

**THE WELSH MINISTERS (RODNEY  
PARADE, NEWPORT)  
COMPULSORY PURCHASE ORDER 2007  
The Welsh Development Agency Act 1975  
(as amended)  
and the Acquisition of Land Act 1981  
SUBORDINATE LEGISLATION  
2007 No. 44**

The Welsh Ministers (in this order called "the acquiring authority") make the following order-

- 1 Subject to the provisions of this order, the acquiring authority is, under section 21A and Schedule 4 to the Welsh Development Agency Act 1975, hereby authorised to purchase compulsorily the land and the new rights over land described in paragraph 2 for the purpose of a flood protection scheme, walkway and cycleway along the East Bank of the River Usk linking into a network being developed across Newport City Centre and a mixed use regeneration scheme comprised largely of residential uses, retail with elements of leisure and possible office use along with public realm improvement works.
  
- 2 (1) The land authorised to be purchased compulsorily under this order is the land described in the Schedule hereto and delineated and shown coloured pink on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Welsh Ministers (Rodney Parade, Newport) Compulsory Purchase Order 2007".
  - (2) The new rights to be compulsorily purchased over land under this order are described in the Schedule and the land is shown coloured blue on the

said map.

- 3 Parts 2 and 3 of Schedule 2 to the Acquisition of Land Act 1981 are hereby incorporated with this Order subject to the modifications that references therein to the undertaking shall be construed as references to development constructed or to be constructed on the land authorised to be purchased or on the land over which rights are authorised to be purchased as the case may be.

**EXECUTED AS A DEED  
by applying the seal of  
the Welsh Ministers.**

The application of the seal of the Welsh Ministers is AUTHENTICATED by PATRICIA M CLARKE Senior Lawyer who is duly authorised for that purpose by the Director of Legal Services by authority of the Welsh Ministers under section 90(2) of the Government of Wales Act 2006.

Signed.....

Name.....

Job Title....Senior Lawyer.....

**DATED the 21<sup>st</sup> day of September 2007**

**THE WELSH MINISTERS  
(RODNEY PARADE, NEWPORT)  
COMPULSORY PURCHASE ORDER 2007**

**COMPULSORY PURCHASE OF LAND AND NEW RIGHTS IN  
LAND AT RODNEY PARADE, NEWPORT**

**Notice is hereby given** that The Welsh Ministers, in exercise of its powers under the Welsh Development Agency Act 1975 (as amended) and the Acquisition of Land Act 1981, on 21 September 2007 made with modifications The Welsh Ministers (Rodney Parade, Newport) Compulsory Purchase Order 2007

The order as made authorises the purchase of land and new rights for the purposes of a flood protection scheme, walkway and cycleway along the East Bank of the River Usk linking into a network being developed across Newport City Centre and a mixed use regeneration scheme comprising largely of residential uses, retail with elements of leisure and possible office use along with public realm improvement works as described in the Schedule hereto.

A copy of the order as made by The Welsh Ministers and of the map referred to therein, have been deposited at the offices of The Welsh Assembly Government, Trafalgar House, 5 Fitzalan Place, Cardiff, CF24 0ED and Newport City Council, Civic Centre, Newport, NP20 4UR and may be seen at all reasonable hours.

The order as made becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.

**NOTE**

- a. By virtue of the Welsh Development Agency (Transfer of Functions to the National Assembly for Wales and Abolition) Order 2005 the compulsory purchase order known as The Welsh Development Agency (Rodney Parade, Newport) Compulsory Purchase Order 2005 was deemed to be a compulsory purchase order made in draft. The draft has subsequently been made and is now known as The Welsh Ministers (Rodney Parade, Newport) Compulsory Purchase Order 2007.

- b. A copy of the Order and this Notice can be viewed on The Welsh Assembly Government website at [www.wales.gov.uk](http://www.wales.gov.uk) “select Welsh Assembly Government, Legislation, Legislation in Force”.
- c. A copy of this Notice in larger print can be obtained from The Welsh Assembly Government, Trafalgar House, 5 Fitzalan Place, Cardiff, CF24 0ED.

**STATEMENT OF EFFECT OF PARTS II AND III**  
**OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT**  
**1981**

**Power to make general vesting declaration**

1. The Welsh Ministers (hereinafter called “the Ministers”) may acquire any of the land described in the Schedule above by making a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. This has the effect, subject to paragraph 4 below, of vesting the land in The Ministers at the end of the period mentioned in paragraph 2 below. A declaration may not be made before the end of a period of two months from the first publication of a notice which includes this statement except with the consent in writing of every occupier of the land affected.

**Notices concerning general vesting declaration**

2. As soon as may be after The Ministers make a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 3) and on every person who gives them information relating to the land in pursuance of the invitation contained in any notice. When the service of notices of the general vesting declaration is completed, a further period begins to run. This period, which must not be less than 28 days, will be specified in the declaration. On the first day after the end of this period (“the Vesting Date”) the land described in the declaration will, subject to what is said in paragraph 4, vest in The Ministers, together with the right to enter on the land and take possession of it. Every person on whom The Ministers could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 3) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the Vesting Date.

**Modifications with respect to certain tenancies**

3. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a “minor tenancy” i.e. a tenancy for a year, or a yearly tenancy or a lesser interest, or a “long tenancy which is about to expire”. The latter expression means a tenancy granted for an interest greater than a

minor tenancy but having on the Vesting Date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the Landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.

4. The modifications are that The Ministers may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 3 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after a period (not less than 14 days from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

Form For Giving Information

The Welsh Ministers (Rodney Parade, Newport)  
Compulsory Purchase Order 2007

To: The Welsh Ministers  
Trafalgar House, 5 Fitzalan Place Cardiff CF24 0ED

I/We being a person/persons who if a General Vesting Declaration were made under Section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the Compulsory Purchase Order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of all/part of that land, give you the following information pursuant to the provisions of section 3 of that Act

1. Name and address of informants (i) .....  
.....
2. Land in which an interest is held by the informants (ii) .....  
.....
3. Nature of interest (iii) .....  
.....

Signed .....

(on behalf of) .....

Date .....

- (i) In the case of a joint interest, insert the names of addresses of all the informants
- (ii) The land should be described concisely
- (iii) If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, eg. Name of building society and roll number.