessie Annie Patchett of Pigeoncote Farm, Stallingborough, Grimsby, North East Lincolnshire	Rights in relation to access along Ephams Lane.

			<p>DN37 8AJ, except those interests owned by the Acquiring Authority</p> <p>National Grid Company PLC of 1-3 Strand, London, WC2N 5EH</p>	<p>Rights in relation to powerlines, maintenance and access granted by Deed of Grant on 24 February 1999</p>
3.	-	-	<p>Phillip John Hoyes and Julie Mary Hoyes both of Brickfield House, South Marsh road, Stallingborough, Grimsby, DN41 8BY and Timothy James Hoyes of Eleanor House, Ephams Lane, Stallingborough, Grimsby, DN41 8BX</p> <p>Paul David Feild Strawson, Neil Andrew Strawson and Timothy Michael Strawson all of Home Farm, Aylesby, Grimsby, North East Lincolnshire</p>	<p>Rights in relation to access along Ephams lane.</p> <p>Rights in relation to access along Ephams lane.</p>



			<p>The beneficial successors in title to the North East Lincolnshire Water Board</p>	<p>Rights in relation to laying mains or pipes for carrying and conducting water as set out in the deed dated 19 November 1968</p>
			<p>The beneficial successors in title to the Anglian Water Authority</p>	<p>Rights to lay construct maintain inspect repair replace enlarge and remove a line of pipes and ancillary apparatus as set out in the deed dated 1 December 1980</p>

Date 6 June 2023

The Common Seal of NORTH EAST )  
LINCOLNSHIRE BOROUGH COUNCIL )  
was hereto affixed )  
and this Order thereby executed as a deed )  
In the presence of: - )



*K Thompson* *ASB*

PRINT NAME: KEITH THOMPSON  
AUTHORISED OFFICER