

THE AFFINTY WATER LIMITED (HORTON ROAD BOOSTER STATION) COMPULSORY
PURCHASE ORDER 2023

The Water Industry Act 1991

and the Acquisition of Land Act 1981

- 1 Notice is hereby given that the Secretary of State for Department for Environment, Food and Rural Affairs, in exercise of its powers under the above Acts, on 11 December 2025 confirmed with modifications the Affinity Water Limited (Horton Road Booster Station) Compulsory Purchase Order 2023 submitted by Affinity Water Limited.
- 2 The order as confirmed provides for the purchase for the purposes of the construction of a booster station and associated infrastructure, with rights of access to construct, manage and maintain that booster station on the land and the new rights described in Schedule 1 hereto.
- 3 A copy of the order as confirmed by the Secretary of State and of the map referred to therein have been deposited at Affinity Water Offices, Tamblin Way, Hatfield AL10 9EZ and may be seen at all reasonable hours. A copy of the order and map may be viewed online at <https://dalcourmaclaren.com/horton-road-cpo>.
- 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.
- 5 Once the order has become operative, Affinity Water Limited may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
6. Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to Affinity Water Limited at Affinity Water Offices, Tamblin Way, Hatfield AL10 9EZ about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.
7. Affinity Water Limited has a period of 3 years beginning with the date the Order becomes operative to serve a notice to treat or execute a general vesting declaration. The Order will become operative on the date on which this notice is first published or, if the order is subject to special parliamentary procedure, the date on which the order becomes operative under the Statutory Orders (Special Procedure) Act 1945.

SCHEDULE 1

LAND AND THE NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED

1. Rights to be acquired for access over 516.79 square metres of land south of Horton Road, Stanwell TW19 6AF (part of HM Land Registry title number SY347762).
2. Land to be acquired for access over 630.26 square metres of land south of Horton Road and west of Stanwell Moor Road (A3044) TW19 6AF (part of title number SY347762).
3. Land to be acquired for the construction compound over 343 square metres of land south of Horton Road and west of Stanwell Moor Road (A3044) TW19 6AF (part of title number SY347762).
4. Land to be acquired for the booster station over 802 square metres of land south of Horton Road and west of Stanwell Moor Road (A3044) TW19 6AF (part of title number SY347762).
5. Land to be acquired for the construction compound over 142 square metres of land south of Horton Road and west of Stanwell Moor Road (A3044) TW19 6AF (part of title number SY347762).
6. Land to be acquired for the construction compound over 6 square metres of land south of Horton Road and west of Stanwell Moor Road (A3044) TW19 6AF (part of title number MX230348).
7. Land to be acquired for the booster station over 346 square metres of land south of Horton Road and west of Stanwell Moor Road (A3044) TW19 6AF (part of title number MX230348).
8. Land to be acquired for construction compound over 8 square metres of land south of Horton Road and west of Stanwell Moor Road (A3044) TW19 6AF (part of title number MX230348).

SCHEDULE 2

FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

PART 1

Power to execute a general vesting declaration

1. Once The Affinity Water Limited (Horton Road Booster Station) Compulsory Purchase Order 2023 has become operative, Affinity Water Limited (“AWL”) may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 (“the Act”). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in AWL at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after AWL execute 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 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in AWL together with the right to enter on the land and take possession of it. Every person on whom the AWL 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 4) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date.
3. The “vesting date” for any land specified in a declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain tenancies

4. 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.
5. The modifications are that AWL may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 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 the period (not less than three months 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.

SCHEDULE 3

FORM FOR GIVING INFORMATION

PART 2

FORM FOR GIVING INFORMATION

The Affinity Water Limited (Horton Road Booster Station) Compulsory Purchase Order 2023

To: Affinity Water Limited, Affinity Water Offices, Tamblin Way, Hatfield AL10 9EZ

[I] [We] being [a person] [persons] who, if a general vesting declaration were executed 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 15 of, or paragraph 6 of Schedule 1, to the Acquisition of Land Act 1981.

1 Name and address of informant(s)

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2 Land in which an interest is held by informant(s)

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3 Nature of interest.....

Signed

[on behalf of]

Date