

**THE HIGHWAYS ACT 1980
and
THE ACQUISITION OF LAND ACT 1981**

**THE ESSEX COUNTY COUNCIL
(SANDON PARK AND RIDE)
COMPULSORY PURCHASE ORDER 2026**

4th day of *March* 2026

Paul Turner
Director Legal and Assurance
Essex Legal Services
Seax House
Victoria Road South
Chelmsford
Essex
CM1 1QH

THE HIGHWAYS ACT 1980
and
THE ACQUISITION OF LAND ACT 1981
THE ESSEX COUNTY COUNCIL (SANDON PARK AND RIDE)
COMPULSORY PURCHASE ORDER 2026

The Essex County Council (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 239 of the Highways Act 1980, sections 32 and 40 of the Road Traffic Regulation Act 1984 and the Acquisition of Land Act 1981, hereby authorised to purchase compulsorily the land and new rights over land described in paragraph 2 for the purpose of:
 - (i) the provision of off street parking spaces together with means of entrance and egress.
 - (ii) the construction of a new external bus lay-by into the existing park and ride access junction on A1060 Maldon Road
 - (iii) the construction of new terminal building to replace the existing terminal building to be demolished
 - (iv) improved pedestrian and cyclist facilities throughout the site (including high quality and secure cycle lockers for overnight bike storage to enable ‘park and choose’ (ie options to take the bus, walk or cycle to complete a journey)
 - (v) the partial retention of the existing western bund and associated vegetation
 - (vi) a comprehensive landscape planting scheme

2. (i) The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown coloured pink on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked “Compulsory Purchase Order Map” referred to in the Essex County Council (Sandon Park and Ride) Compulsory Purchase Order 2026”.

THE SCHEDULE

Table 1

Number on map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
IN THE PARISH OF SANDON IN THE COUNTY OF ESSEX					
1	All interests other than those of the acquiring authority in 9,121 square metres of part of the Sandon Park and Ride and wind turbine including underground services located west of the A12 Chelmsford Bypass and north of A1060 Maldon Road.	Nick Eveleigh The Chief Executive Chelmsford City Council Civic Centre Duke Street Chelmsford Essex CM1 1JE	Essex County Council County Hall Market Road Chelmsford CM1 1QH	-	Essex County Council County Hall Market Road Chelmsford CM1 1QH
IN THE PARISH OF SANDON IN THE COUNTY OF ESSEX					
2	All interests other than those of the acquiring authority in 13,487 square metres of part of the Sandon Park and Ride and hedgerow including underground services located north of A1060 Maldon Road and northeast of Brick Kiln Road.	Richard Holmstead Speakman Sandon Lodge Farm Woodhill Road Sandon Chelmsford CM2 7SG and Christopher Francis Speakman Little Braxted Hall Witham Road Little Braxted Witham CM8 3EU and Philip William Henry Speakman Laithe Croft Farm Back Bowling Green Road Stainland Halifax HX4 9ND and Andrew Guy Speakman 36 Greenland Gardens Great Baddow Chelmsford CM2 8ZF	Essex County Council County Hall Market Road Chelmsford CM1 1QH	-	Essex County Council County Hall Market Road Chelmsford CM1 1QH
IN THE PARISH OF SANDON IN THE COUNTY OF ESSEX					
3	15,348 square metres of arable farmland including underground services located north of A1060 Maldon Road and west of the Sandon Park and Ride.	Richard Holmstead Speakman Sandon Lodge Farm Woodhill Road Sandon Chelmsford CM2 7SG and	-	-	Richard Holmstead Speakman Sandon Lodge Farm Woodhill Road Sandon Chelmsford CM2 7SG

Table 1

Number on map	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
		Christopher Francis Speakman Little Braxted Hall Witham Road Little Braxted Witham CM8 3EU and Philip William Henry Speakman Laithe Croft Farm Back Bowling Green Road Stainland Halifax HX4 9ND and Andrew Guy Speakman 36 Greenland Gardens Great Baddow Chelmsford CM2 8ZF			
3a	5,424 square metres of arable farmland and overhead power lines including overhead and underground services located north of A1060 Maldon Road and west of the Sandon Park and Ride.	As 3	-	-	As 3
IN THE PARISH OF SANDON IN THE COUNTY OF ESSEX					
4	402 square metres of part of Sandon Park and Ride located west of the A12 Chelmsford Bypass and north of A1060 Maldon Road.	Unknown	-	-	Essex County Council County Hall Market Road Chelmsford CM1 1QH
IN THE PARISH OF SANDON IN THE COUNTY OF ESSEX					
5	All interests other than those of the acquiring authority in 371 square metres of part of the Sandon Park and Ride and hedgerow located west of the A12 Chelmsford Bypass and north of A1060 Maldon Road.	Olivia Lindsey Blythe The Company Secretary Northern Trust Land Limited Lynton House Ackhurst Park Foxhole Road Chorley Lancashire PR7 1NY	-	-	Essex County Council County Hall Market Road Chelmsford CM1 1QH

Table 2

Number on map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 – Name and Address		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	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
	<p>Laithe Croft Farm Back Bowling Green Road Stainland Halifax HX4 9ND</p> <p>and</p> <p>Andrew Guy Speakman 36 Greenland Gardens Great Baddow Chelmsford CM2 8ZF</p> <p>Kamalprit Kaur Bains The Company Secretary Redrow Homes Limited Redrow House St Davids Park Flintshire CH5 3RX</p>	<p>Restriction</p> <p>Restriction</p>		
3a	As 3	As 3	<p>The Company Secretary Julian Baddeley National Grid Plc 1-3 Strand London WC2N 5EH</p> <p>The Company Secretary Richard William Peter Somerville Essex and Suffolk Water Limited Northumbria House Abbey Road Pity Me Durham DH1 5FJ</p>	<p>Rights of way and rights in respect of services</p> <p>Rights of way and rights in respect of services</p>
IN THE PARISH OF SANDON IN THE COUNTY OF ESSEX				
5	<p>Gavin Jones The Chief Executive Essex County Council County Hall Market Road Chelmsford CM1 1QH</p> <p>and</p> <p>Lisa Williams The Company Secretary Situs Asset Management Limited 10th Floor 25 North Colonnade London E14 5HZ</p>	<p>Transfer</p> <p>Mortgagee & Restriction</p>		

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MAP REFERRED TO IN THE ESSEX COUNTY COUNCIL (SANDON PARK AND
RIDE) COMPULSORY PURCHASE ORDER 2026

The Common Seal of Essex County Council
was hereunto affixed in the presence of:

A. Bennett
.....
Torb Bennett
Attesting Officer



Dated this *4th* day of *March* 2026

Paul Turner
Director Legal and Assurance
Essex Legal Services
Seax House
Victoria Road South
Chelmsford
Essex
CM1 1QH

THE COMMON SEAL OF
ESSEX COUNTY COUNCIL
was hereunto affixed
in the presence of



M. J. Swire
.....
Mark Swire
Attesting Officer

Dated this *4th* day of *March* 2026