

**The Devon County Council  
(Cullompton Town Centre Relief Road)  
Compulsory Purchase Order 2025**

The Highways Act 1980, Sections 239, 240, 246, 250 and 260 and the Acquisition of Land Act 1981

The Devon County Council (in this order called “the Acquiring Authority”) makes the following order--

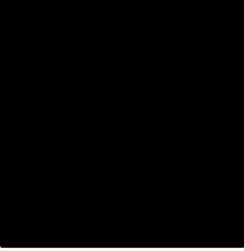

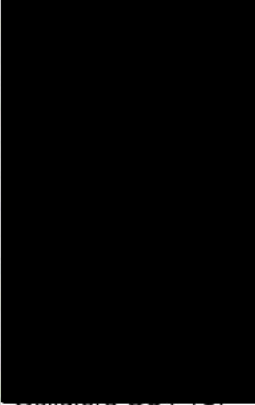

1. Subject to the provisions of this order, the Acquiring Authority is, under sections 239, 240, 246, 250 and 260 of the Highways Act 1980, hereby authorised to purchase compulsorily the land and the new rights over land described in paragraph 2.
2. The land and new rights authorised to be purchased compulsorily under this order are –
  - i) For the purposes of (“the Scheme Works”):
    - (a) Facilitating the construction of a new highway in Mid Devon between Station Road, Cullompton and Duke Street, Cullompton 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; and
    - (b) mitigating the adverse effect which the existence or use of the proposed highway works will have on its surroundings; and
    - (c) use by the acquiring authority in connection with the construction and improvement of highways, bridleways and footpathsthe land and new rights described in schedule 1 and which are delineated and shown coloured pink, blue and light brown on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked “The Devon County Council (Cullompton Town Centre Relief Road) Compulsory Purchase Order Map”. part of
  - ii) For the purpose of giving in exchange for the new rights and the land referred to in subparagraph (i) above the land described in Schedule 2 and delineated and shown coloured green on the said map. plots 5a (north), 5a (south) and 6a
3. (1) In this paragraph “the order land” means the land described in Schedule 1 and “the exchange land” means the land described in Schedules 2 and 3.
  - (2) As from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the exchange land shall vest in the person(s) in whom the order land was vested immediately before it was vested in the acquiring authority, subject to the like rights, trusts and incidents as attached to the order land; and the order land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject.
  - (3) The dates referred to in sub-paragraph (2) of this paragraph are-
    - i) The date on which this order becomes operative;
    - ii) The date on which the plot of the order land is vested in the acquiring authority;
    - iii) The date on which the corresponding plot of the exchange land is vested in the acquiring authority.

4. (1) In this paragraph "the rights" means the new rights described in Schedule 1 hereto, "the rights land" means the land over which those rights are to be acquired, and "the additional land" means the land described in Schedules 2 and 3.  
(2) As from the latest of the dates mentioned in sub-paragraph (3) of this paragraph, the additional land shall vest in the person(s) in whom the rights land was vested immediately before it was vested in the acquiring authority, subject to the like rights, trusts and incidents as attached to the rights land; and the rights land shall thereupon be discharged from all rights, trusts and incidents to which it was previously subject to the extent that their continuance would be inconsistent with the exercise of the rights.  
(3) The dates referred to in sub-paragraph (2) of this paragraph are-
  - i) The date on which this order becomes operative;
  - ii) The date on which the plot of the order land is vested in the acquiring authority;
  - iii) The date on which the corresponding plot of the exchange land is vested in the acquiring authority.
5. The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period three years beginning with the day on which the compulsory purchase order becomes operative.

**SCHEDULE 1**

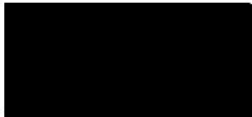
**LAND TO BE PURCHASED (EXCEPT EXCHANGE LAND OR ADDITIONAL LAND) AND NEW RIGHTS**

**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 (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
<b>IN THE DISTRICT OF MID DEVON DISTRICT COUNCIL</b>					
1a	All interests in 399 square metres of commercial land on the south side of Station Road		None	None	Owner
1b	A right of access and occupation with or without workmen, vehicles, machinery plant and equipment over the land in connection with the construction of the Scheme Works in 199 square metres of commercial land on the south side of Station Road for the duration of the Scheme Works only.				
2	All interests in 18 square metres of residential land on the south side of Station Road		None	None	Owner
3a	All interests in 17,969 square metres of agricultural land on the south side of Station Road	DEVON COUNTY COUNCIL of County Hall, Topsham Road, Exeter, EX2 4QD	None	None	Owner
4a (north)	An easement to create and use a flood storage area in 14,099 square		None	None	Owner

4872

4a (south)



None

None

Owner

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 (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
	metres of grassland on the east side of the M5				
4b	A right of access and occupation with or without workmen, vehicles, machinery plant and equipment over the land in connection with the facilitation of the Scheme Works in 16,962 square metres of grassland on the east side of the M5 for the duration of the Scheme Works only				
5a - North	All interests in 9,391 square metres of open space land on the south side of Station Road		None	None	Owner
5a - South	All interests in 5,811 square metres of open space land on the south side of Station Road				
5b	An easement to underground overhead service media (electricity mains) and thereafter retain, inspect, maintain, repair, alter, use, renew, replace and remove that service media in 1,021 square metres of open space on the south side of Station Road				
5c	A right of access and occupation with or without workmen, vehicles, machinery plant and equipment over the land in connection with the facilitation of the Scheme Works in 34,534 square metres				

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 (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
	open space on the south side of Station Road for the duration of the Scheme Works only				
5c-NE	A right of access and occupation with or without workmen, vehicles, machinery plant and equipment over the land in connection with the facilitation of the Scheme Works in 1,832 square metres open space on the south side of Station Road for the duration of the Scheme Works only				
6a	All interests in 2,827 square metres of football grounds and open space on the north side of Duke Street			None	Lessee
6b	An easement to underground overhead service media (electricity mains) and thereafter retain, inspect, maintain, repair, alter, use, renew, replace and remove that service media in 710 square metres of football grounds and open space on the north side of Duke Street				
6c	A right of access and occupation with or without workmen, vehicles, machinery plant and equipment over the land in connection with the facilitation of the Scheme Works in 7,641 square metres of				

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 (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
	football grounds and open space on the north side of Duke Street the duration of the Scheme Works only				
7	All interests in 317 square metres of residential curtilage on the south side of Duke Street		None	None	Owner
8	All interests in 1,967 square metres of bowling grounds on the north side of Duke Street		None	None	Owner
9	All interests in 10,008 square metres of cricket grounds on the north side of Duke Street		None	None	Owner

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 (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
12a	All interests in 5,095 square metres of agricultural land on the south side of Duke Street	DEVON COUNTY COUNCIL of County Hall, Topsham Road, Exeter, EX2 4QD	None	None	Owner
13b	All interests in 243 square metres of woodland on the north side of Duke Street		None	None	Owner
14	All interests in 1,721 square metres of embankments and woodland on the north side of Duke Street	Unknown Ownership	None Known	None Known	Unoccupied
15	All interests in 677 square metres of embankments and woodland on the north side of Duke Street		None	None	Unoccupied

12b A right of access and occupation with or without workmen, vehicles, machinery plant and equipment over the land in connection with the construction of the Scheme Works in 2,809 square metres of agricultural land on the south side of Duke Street for the duration of the Scheme Works only.

DEVON COUNTY COUNCIL of County Hall, Topsham Road, Exeter, EX2 4QD

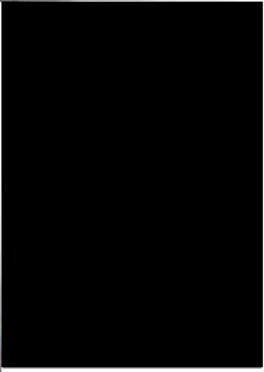


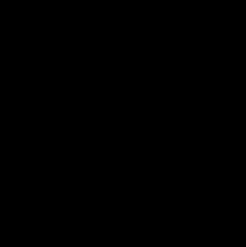
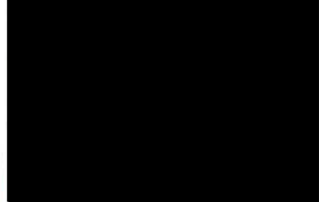
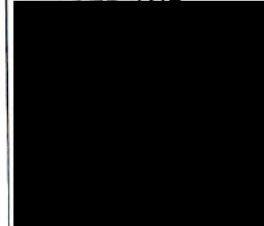
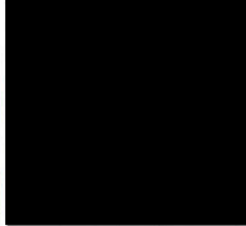

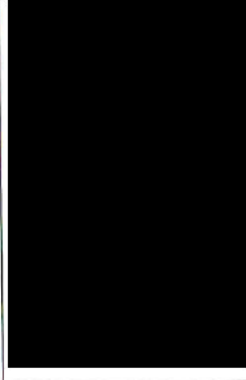

None

None

Owner

TABLE 2

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
IN THE DISTRICT OF MID DEVON DISTRICT COUNCIL				
1a and 1b	[REDACTED]	[REDACTED]	[REDACTED]	Telecommunications apparatus
	[REDACTED]	[REDACTED]	[REDACTED]	Low voltage overhead apparatus
	[REDACTED]	[REDACTED]	[REDACTED]	Low pressure gas mains and medium pressure gas mains

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
				
		Registered charge dated 26 January 2024		
2				Telecommunications apparatus
				
3a				Telecommunications apparatus

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
	[REDACTED]			
	[REDACTED]	[REDACTED]	[REDACTED]	Trunk main apparatus
	[REDACTED]	[REDACTED]	[REDACTED]	Medium Pressure gas mains
	[REDACTED]	[REDACTED]	[REDACTED]	Low voltage underground apparatus
	[REDACTED]	[REDACTED]	[REDACTED]	High voltage overhead apparatus

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
(north), 4a (south),	[Redacted]	[Redacted]		
	[Redacted]	[Redacted]		
	Unknown	[Redacted]		
	[Redacted]	[Redacted]		
	[Redacted]	[Redacted]		
	[Redacted]	[Redacted]		
4a and 4b	None	None	[Redacted]	High Voltage Overhead apparatus
5a North, 5a South 5b, 5c	[Redacted]	[Redacted]	[Redacted]	Telecommunications apparatus

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
and 5c-NE	[REDACTED]	[REDACTED]	[REDACTED]	
	Unknown	[REDACTED]	[REDACTED]	High voltage underground apparatus
	[REDACTED]	[REDACTED]	[REDACTED]	Trunk main apparatus
	[REDACTED]	[REDACTED]	[REDACTED]	Low pressure gas mains
6a, 6b and 6c	[REDACTED]	[REDACTED]	[REDACTED]	High voltage underground apparatus

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
	[REDACTED]			
	Unknown	[REDACTED]	[REDACTED]	Low voltage underground apparatus
	[REDACTED]	[REDACTED]	[REDACTED]	Underground service apparatus (SUG)
			[REDACTED]	Telecommunications apparatus
7	[REDACTED]	[REDACTED]	[REDACTED]	Telecommunications Apparatus

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
	[REDACTED]	[REDACTED]	[REDACTED]	
	[REDACTED]	[REDACTED]	[REDACTED]	Distribution mains and trunk main apparatus
	[REDACTED]	[REDACTED]		
	[REDACTED]	[REDACTED]		
	[REDACTED]	[REDACTED]		
	[REDACTED]	[REDACTED]		

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
8				Underground service apparatus (SUG)

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
	[REDACTED]		[REDACTED]	Telecommunications apparatus
9	[REDACTED]	[REDACTED]	[REDACTED]	Underground service apparatus (SUG)
	[REDACTED]	[REDACTED]	[REDACTED]	Telecommunications apparatus

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
12a and 12b				Telecommunications Apparatus
				Distribution mains and trunk main apparatus

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
14				Telecommunications Apparatus

**TABLE 3**

Number on Map (7)	Other qualifying person(s) under section 12(2)(c) of the Acquisition of Land Act 1981 – name and address (8)
IN THE DISTRICT OF MID DEVON DISTRICT COUNCIL	
1	None
1b	None
2	None
3a	None
4a	None
4b	None
5a North	None
5a South	None
5b	None
5c	None
5c-NE	None
6a	None
6b	None
6c	None
7	None
8	None
9	None
12a	None
12b	None
13b	None
14	None
15	None

**SCHEDULE 2**

**THE EXCHANGE AND ADDITIONAL LAND TO BE PURCHASED AND VESTED**

**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 (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
<b>IN THE DISTRICT OF MID DEVON DISTRICT COUNCIL</b>					
3b	All interests in 11,958 square metres of agricultural land on the south side of Station Road	DEVON COUNTY COUNCIL of County Hall, Topsham Road, Exeter, EX2 4QD	None	None	Owner
10	All interests in 4,959 square metres of agricultural on the north side of Duke Street	DEVON COUNTY COUNCIL of County Hall, Topsham Road, Exeter, EX2 4QD	None	None	Owner
11	All interests in 11,046 square metres of agricultural on the north side of Duke Street	DEVON COUNTY COUNCIL of County Hall, Topsham Road, Exeter, EX2 4QD	None	None	Owner
13a	All interests in 2,824 square metres of woodland on the north side of Duke Street		None	None	Owner

TABLE 2

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
IN THE DISTRICT OF MID DEVON DISTRICT COUNCIL				
3b				Telecommunications apparatus
				Trunk main apparatus

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
	[Redacted]	[Redacted]	[Redacted]	Low voltage underground apparatus
	[Redacted]	[Redacted]	[Redacted]	High voltage overhead apparatus
	[Redacted]	[Redacted]		
	Unknown	[Redacted]		
	[Redacted]	[Redacted]		

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
10				High voltage overhead apparatus
				Low pressure gas mains
				High voltage underground apparatus
				Public foul mains
11				Telecommunications Apparatus
				Trunk mains, Public foul mains, and public sewer mains

Number on map (4)	Other qualifying person(s) under section 12(2A)(a) of the acquisition of land act 1981 (5)		Other qualifying person(s) under section 12(2A)(b) of the Acquisition of Land Act 1981 and not otherwise shown in tables 1 & 2 (6)	
	Name and Address	Description of interest to be acquired	Name and Address	Description of the land for which the person in the adjoining column is likely to make a claim
	[REDACTED]	[REDACTED]	[REDACTED]	
	[REDACTED]	[REDACTED]	[REDACTED]	High voltage overhead apparatus and Low voltage underground apparatus
	[REDACTED]	[REDACTED]	[REDACTED]	Low pressure gas mains
13a			[REDACTED]	Trunk main apparatus

TABLE 3

Number on Map (7)	Other qualifying person(s) under section 12(2)(c) of the Acquisition of Land Act 1981 – name and address (8)
IN THE DISTRICT OF MID DEVON DISTRICT COUNCIL	
3b	None
10	None
11	None
13a	None

**SCHEDULE 3**

THE EXCHANGE AND ADDITIONAL LAND TO BE VESTED

Number on Map (1)	Extent, description and situation of land (2)	In exchange for – (3)
3b	All interests in 11,958 square metres of agricultural land on the south side of Station Road	Plots 5a, 5b, 5c, 6a, 6b and 6c <i>(north and south) 5c NE</i>
10	All interests in 4,959 square metres of agricultural land on the north side of Duke Street	Plots 5a, 5b, 5c, 6a, 6b and 6c <i>(north and south) 5c NE</i>
11	All interests in 11,046 square metres of agricultural land on the north side of Duke Street	Plots 5a, 5b, 5c, 6a, 6b and 6c <i>(north and south) 5c NE</i>
13a	All interests in 2,824 square metres of woodland on the north side of Duke Street	Plots 5a, 5b, 5c, 6a, 6b and 6c <i>(north and south) 5c NE</i>

This order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 applies, namely –

Number on map	Special Category
Plot 5a <i>(north and south)</i>	Section 19(1) of the Acquisition of Land Act 1981; Acquisition of Open Space
Plots 5b and 5c <i>and 5c NE</i>	Section 19(1) and Schedule 3, Part 2, Para 6 of the Acquisition of Land Act 1981; New Rights acquired over Open Space
Plot 6a	Section 19(1) of the Acquisition of Land Act 1981; Acquisition of Open Space
Plots 6b and 6c	Section 19(1) and Schedule 3, Part 2, Para 6 of the Acquisition of Land Act 1981; New Rights acquired over Open Space

Dated this 27<sup>th</sup> day of May 2025

EXECUTED as a Deed by )  
 affixing the Common Seal of )  
 DEVON COUNTY COUNCIL )  
 in the presence of:- )



Authorised officer

Name of authorised officer

Document No: 520900