



**NOTICE OF CONFIRMATION OF A COMPULSORY PURCHASE ORDER**

**THE LONDON BOROUGH OF HOUNSLOW (HOUNSLOW HIGH STREET QUARTER) COMPULSORY PURCHASE ORDER 2015**

**Section 226(1)(a) Town and Country Planning Act 1990, Section 13 Local Government (Miscellaneous Provisions) Act 1976 and The Acquisition of Land Act 1981 ("the Acts")**

- 1 Notice is hereby given that Secretary of State for Communities and Local Government, in exercise of his powers under the above Acts, on 26 August 2016 confirmed with modifications The London Borough of Hounslow (Hounslow High Street Quarter) Compulsory Purchase Order 2015 (the **Order**) submitted by the London Borough of Hounslow.
  
- 2 The Order as confirmed provides for the purchase for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to the land comprising the demolition of existing buildings and structures to facilitate the redevelopment of the Holloway Street and Alexandra Road surface car parks and other parts of the land included in the Order as a high quality and vibrant mixed use area in the heart of the town centre providing a place to shop, be entertained and live; improving the physical environment, including enhancing connectivity, within the town centre (and in particular between the existing Blenheim Centre and the High Street) by creating a new town centre square; enabling the provision of leisure uses and an enhanced retail offer that will contribute to strengthening and diversifying the town centre economy, including improving the night-time economy; and facilitate the delivery of market and affordable housing in a sustainable location and associated highway works which is likely to contribute to the achievement of the promotion or improvement of the economic, social, or environmental well-being of the London Borough of Hounslow's area of the land and the new rights described in the Schedule hereto.
  
- 3 A copy of the Order as confirmed by the Secretary of State for Communities and Local Government, and of the map referred to therein have been deposited at:
  - (i) London Borough of Hounslow Offices, Civic Centre, Lampton Road, Hounslow TW3 4DN and may be seen Monday to Friday 9am-5pm. Please note the Civic Centre will be closed from 5pm on Friday 23rd December and will re-open at normal times on Tuesday 3rd January 2017;
  
  - (ii) Hounslow Library, Treaty Centre, High Street, Hounslow, TW3 1ES and may be seen Monday 9:30am – 5:30pm; Tuesday 9:30am – 8pm; Wednesday 9:30am – 5:30pm; Thursday 9:30am – 8pm; Friday 9:30am – 5:30pm; Saturday 9:30am – 5:30pm; and Sunday 11:30am – 4pm. Please note that Hounslow Library will be closed from 1pm on Saturday 24th, and is closed on Sunday 25th – Tuesday 27th December. The Library will be open at normal times from Wednesday 28th – Saturday 31st December. The Library will be closed on 1st and 2nd January 2017 and will re-open at normal times from Tuesday 3rd January 2017;

and are available for inspection on the London Borough of Hounslow's website at:

[http://www.hounslow.gov.uk/high\\_street\\_quarter\\_compulsory\\_purchase\\_order](http://www.hounslow.gov.uk/high_street_quarter_compulsory_purchase_order)



- 4 The Order as confirmed 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.

## **SCHEDULE**

### **LAND AND THE NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED**

#### **Land to be Acquired**

Land in the area of the London Borough of Hounslow including all interests in land not owned by the Council in numbers 11 – 47 Holloway Street (odd only, inclusive), the Alexandra Road and Holloway Street surface car parks, land forming part of the Royal Mail Delivery Office, the Blenheim Centre Residents Car Park, 174 High Street, 178 High Street, 180 High Street, land to the rear of 164 – 172 High Street (even only, inclusive), part of the basement forming the Blenheim Centre Car Park including the sub soil of and parts of the highways known as Matisse Road, Prince Regent Road and Holloway Street.

#### **New Rights to be acquired**

New rights are being sought over the land and/or properties (including to subsoil of the highway) at Alexandra Road Surface Car Parks And Surrounding Land At Prince Regent Road, Wells Lane, Alexandra Road, Holloway Street And Matisse Road, Hounslow. The rights being sought include (but not necessarily for each property) the following:

#### **ACCESS AND GENERAL CONSTRUCTION**

To enter the land at all times (with or without vehicles, machinery, equipment, plant and materials) for all purposes necessary in connection with the surveying, demolition, construction, maintenance, use, renewal, repair, reinstatement, cleaning, decoration, connection, removal and replacement of land, property, structures and buildings adjacent to or abutting the land and the right to manage access to such parts of the land to accord with safe working practices (but without requiring exclusive possession of such land) including entering onto land, property, structures and buildings to make good and carry out protective works, boundary treatment works, to re-grade, resurface and landscape land, carry out support works from properties adjoining the land and to carry out accommodation and reconfiguration works to properties where buildings will in whole or in part be demolished or accesses reconfigured in order to modify the retained properties so that they can be brought back into beneficial use

#### **OVERSAIL**

To oversail and/or sail a crane or cranes (including but not limited to jibs and booms and all associated equipment), loaded or unloaded through the airspace over the land

#### **SCAFFOLDING/HOARDING**

To erect, secure, use, decorate, clean, maintain, repair, renew, replace and take support for scaffolding and/or hoardings (including signage) on the land

#### **SERVICE MEDIA**

To disconnect, install, lay, strengthen, connect to, divert, alter, use, maintain, repair, replace, renew, inspect, remove and replace the service media in, over or under the land as necessary and to make good any damage caused in connection with the exercise of these rights



**PLANT**

To disconnect, remove, install, lay, strengthen, maintain, inspect and replace plant equipment on, in, under or over the land (as necessary) and to make good any damage caused in the exercise of these rights

**FIRE ESCAPES**

To alter, divert, replace and/or remove fire escapes (either on a temporary or permanent basis) forming part of or used by the land whilst always providing an alternative means of escape from the land whilst carrying out such works and to grant rights for owners and occupiers of land to use fire escapes

**DELIVERIES**

To access the land at all times (with or without vehicles, machinery, equipment, plant and materials) for the purposes of delivering, removing and sorting materials, plant and machinery, and the right (from time to time) to create, divert and/or otherwise manage pedestrian and vehicular access to, on and across the land to accord with safe working practices

**ACCESS**

To access the land at all times (with or without vehicles, machinery, equipment, plant and materials) for the purposes of Constructing a temporary means of access and egress to adjoining properties

**PARTY WALL**

To demolish adjacent properties including where a party wall exists. Provide temporary and permanent support to party wall if required. Make good any damage which occurs and reinstate to an acceptable standard. Provide protection, including roof protection where appropriate, for the period of the works.

Signed:



Brendon Walsh

Director of Regeneration, Economic Development & Environment

23 November 2016