

Date: 30/01/19  
Our Ref: RFI2579  
Your Ref: FOI Request – CPO – Pickering’s Farm  
Tel: 0300 1234 500  
Email: foi@homesengland.gov.uk



Homes  
England

[REDACTED]  
By Email Only

Windsor House  
50 Victoria Street  
London  
SW1H 0TL

Dear [REDACTED]

**RE: Request for Information – RFI2579**

Thank you for your recent email, which was processed under the Freedom of Information Act 2000 (FOIA). For clarification, you requested the following information:

*Under the Freedom of Information Act I request that you supply me all information held on file about the compulsory purchase of the farm land now referred to by you as Pickering’s Farm Penwortham. In particular, why was the land compulsory purchased then not developed for over 43 years ? Who was it CPO’d from and for how much ? How much is the land being resold for ? Is there any vehicle of payment in place to compensate the families who had the land CPO’d all these years ago? Why was only half CPO’d ? Why isn’t the full site area now proposed for development being CPO’d ?*

**Response**

We have broken you request down and we will address each question in turn.

- 1) *Under the Freedom of Information Act I request that you supply me all information held on file about the compulsory purchase of the farm land now referred to by you as Pickering’s Farm Penwortham.*

We are able to confirm that we do not hold the information that falls within the scope of your request. We are able to inform you that upon a search of our records we found one file relating to the acquisition of land at Pickering’s Farm however the file has been destroyed in alignment with our retention schedules.

- 2) *In particular, why was the land compulsory purchased then not developed for over 43 years?*

We are able to confirm that we do not hold the information that falls within the wording of your request however we have a duty to provide advice and assistance in accordance with section 16 of the FOIA and we are therefore able to confirm that the Central New Town Development Corporation plan showed development at this location and it began to assemble land in the mid 1970’s to deliver new housing at Pickering’s Farm. Due to the incomplete land assembly and fragmented ownership, the delivery of the land that was acquired has not been possible in isolation. Collaboration with Taylor Wimpey, who control large parts of the allocated site, in recent years is now assisting in bringing our land forward jointly with the developer. To the best of our knowledge we understand that the acquisition activity at this location was cut short as the Corporation was abolished in the mid 1980’s. However we hold not further information on this matter and why the acquisitions were only part completed.

- 3) *Who was it CPO’d from and for how much?*

We are able to confirm that we do not hold the information that falls within the scope of your request and we refer to our answer for question 1.

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4) *How much is the land being resold for?*

We are able to confirm that we do not hold the information that falls within the scope of your request however we have a duty to provide advice and assistance in accordance with section 16 of the FOIA and to comply with this duty we can advise that we may in the future hold this information if the land is sold.

5) *Is there any vehicle of payment in place to compensate the families who had the land CPO’d all these years ago?*

We are able to confirm that we do not hold this information, however we have a duty to provide advice and assistance in accordance with section 16 of the FOIA and we have knowledge that parties who were subject to CPO will have been compensated at the time of acquisition in the mid 1970’s.

6) *Why was only half CPO’d?*

We are able to confirm that we do not hold the information that falls within the scope of your request and we refer to our answer for question 2.

7) *Why isn’t the full site area now proposed for development being CPO’d?*

We are able to confirm that the collaboration with Taylor Wimpey is seeking to deliver the majority of the allocated site as these 2 parties control this area and so there is no need for a further CPO to deliver development. Market forces are expected to deliver the remainder allocated land without need for CPO.

### **Right to Appeal**

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Access Team  
Windsor House  
50 Victoria Street  
London  
SW1H 0TL

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,  
**Information Access Team**  
For Homes England