

---

STATUTORY INSTRUMENTS

---

**2022 No. 299**

**The Bridgwater Tidal Barrier Order 2022**

**PART 1**

**PRELIMINARY**

**Citation and commencement**

1. This Order may be cited as the Bridgwater Tidal Barrier Order 2022 and comes into force on 25th March 2022.

**Interpretation**

2.—(1) In this Order—

“the 1961 Act” means the Land Compensation Act 1961(1);

“the 1965 Act” means the Compulsory Purchase Act 1965(2);

“the 1980 Act” means the Highways Act 1980(3);

“the 1990 Act” means the Town and Country Planning Act 1990(4);

“the 1991 Act” means the New Roads and Street Works Act 1991(5);

“address” includes any number or address used for the purposes of electronic transmission;

“the Agency” means the Environment Agency;

“the authorised works” means the scheduled works and any other works or operations authorised by this Order, or any part of them;

“the barrier” means the barrier comprised in Work No.1A;

“borrow pit” means an area of land within which it is proposed that existing ground material be excavated and thereafter utilised during construction of the scheduled works;

“building” includes any structure or erection or any part of a building, structure or erection;

“carriageway” has the same meaning as in section 329(1) of the 1980 Act;

“electronic transmission” means a communication transmitted—

(a) by means of an electronic communications network; or

(b) by other means but while in electronic form;

“enactment” means any enactment, whether public, general or local and includes any order, byelaw, rule, regulation, direction, scheme or other instrument having effect by virtue of an enactment;

---

(1) 1961 c. 33.  
(2) 1965 c. 56.  
(3) 1980 c. 66.  
(4) 1990 c. 8.  
(5) 1991 c. 22.

“foot and cycle bridge” means the foot and cycle bridge which forms part of Work No.1A;

“footway” has the same meaning as in section 329(1) of the 1980 Act;

“harbour authority” has the same meaning as in section 57(1) of the Harbours Act 1964;

“the Harbour Authority” means Sedgemoor District Council being the harbour authority for the Port of Bridgwater, and includes its harbour master and statutory successors;

“highway” and “highway authority” have the same meanings as in the 1980 Act;

“the land plans” means the land plans included within the Order plans and certified by the Secretary of State as the land plans for the purposes of this Order;

“the level of high water” means the level of mean high water springs;

“the limits of deviation” means the limits of lateral deviation for the scheduled works referred to in article 5 (power to deviate);

“local authority” has the same meaning as in Part 1 of the Local Government Act 2000<sup>(6)</sup>;

“maintain” includes inspect, repair, adjust, alter, remove, reconstruct and replace and “maintenance” is to be construed accordingly;

“navigation” includes navigation for recreational purposes, save where expressly stated otherwise;

“Order limits” means the limits so shown and described on the works plans;

“Order plans” means the plans certified by the Secretary of State as the Order plans for the purposes of this Order;

“owner”, in relation to land, has the same meaning as in section 7(1) of the Acquisition of Land Act 1981<sup>(7)</sup>;

“Port of Bridgwater” means the harbour undertaking of Sedgemoor District Council vested in it by the Bridgwater Navigation and Quays Act 1845<sup>(8)</sup>;

“the public rights of way plans” means the public rights of way plans included within the Order plans and certified by the Secretary of State as the public rights of way plan for the purposes of this Order;

“the river” means the River Parrett;

“the river area” means so much of the river as lies within the Order limits;

“the scheduled works” means the works specified in Schedule 1 (scheduled works) or any part of them;

“the sections” means the sections included within the Order plans;

“sewerage undertaker” has the same meaning as in Part 1 of the Water Industry Act 1991<sup>(9)</sup>;

“street” includes part of a street;

“street authority”, in relation to a street, has the same meaning as in Part 3 of the 1991 Act;

“tidal work” means so much of any work authorised by this Order as is in, on, under or over tidal waters or tidal lands below the level of high water;

“the tribunal” means the Lands Chamber of the Upper Tribunal;

“Trinity House” means the Corporation of Trinity House of Deptford Strond;

“vertical lift gate” means either one of the twin vertical lift gates comprised within the barrier;

---

<sup>(6)</sup> 2000 c. 22.

<sup>(7)</sup> 1981 c. 67. Section 7(1) was amended by paragraph 9 of Schedule 15 to the Planning and Compensation Act 1992 (c. 34).

<sup>(8)</sup> 1845 c. lxxxix.

<sup>(9)</sup> 1991 c. 56.

“vessel” means every description of vessel with or without means of propulsion of any kind and includes anything constructed or used to carry persons, goods, plant or machinery, or to be propelled or moved, on or by water, a seaplane on or in the water and a hovercraft within the meaning of the Hovercraft Act 1968<sup>(10)</sup>;

“watercourse” includes all rivers, streams, ditches, drains, canals, cuts, culverts, dykes, sluices, sewers and passages through which water flows (whether or not the flow is intermittent) except a public sewer or drain; and

“the works plans” means the works plans included within the Order plans and certified by the Secretary of State as the works plans for the purpose of this Order.

(2) References in this Order to rights over land include references to rights to do, or to place and maintain, anything in, on or under land or in the air-space above its surface and references to the subsoil of any land include references to any cellar, basement, vault, arch or other construction forming part of any such land.

(3) Any reference in this Order to a work identified by a number of the work is a reference to the work of that number referred to in Schedule 1 (scheduled works).

(4) References in this Order to numbered plots are references to plot numbers shown on the Order plans.

(5) References in this Order to reference points are construed as references to Ordnance Survey National Grid Reference points.

(6) References in this Order to points identified by letters, or letters and numbers, are to be construed as references to points on the Order plans.

(7) All distances, directions, lengths, points and areas stated in the description of the scheduled works or in any description of powers or lands are approximate and distances between points on a scheduled work are to be taken to be measured along the scheduled work.

### **Application of streets and traffic regulation**

**3.—**(1) Works executed under this Order in relation to a highway which consists of or includes a carriageway must be treated for the purposes of Part 3 of the 1991 Act (street works in England and Wales) as major transport works if—

(a) they are of a description mentioned in any of paragraphs (a), (c) to (e), (g) and (h) of section 86(3) of that Act (which defines what highway authority works are major highway works); or

(b) they are works which, had they been executed by the highway authority, might have been carried out in exercise of the powers conferred by section 64 of the 1980 Act<sup>(11)</sup> (dual carriageways and roundabouts) or section 184 of that Act<sup>(12)</sup> (vehicle crossings).

(2) In Part 3 of the 1991 Act references, in relation to major highway works, to the highway authority concerned must, in relation to works which are major transport works by virtue of paragraph (1), be construed as references to the Agency.

(3) The following provisions of the 1991 Act do not apply in relation to any works executed under the powers conferred by this Order—

(a) section 56<sup>(13)</sup> (directions as to timing of street works);

(b) section 56A<sup>(14)</sup> (power to give directions as to placing of apparatus);

---

<sup>(10)</sup> 1968 c. 59.

<sup>(11)</sup> Section 64 was amended by Schedule 17 to the Local Government Act 1985 (c. 51) and Schedule 9 to the 1991 Act.

<sup>(12)</sup> Section 184 was amended by sections 35 and 46 of the Criminal Justice Act 1982 (c. 48), by section 4 of, and paragraph 45(11) of Schedule 2 to, the Planning (Consequential Provisions) Act 1990 (c. 11) and by Part 1 of Schedule 8 to the 1991 Act.

<sup>(13)</sup> Section 56 was amended by sections 40 and 43 of, and Schedule 1 to, the Traffic Management Act 2004 (c. 18).

<sup>(14)</sup> Section 56A was inserted by section 44 of the Traffic Management Act 2004.

- (c) section 58(15) (restrictions following substantial road works);
- (d) section 73A (power to require undertaker to re-surface street);
- (e) section 73B (power to specify timing etc. of re-surfacing);
- (f) section 73C (materials, workmanship and standard of re-surfacing);
- (g) section 78A (contributions to costs of re-surfacing by undertaker); and
- (h) Schedule 3A(16) (restriction on works following substantial street works).

(4) The provisions of the 1991 Act mentioned in paragraph (5), which, together with other provisions of that Act, apply in relation to the execution of street works and any regulations made, or code of practice issued or approved under those provisions apply (with the necessary modifications) in relation to any stopping up, alteration or diversion of a street of a temporary nature by the Agency under the powers conferred by article 11 (temporary stopping up and diversion of streets) whether or not the stopping up, alteration or diversion constitutes street works within the meaning of that Act.

(5) The provisions of the 1991 Act(17) referred to in paragraph (4) are—

- (a) section 54(18) (advance notice of certain works) subject to paragraph (6);
- (b) section 55(19) (notice of starting date of works) subject to paragraph (6);
- (c) section 57(20) (notice of emergency works);
- (d) section 59(21) (general duty of street authority to co-ordinate works);
- (e) section 60(22) (general duty of undertakers to co-operate);
- (f) section 68(23) (facilities to be afforded to street authority);
- (g) section 69(24) (works likely to affect other apparatus in the street);
- (h) section 76 (liability for cost of temporary traffic regulation);
- (i) section 77 (liability for cost of use of alternative route); and
- (j) all such other provisions as apply for the purposes of the provisions mentioned in subparagraphs (a) to (i).

(6) Section 57 as applied by paragraph (5) has effect as if references to emergency works were a reference to a stopping up, alteration or diversion (as the case may be) required in a case of emergency.

(7) Part 3 of the Traffic Management Act 2004(25) and any permit scheme made under that Part do not apply in relation to any works executed under this Order.

---

(15) Section 58 was amended by sections 40 and 51 of, and Schedule 1 to, the Traffic Management Act 2004.

(16) Schedule 3A was inserted by Schedule 4 to the Traffic Management Act 2004 (c. 18).

(17) Sections 54, 55, 57, 60, 68 and 69 were amended by sections 40(1) and (2) of, and Schedule 1 to, the Traffic Management Act 2004.

(18) Section 54 was amended by section 40(1) and (2) and section 49(1) of, and Schedule 1 to, the Traffic Management Act 2004.

(19) Section 55 was amended by sections 40(1) and (2), 49(2) and 51(9) of, and Schedule 1 to, the Traffic Management Act 2004.

(20) Section 57 was amended by sections 40(1) and (2) and 52(3) of, and Schedule 1 to, the Traffic Management Act 2004.

(21) Section 59 was amended by sections 40(1) and (2), and 42 of, and Schedule 1 to, the Traffic Management Act 2004.

(22) Section 60 was amended by sections 40(1) and (2) of, and Schedule 1 to the Traffic Management Act 2004.

(23) Section 68 was amended by sections 40(1) and (2) of, and Schedule 1 to the Traffic Management Act 2004.

(24) Section 69 was amended by sections 40(1) and (2) of, and Schedule 1 to the Traffic Management Act 2004.

(25) 2004 c. 18.

## PART 2

### WORKS PROVISIONS

#### *Principal powers*

#### **Power to construct and maintain works**

4.—(1) The Agency may—

- (a) construct and maintain the scheduled works;
- (b) break out and remove such structures that are contained within the Order limits as may be necessary or expedient for or in connection with the construction or maintenance of the scheduled works.

(2) Subject to article 5 (power to deviate), the scheduled works may only be constructed in the lines or situations shown on the works plans and in accordance with the levels shown on the sections.

(3) Subject to paragraph (5), the Agency may carry out and maintain such of the following works as may be necessary or expedient for the purposes of, or for purposes ancillary to, the construction of the scheduled works—

- (a) works to erect and construct such offices and other buildings, yards, machinery, plant, apparatus, and other works, and conveniences as the Agency thinks fit;
- (b) works to construct, provide and maintain all such embankments, retaining walls, fencing, shafts, drainage works, culverts and other works as may be necessary or convenient;
- (c) works for the strengthening, improvement, maintenance or reconstruction of any street;
- (d) works for the strengthening, alteration or demolition, in whole or in part, of any building;
- (e) works to remove or alter the position of any street furniture or apparatus, including mains, sewers, drains, pipes, cables and lights;
- (f) works to alter the course of, or otherwise interfere with, watercourses;
- (g) means of access, including footpaths;
- (h) the felling of trees;
- (i) earthworks required for the carrying out of the authorised works;
- (j) landscaping, ecological and other works to mitigate any adverse effects of the construction, maintenance or operation of the authorised works;
- (k) facilities and works for the benefit or protection of land or premises affected by the authorised works.

(4) Subject to paragraph (5) the Agency may carry out and maintain such other works (of whatever nature) as may be necessary or expedient for the purposes of, or for purposes ancillary to, the construction of the scheduled works.

(5) Paragraphs (3) and (4) only authorise the carrying out or maintenance of works—

- (a) within the Order limits; or
- (b) within the boundaries of any street abutting the Order limits or which has a junction with such a street.

(6) The Agency may remove any works constructed by it under this Order which have been constructed as temporary works or which it no longer requires.

(7) The powers conferred by this article may not be exercised within the boundaries of a street outside of the Order limits without the consent of the street authority, such consent not to be unreasonably withheld.

(8) If a street authority which receives an application for consent under paragraph (7) fails to notify the Agency of its decision before the end of the period of 28 days beginning with the date on which the application was made, that authority is deemed to have granted consent.

(9) Where the Agency lays down conduits for the accommodation of cables or other apparatus for the purposes of or associated with the authorised works it may—

- (a) provide in, or in connection with, such conduits, accommodation for the apparatus of any other person, and manholes and other facilities for access to such accommodation; and
- (b) permit the use of such conduits and facilities on such terms and conditions as may be agreed between it and such other person.

(10) The authorised works may be constructed and maintained under powers conferred by this article regardless of anything contained in, or done under, Part 1 of the Commons Act 2006<sup>(26)</sup> (registration), or Schedule 2 to that Act (non-registration or mistaken registration under the 1965 Act).

### **Power to deviate**

**5.—**(1) Subject to paragraph (3), in constructing or maintaining any of the scheduled works, the Agency may deviate—

- (a) laterally from the lines or situations shown on the works plans to any extent within the limits of deviation (if any) shown; and
- (b) vertically from the levels shown on the sections to any extent upwards or downwards.

(2) Without limiting the scope of paragraph (1), in constructing or maintaining the scheduled works the Agency may, within the limits mentioned in paragraph (1)—

- (a) deviate from their points of commencement and termination as shown on the Order plans, and
- (b) deviate from the design shown on the Order plans.

(3) The scheduled works must be constructed so that—

- (a) the unobstructed opening between the piers of the barrier, as shown on the Order plans, measures not less than 14 metres wide,
- (b) when not in operational use, the minimum height of the base of a vertical lift gate measures not less than 9 metres AoD, and
- (c) the minimum height of the base of the foot and cycle bridge measures not less than 9 metres AoD.

(4) Nothing in article 4(3) (power to construct and maintain works) authorises the Agency to execute any works in contravention of the restrictions imposed by paragraph (3).

(5) In paragraph (3), “AoD” means above ordinance datum.

### *Works and operations in the river*

#### **Works and dredging etc. in the river**

6.—(1) Without affecting the other powers conferred by this Order or otherwise available to it, the Agency may within the river area for the purposes of or in connection with the construction, maintenance or operation of the authorised works, for the purpose of facilitating the navigation of vessels and any other ancillary purposes and despite any interference with any public or private rights—

- (a) alter, clean, dismantle, refurbish, remove, relocate or replace any work or structure,
- (b) carry out excavations and clearance, dredging, deepening, scouring, cleansing, dumping and pumping operations,
- (c) use, appropriate, sell, deposit or otherwise dispose of any materials (including liquids but excluding any wreck within the meaning of section 255(1) of the Merchant Shipping Act 1995(27) (interpretation)) obtained by it in carrying out any such operations,
- (d) remove or relocate any mooring,
- (e) temporarily moor or anchor vessels and structures and load and unload into and from such vessels or structures equipment, machinery, soil and any other materials in connection with the construction of the authorised works,
- (f) temporarily remove, alter, strengthen, interfere with, occupy and use the banks, bed, foreshore, waters and walls of the river, and
- (g) construct, place and maintain works and structures including piled fenders and protection piles,

in such manner and to such extent as may appear to it to be necessary or convenient.

(2) The power to dredge conferred by paragraph (1)(b) includes the power to carry out such additional dredging as may be required to provide side slopes or otherwise secure the dredged area against siltation, scouring or collapse.

(3) Except in the case of an emergency, the Agency will use its reasonable endeavours to notify the owner of any mooring affected by the proposal to exercise the powers conferred by paragraph (1) (d) before the exercise of that power.

(4) All expenses incurred by the Agency in removing or relocating under paragraph (1)(d) any mooring created after the date of this Order are to be paid to the Agency by the owner of the mooring.

(5) A person may not without the consent in writing of the Agency (which may be given subject to conditions)—

- (a) use, for the purpose of landing or embarking persons or landing or loading goods from or into any vessel, any work constructed or used in connection with the authorised works, or
- (b) remove, move or otherwise interfere with any work, machinery, apparatus, tools or other things in use or intended for use in constructing the authorised works.

(6) A person who without reasonable excuse contravenes paragraph (4), or fails to comply with any conditions attached to a consent given under that paragraph, is guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

#### **River not to be a reservoir**

7.—(1) A body of water or any area or structure capable of storing water created by or in consequence of—

- (a) construction or operation of any of the scheduled works, or
- (b) overtopping of the downstream defences,

is not a reservoir for the purposes of section A1 of the Reservoirs Act 1975<sup>(28)</sup> (“large raised reservoir” England and Wales).

(2) In paragraph (1), “downstream defences” means Work Nos. 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 3E, 4A, 4B, 4C, 6A, 6B, 6C, 6D.

### *Streets and rights of way*

#### **Power to execute street works**

**8.** The Agency may, for the purposes of and to the extent necessary for the construction of the authorised works—

- (a) enter upon so much of any existing path or street as is within the Order limits and any street abutting the Order limits or which has a junction with such a street, and
- (b) break up or open the path or street, or any sewer, drain, or tunnel under it, or tunnel or bore under the path or street.

#### **Power to keep apparatus in streets**

**9.—(1)** The Agency may, for the purposes of the construction, maintenance or alteration of the authorised works, alter, move, remove, place and maintain in any street within the Order limits any work, equipment or apparatus including foundations, road islands, substations, electric lines and any electrical or other apparatus.

(2) In this article—

- (a) “apparatus” has the same meaning as in Part 3 of the 1991 Act;
- (b) “electric line” has the meaning given by section 64(1) of the Electricity Act 1989<sup>(29)</sup> (Interpretation etc. of Part 1); and
- (c) the reference to any work, equipment or apparatus or other thing in a street includes a reference to any work, equipment, apparatus or other thing under, over, along or upon the street.

#### **Power to alter layout, etc., of streets**

**10.—(1)** The Agency may for the purposes of the authorised works alter the layout of or carry out any ancillary works in any street within the Order limits and the layout of any street abutting the Order limits or which has a junction with such a street, including (but not limited to)—

- (a) increasing the width of the carriageway of the street by reducing the width of any kerb, footway, cycle track or verge within the street;
- (b) altering the level or increasing the width of any such kerb, footway, cycle track or verge;
- (c) reducing the width of the carriageway of the street;
- (d) carrying out works for the provision, removal, suspension or alteration of parking places, loading bays, bus lanes, bus stop clearway and bus laybys;
- (e) executing any works to provide or improve sight lines required by the highway authority.

---

<sup>(28)</sup> 1975 c. 23. Section A1 was inserted by section 33 of the Flood and Water Management Act 2010 (c. 29).

<sup>(29)</sup> 1989 c. 29.

(2) The powers conferred by paragraph (1) in relation to any street abutting the Order limits or which has a junction with such a street must not be exercised without the consent of the street authority, but such consent must not be unreasonably withheld.

(3) If a street authority which receives an application for consent under paragraph (2) fails to notify the Agency of its decision before the end of the period of 28 days beginning with the date on which the application was made, that authority is deemed to have granted consent.

### **Temporary stopping up and diversion of streets**

**11.**—(1) The Agency may, during and for the purposes of the execution of the authorised works, temporarily stop up, alter or divert any street and may for any reasonable time—

- (a) divert the traffic from the street, and
- (b) subject to paragraph (2), prevent all persons from passing along the street.

(2) Without limitation on the scope of paragraph (1), the Agency may use any street stopped up under the powers conferred by this article within the Order limits as a temporary working site.

(3) The Agency must provide reasonable access for pedestrians going to or from premises abutting a street affected by the exercise of the powers conferred by this article if there would otherwise be no such access.

(4) Without limitation on the scope of paragraph (1), the Agency may exercise the powers conferred by this article in relation to the streets specified in columns (1) and (2) of Schedule 2 (streets to be temporarily stopped up) to the extent specified in column (3) of that Schedule.

(5) The Agency must not exercise the powers conferred by this article—

- (a) in relation to any street specified in Schedule 2 (streets to be temporarily stopped up) without first consulting the street authority;
- (b) in relation to any other street, without the consent of the street authority, which may attach reasonable conditions to any consent, but such consent must not be unreasonably withheld.

(6) Any person who suffers loss by the suspension of any private right of way under this article is entitled to compensation to be determined, in case of dispute, under Part 1 of the 1961 Act.

(7) If a street authority which receives an application for consent under paragraph (5)(b) fails to notify the Agency of its decision before the end of the period of 28 days beginning with the date on which the application was made, that authority is deemed to have granted consent.

### **Permanent stopping up and diversion of streets**

**12.**—(1) Subject to the provisions of this article, the Agency may, in connection with the construction of the authorised works, stop up each of the streets specified in columns (1) and (2) of Schedule 3 (streets to be permanently stopped up) to the extent specified in column (3) of that Schedule by reference to the letters and numbers shown on the public rights of way plans.

(2) No street specified in columns (1) and (2) of Schedule 3 may be wholly or partly stopped up under this article unless either—

- (a) the new street to be substituted for it, and which is specified in relation to it by reference to one of the scheduled works mentioned in column (4) of Schedule 3, has been completed to the reasonable satisfaction of the street authority and is open for use, or
- (b) a temporary alternative route is first provided and then maintained by the Agency to the reasonable satisfaction of the street authority until completion of a new street in accordance with sub-paragraph (a).

(3) Where a street has been stopped up under this article—

- (a) all rights of way over or along it are extinguished, and

(b) the Agency may appropriate and use for the purposes of its undertaking so much of the site of the street as is bounded on both sides by land owned by the Agency.

(4) Any person who suffers loss by the extinguishment or suspension of any private right of way under this article is entitled to compensation to be determined, in case of dispute, under Part 1 of the 1961 Act.

(5) This article is subject to paragraphs 5 and 6 of Schedule 9 (protection of electricity, gas, water and sewerage undertakers).

### **Access to works**

**13.—**(1) The Agency may, for the purposes of the authorised works form and lay out—

- (a) means of access, or alter or improve existing means of access, in the locations marked with ‘A’ on the Order plans, and
- (b) such other means of access or alter or improve existing means of access at such locations within the Order limits as the Agency reasonably requires for the purposes of the authorised works, as may be first approved by the highway authority, but such approval must not be unreasonably withheld.

(2) If a highway authority which receives an application for approval under paragraph (1)(b) fails to notify the Agency of its decision before the end of the period of 28 days beginning with the date on which the application was made, that authority is deemed to have granted approval.

### **Agreements with street authorities**

**14.—**(1) A street authority and the Agency may enter into agreements with respect to—

- (a) the strengthening or improvement of any street under the powers conferred by this Order;
- (b) the maintenance of any street or of the structure of any bridge carrying a street within the vicinity of the authorised works;
- (c) any stopping up, alteration or diversion of a street under the powers conferred by this Order;
- (d) the execution in a street of any of the works referred to in article 8 (power to execute street works).

(2) Such an agreement may, without limitation on the scope of paragraph (1)—

- (a) provide for the street authority to carry out any function under this Order which relates to the street in question, and
- (b) contain such terms as to payment and such other matters as the parties consider appropriate.

### **Use of private roads for construction**

**15.—**(1) The Agency may use any private road within the Order limits or any private road abutting the Order limits which has a junction with such a road for the passage of persons or vehicles (with or without materials, plant and machinery) for the purposes of, or in connection with, the construction of the authorised works.

(2) The Agency must compensate the person liable for the repair of a road to which paragraph (1) applies for any loss or damage which that person may suffer by reason of the exercise of the power conferred by paragraph (1).

(3) Any dispute as to a person’s entitlement to compensation under paragraph (2), or as to the amount of such compensation, is to be determined under Part 1 of the 1961 Act.

### *Supplementary powers and provisions*

#### **Agreements with owners of land and others for construction of works**

**16.**—(1) The Agency may enter into and carry into effect agreements or arrangements with the Harbour Authority and the owners of, or other persons interested in, any land—

- (a) in or through which any of the authorised works are or may be constructed, or
  - (b) the drainage of which may be affected by the construction of any of the authorised works, for or with respect to the doing of anything which may be necessary in order to carry out, or in consequence of, the authorised works.
- (2) Without limitation on the scope of paragraph (1), any such agreement may provide for—
- (a) the payment by the Agency of, or the making of contributions by it towards, the cost incurred, or to be incurred, by the Harbour Authority and any such owners or other persons in or in connection with the doing of any such thing, or
  - (b) the payment by the Agency of compensation for any injury suffered or loss incurred by the Harbour Authority and any such owners or other persons by reason or in consequence of the execution by the Agency of the authorised works, or entry upon land.

#### **Temporary closing of river in connection with works**

**17.**—(1) Regardless of anything in any other enactment or in any rule of law, the Agency may temporarily close the river or any part of it within the Order limits, to navigation during or for the purposes of executing any works or doing anything authorised by or under this Order.

(2) In exercising the powers conferred by paragraph (1), the Agency must seek to minimise interference with navigation on the river so far as is reasonably practicable and consistent with the efficient and economical execution of the works.

(3) Subject to paragraph 10 of Schedule 10 (protection of Port of Bridgwater) neither the Agency nor the Harbour Authority is liable for any costs, damages or expenses whatsoever incurred by any person as a result, directly or indirectly, of any closure of the river under paragraph (1).

#### **Diversion of flow of water**

**18.**—(1) The Agency may by means of the authorised works divert, intercept, stop up or otherwise interfere with the waters of, or the flow of water in, the river system.

(2) In paragraph (1) “the river system” means the river, Wildmarsh Rhyne, Pim’s Pill Reach, Pippin’s Rhyne, Fenlyn’s Rhyne, Cannington Brook, South Moor Main Brook, River Yeo, Sowry River, River Isle, Witcombe Bottom Main Drain, the River Tone and the Bridgwater and Taunton Canal together with any unnamed drainage tributaries of these rivers.

#### **Power to take, pump, impound and discharge water**

**19.**—(1) The Agency may, in connection with the construction or maintenance of the works—

- (a) take, impound and use water from, and discharge water into, the river;
- (b) pump any water required by it from or into the river;
- (c) pump any water found by it into the river or into any watercourse, public sewer, or drain.

(2) For the purposes set out in paragraph (1), the Agency may—

- (a) lay down, take up and alter conduits, pipes and other works and conveniences;
- (b) on any land within the Order Limits, make openings into, and connections with, the river, or any watercourse, public sewer or drain.

(3) The Agency must take such steps as are reasonably practicable to secure that any water discharged into a watercourse or public sewer or drain in exercise of the powers conferred by this article is as free as may be practicable from gravel, soil or other solid substance or oil or matter in suspension.

(4) Any dispute arising from the exercise of the powers conferred by paragraph (1) to connect to or use a public sewer or drain is to be determined as if it were a dispute under section 106 of the Water Industry Act 1991<sup>(30)</sup> (right to communicate with public sewers).

(5) The Agency must not, in exercise of the powers conferred by paragraphs (1) and (2)—

- (a) discharge any water into any public sewer or drain except with the consent (which is not to be unreasonably withheld) of the person to whom it belongs and subject to such terms and conditions as that person may reasonably impose;
- (b) make any opening into any public sewer or drain except in accordance with plans reasonably approved by and under the superintendence (if provided) of the person to whom the sewer or drain belongs.

(6) If a person who receives an application for consent or approval fails to notify the Agency of a decision within 28 days of receiving the application for consent under sub-paragraph (3)(a) or approval under sub-paragraph (5)(b) then that person is deemed to have granted consent or approval, as the case may be.

(7) Nothing in this article obviates any requirement for an environmental permit under regulation 12(1)(b) of the Environmental Permitting (England and Wales) Regulations 2016<sup>(31)</sup> (requirement for an environmental permit).

(8) In this article—

- (a) “public sewer or drain” means a sewer or drain which belongs to a sewerage undertaker, the Agency, a harbour authority, an internal drainage board, a local authority, or a joint planning board, and
- (b) expressions used both in this article and in the Water Resources Act 1991<sup>(32)</sup> have the same meaning as in that Act, other than “public sewer or drain” or “watercourse”.

(9) In paragraph (8), “internal drainage board” has the same meaning as in Part 1 of the Land Drainage Act 1991<sup>(33)</sup>.

### **Water abstraction and impounding**

**20.**—(1) The restriction imposed by section 24(1) of the Water Resources Act 1991<sup>(34)</sup> (restrictions on abstraction) does not apply in relation to the abstraction of water for the purposes of, or in connection with, the construction of the authorised works.

(2) Section 25 of the Water Resources Act 1991<sup>(35)</sup> (restrictions on impounding) does not apply in relation to anything done in the exercise of the powers conferred by this Order with respect to the authorised works.

(3) Section 48A(1) of the Water Resources Act 1991<sup>(36)</sup> (civil remedies for loss or damage due to water abstraction) does not apply in relation to the abstraction of water in connection with the exercise of the powers conferred by this Order.

---

<sup>(30)</sup> Section 106 was amended by sections 35(8) and 43(2) of the Competition and Services (Utilities) Act 1992 (c. 43), by section 99 of the Water Act 2003 (c. 37), and by paragraph 16(1) of Schedule 3 to the Flood and Water Management Act 2010 (c. 29).

<sup>(31)</sup> S.I. 2016/1154, to which there are amendments not relevant to this Order.

<sup>(32)</sup> 1991 c. 57.

<sup>(33)</sup> 1991 c. 59.

<sup>(34)</sup> Section 24(1) was amended by S.I. 1996/593, 2013/755 (W 90).

<sup>(35)</sup> Section 25 was amended by section 2 of the Water Act 2003 (c. 37) and S.I. 2013/755 (W 90), 2015/664.

<sup>(36)</sup> Section 48A was inserted by section 24(1) of the Water Act 2003.

(4) Where—

- (a) the Agency causes loss or damage to another person by the abstraction of water in connection with the exercise of the powers conferred by this Order, and
- (b) the circumstances are such that, but for paragraph (3), causing the loss or damage would have constituted breach of the duty under section 48A(1) of the Water Resources Act 1991, the Agency must compensate the other person for the loss or damage.

(5) Compensation under paragraph (4) is to be assessed on the same basis as damages for the breach of the duty under section 48A(1) of the Water Resources Act 1991.

(6) Section 48A(5) of the Water Resources Act 1991 (prohibition of claims in respect of loss or damage caused by abstraction of water which are not claims under that section) has no application to claims under this article.

(7) In this article, “abstraction” has the same meaning as in the Water Resources Act 1991.

### **Protective works**

**21.**—(1) Subject to the following provisions of this article, the Agency may at its own expense, carry out such protective works to any building lying within the Order limits as the Agency considers to be necessary or expedient.

(2) Protective works may be carried out—

- (a) at any time before or during the construction in the vicinity of the building of any part of the authorised works; or
- (b) after the completion of the construction of that part of the authorised works, at any time up to the end of the period of 5 years beginning with the day on which that part of the authorised works is first opened for use.

(3) For the purposes of determining how the powers under this article are to be exercised the Agency may (subject to paragraph (5)) enter and survey any building falling within paragraph (1) and any land within its curtilage and place on, leave on and remove from the land monitoring apparatus.

(4) For the purposes of carrying out protective works under this article to a building the Agency may (subject to paragraphs (5) and (6)) with all necessary plant and equipment—

- (a) enter the building and any land within its curtilage, and
- (b) where the works cannot be carried out reasonably conveniently without entering land adjacent to the building, enter the adjacent land (but not any building erected on it),

and in either case the Agency may take exclusive possession of the building and land if this is reasonably required for the purpose of carrying out the protective works.

(5) Before exercising—

- (a) a right under paragraph (1) to carry out protective works to a building;
- (b) a right under paragraph (3) to enter a building;
- (c) a right under paragraph (4)(a) to enter and take possession of a building or land, or
- (d) a right under paragraph (4)(b) to enter and take possession of adjacent land,

the Agency must, except in the case of emergency, serve on the owners and occupiers of the building or land not less than 14 days’ notice of its intention to exercise that right and, in a case falling within sub-paragraph (a) or (c), specifying the protective works proposed to be carried out.

(6) Where notice is served under paragraph (5), the owner or occupier of the building or land concerned may, by serving a counter-notice within the period of 10 days beginning with the day on which the notice was served, require the question as to whether it is necessary or expedient to

carry out the protective works or to enter and take possession of the building or land to be referred to arbitration under article 68 (arbitration).

(7) The Agency must compensate the owners and occupiers of any building or land in relation to which the powers conferred by this article have been exercised for any loss or damage arising to them by reason of the exercise of those powers.

(8) The Agency must compensate the owners and occupiers of a building for any damage sustained by them where—

- (a) protective works are carried out under this article to the building, and
- (b) within the period of 5 years beginning with the latter of—
  - (i) the day on which those parts of the authorised works constructed within the vicinity of the building first open for use, or
  - (ii) the day on which completion of the protective works takes place,
 it appears that the protective works are inadequate to protect the building against damage caused by the construction or operation of that part of the works.

(9) Without affecting article 69 (no double recovery), nothing in this article relieves the Agency from any liability to pay compensation under section 10(2) of the 1965 Act (further provision as to compensation for injurious affection).

(10) Any compensation payable under paragraph (7) or (8) is to be determined, in case of dispute, under Part 1 of the 1961 Act.

(11) In this article “protective works”, in relation to a building, means—

- (a) underpinning, strengthening and any other works the purpose of which is to prevent damage which may be caused to the building by the construction, maintenance or operation of the authorised works;
- (b) any works the purpose of which is to remedy any damage which has been caused to the building by the construction, maintenance or operation of the authorised works;
- (c) any works the purpose of which is to secure the safe operation of the authorised works or to prevent or minimise the risk of such operation being disrupted.

### **Planning permission**

**22.** Any planning permission which is deemed by a direction given under section 90(2A) of the 1990 Act<sup>(37)</sup> (development with government authorisation) to be granted in relation to the authorised works is to be treated as specific planning permission for the purposes of section 264(3) (a) of that Act (cases in which land is to be treated as operational land).

### **Power to survey and investigate land, etc.**

**23.—**(1) The Agency may for the purposes of this Order and in respect of land lying within the Order limits—

- (a) survey or investigate any such land;
- (b) without limitation on the scope of sub-paragraph (a), make trial holes in such positions as the Agency thinks fit on such land to investigate the nature of the surface layer and subsoil and remove soil samples;
- (c) without limitation on the scope of sub-paragraph (a), carry out ecological or archaeological investigations on such land;

---

<sup>(37)</sup> Section 90(2A) was inserted by section 16(1) of the Transport and Works Act 1992 (c. 42).

- (d) take steps to protect or remove any flora or fauna on such land where the flora or fauna may be affected by the carrying on of the authorised works;
  - (e) place on, leave on and remove from such land apparatus for use in connection with the exercise of any of the powers conferred by sub-paragraphs (a) to (d);
  - (f) enter on such land for the purpose of exercising any of the powers conferred by sub-paragraphs (a) to (e).
- (2) No land may be entered, or equipment placed or left on or removed from the land under paragraph (1), unless at least 7 days' notice has been served on every owner and occupier of the land.
- (3) Any person entering land under this article on behalf of the Agency—
- (a) must, if so required, before or after entering the land produce written evidence of authority to do so, and
  - (b) may take onto the land such vehicles and equipment as are necessary to carry out the survey or investigation or to make trial holes.
- (4) No trial holes are to be made under this article—
- (a) in a carriageway or footway without the consent of the highway authority;
  - (b) in a private street without the consent of the street authority,
- but such consent must not be unreasonably withheld.
- (5) If either a highway authority or a street authority which receives an application for consent under paragraph (4) fails to notify the Agency of its decision within 14 days of receiving the application, that authority is deemed to have granted consent.
- (6) The Agency must compensate the owners and occupiers of the land for any loss or damage arising by reason of the exercise of the powers conferred by this article, such compensation to be determined, in case of dispute, under Part 1 of the 1961 Act.

### **Felling or lopping of trees**

- 24.**—(1) The Agency may fell or lop any trees or shrub near any part of the authorised works, or cut back its roots, if it reasonably believes it to be necessary to do so to prevent the tree or shrub—
- (a) from obstructing or interfering with the construction, maintenance or operation of the authorised works or any apparatus used on the authorised works;
  - (b) from constituting a danger to persons using the authorised works.
- (2) In exercising the powers conferred by paragraph (1), the Agency—
- (a) must not cause unnecessary damage to any tree or shrub, and
  - (b) must pay compensation to any person for any loss or damage arising from the exercise of those powers.
- (3) Any dispute as to a person's entitlement to compensation under paragraph (2)(b), or as to the amount of compensation, is to be determined under Part 1 of the 1961 Act.

## PART 3

### PROVISIONS RELATING TO TIDAL WORKS

#### **Tidal works not to be executed without approval of Secretary of State**

**25.**—(1) A tidal work must not be constructed, altered, replaced or re-laid except in accordance with plans and sections approved by the Secretary of State and subject to any conditions and restrictions imposed by the Secretary of State before the work is begun.

(2) Paragraph (1) does not apply to the construction of a tidal work which has commenced within 5 years of the coming into force of this order.

(3) If a tidal work is constructed, altered, replaced or re-laid in contravention of paragraph (1) or of any condition or restriction imposed under that paragraph—

- (a) the Secretary of State may by notice in writing require the Agency at its own expense to remove the tidal work or any part of it and restore the site to its former condition; and if, on the expiration of a period of 30 days from the date on which the notice is served, it has failed to comply with the requirements of the notice, the Secretary of State may execute the works specified in the notice, or
- (b) if it appears to the Secretary of State urgently necessary so to do, the Secretary of State may remove the tidal work, or part of it, and restore the site to its former condition,

and any expenditure reasonably incurred by the Secretary of State in so doing is recoverable from the Agency.

#### **Lights on tidal works during construction**

**26.**—(1) The Agency must, at or near a tidal work during the whole time of its construction, alteration or replacement, exhibit every night from sunset to sunrise such lights, if any, and take such other steps for the prevention of danger to navigation as the Secretary of State may from time to time direct.

(2) If the Agency fails without reasonable excuse to comply with any requirement of a direction reasonably given under paragraph (1), it is guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

#### **Provisions against danger to navigation**

**27.**—(1) In the case of injury to, or destruction or decay of, a tidal work or any part of it the Agency must as soon as reasonably practicable notify Trinity House and lay down such buoys, exhibit such lights, if any, and take such other steps, if any, for preventing danger to navigation as Trinity House may from time to time direct.

(2) If the Agency fails without reasonable excuse to notify Trinity House as required by paragraph (1) or to comply with any requirement of a direction under that paragraph, the Agency is guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

#### **Abatement of works abandoned or decayed**

**28.**—(1) Where a tidal work is abandoned, or suffered to fall into decay, the Secretary of State may by notice in writing require the Agency at its own expense either to repair and restore the work or any part of it, or to remove the work and restore the site to its former condition, to such an extent and within such limits as the Secretary of State thinks fit.

(2) Where—

- (a) a work consisting partly of a tidal work and partly of works on or over land above the level of high water is abandoned or suffered to fall into decay, and
- (b) that part of the work on or over land above the level of high water is in such a condition as to interfere, or to cause reasonable apprehension that it may interfere, with the right of navigation or other public rights over the foreshore,

the Secretary of State may include that part of the work, or any portion of it, in any notice under paragraph (1).

(3) If, on the expiration of a period of 30 days from the date on which a notice under this article is served, the Agency has failed to comply with the requirements of the notice, the Secretary of State may execute the work specified in the notice and any expenditure reasonably incurred by the Secretary of State in so doing is recoverable from the Agency.

### **Survey of tidal works**

**29.** The Secretary of State may at any time order a survey and examination of a tidal work or of the site upon which it is proposed to construct the tidal work, and any expenditure reasonably incurred by the Secretary of State in relation to any such survey and examination is recoverable from the Agency.

### **Permanent lights on tidal works**

**30.—(1)** After the completion of a tidal work the Agency must at its outer extremity exhibit every night from sunset to sunrise such lights, if any, and take such other steps, if any, for the prevention of danger to navigation as Trinity House may from time to time direct.

(2) If the Agency fails without reasonable excuse to comply in any respect with a direction reasonably given under this article, it is guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

## **PART 4**

### **ACQUISITION AND POSSESSION OF LAND**

#### *Powers of acquisition*

### **Power to acquire rights in land**

**31.—(1)** The Agency may acquire compulsorily such easements and other rights over so much of the land shown on the land plans as lying within the Order Limits as may be required for the purposes of constructing, operating or maintaining the scheduled works and any other purposes that are ancillary to the scheduled works by creating them as well as by acquiring easements or other rights already in existence.

(2) In relation to so much of the land shown on the land plans as lies within plot number 255a, the Agency may also impose such restrictive covenants as may be required for the purposes of operating or maintaining Work No. 1A.

(3) This article is subject to article 37 (temporary possession of land for construction purposes).

(4) Schedule 4 (modification of compensation and compulsory purchase enactments for creation of new rights) has effect for the purpose of modifying the enactments relating to compensation and the provisions of the 1965 Act in their application in relation to the compulsory acquisition under

this article of a right over land by the creation of a new right or, in the case of plot number 255a, the imposition of a restrictive covenant.

(5) Subject to section 8 of the 1965 Act<sup>(38)</sup> (other provisions as to divided land) (as modified by Schedule 4), where the Agency acquires a right over land under paragraph (1) the Agency cannot be required to acquire a greater interest in that land.

(6) Paragraph (7) applies to land which is used for the relocation of any apparatus which it is expedient to divert or replace in consequence of the carrying out of the authorised works.

(7) In relation to the land to which this paragraph applies, the power to acquire or create easements or other rights under paragraph (1) is to be treated as also authorising the acquisition or creation by a statutory undertaker in any case where the Secretary of State gives consent in writing for that acquisition or creation.

(8) In paragraph (7), “statutory undertaker” means—

- (a) a licence holder within the meaning of section 64(1) of the Electricity Act 1989,
- (b) a gas transporter within the meaning of section 7(1) of the Gas Act 1986<sup>(39)</sup>,
- (c) a water undertaker appointed pursuant to section 6(1) of the Water Industry Act 1991<sup>(40)</sup>,
- (d) a sewerage undertaker,
- (e) any local authority which is a relevant local authority for the purposes of section 97 of the Water Industry Act 1991<sup>(41)</sup> (performance of sewerage undertaker’s functions by local authorities, etc.), and
- (f) a public communications provider within the meaning of section 151 of the Communications Act 2003<sup>(42)</sup> (interpretation of Chapter 1).

### **Power to acquire land**

**32.** The Agency may acquire compulsorily so much of the land specified in columns (1) and (2) of Schedule 5 (land which may be compulsorily acquired) as may be required for the purposes of constructing, operating or maintaining the scheduled works and any other purposes that are ancillary to the scheduled works and may use any land so acquired for those purposes or for any other ancillary purposes.

### **Application of Part 1 of the 1965 Act**

**33.**—(1) Part 1 of the 1965 Act, in so far as not modified by or inconsistent with the provisions of this Order, applies to the acquisition of land under this Order—

- (a) as it applies to a compulsory purchase to which the Acquisition of Land Act 1981 applies, and
- (b) as if this Order were a compulsory purchase order under that Act.

(2) Part 1 of the 1965 Act, as applied by paragraph (1), has effect with the following modifications.

(3) Omit section 4<sup>(43)</sup> (which provides a time limit for compulsory purchase of land).

---

<sup>(38)</sup> Section 8 was amended by paragraphs 1 and 2 of Part 1 of Schedule 17 to the Housing and Planning Act 2016 (c. 22) and by S.I. 2009/1307.

<sup>(39)</sup> 1986 c. 44, section 7 was substituted by section 5 of the Gas Act 1995 (c. 40) and subsection (1) was amended by section 76(2) of the Utilities Act 2000 (c. 27) and Part 1 of Schedule 23 to the Energy Act 2004 (c. 20).

<sup>(40)</sup> As amended by section 36(2) of the Water Act 2003 (c. 37).

<sup>(41)</sup> Section 97 was amended by paragraph 17(b) of Schedule 15 and Part 4 of Schedule 18 to the Government of Wales Act 1998 (c. 38), by the Statute Law (Repeals) Act 1998 (c. 43), by paragraphs 55 and 57 of Schedule 8 to the Housing and Regeneration Act 2008 (c. 17), and by paragraphs 39 and 41 of Schedule 22 to the Localism Act 2011 (c. 20).

<sup>(42)</sup> 2003 c. 21.

<sup>(43)</sup> Section 4 was substituted by section 182(1) of the Housing and Planning Act 2016.

- (4) In section 4A(1)(**44**) (extension of time limit during challenge)—
- (a) for “section 23 of the Acquisition of Land Act 1981 (application to the High Court in respect of compulsory purchase order)” substitute “section 22 of the Transport and Works Act 1992 (validity of orders under section 1 or 3)”; and
  - (b) for “the three year period mentioned in section 4” substitute “the five year period mentioned in article 42 (time limit for exercise of powers of acquisition) of the Bridgwater Tidal Barrier Order 2022”.
- (5) In section 11A(1)(a) and (2)(**45**) (powers of entry: further notice of entry) after “land” insert “under that provision”.
- (6) In section 22(2) (expiry of time limit for exercise of compulsory purchase power not to affect acquisition of interests omitted from purchase), for “section 4 of this Act” substitute “article 42 of the Bridgwater Tidal Barrier Order 2022 (time limit for exercise of powers of acquisition)”.
- (7) In Schedule 2A(**46**) (counter-notice requiring purchase of land not in notice to treat)—
- (a) in paragraphs 1 and 14, for sub-paragraph (2) substitute—
    - “(2) But see article 35 of the Bridgwater Tidal Barrier Order 2022 (power to acquire subsoil or air-space), which excludes the acquisition of subsoil only from this Schedule.”;
  - (b) after Part 3 insert—

## “PART 4 INTERPRETATION

**30.** In this Schedule, references to entering on and taking possession of land do not include doing so under article 21 (protective works), article 37 (temporary possession of land for construction purposes) or article 38 (temporary possession of land for maintenance of works) of the Bridgwater Tidal Barrier Order 2022.”.

### **Application of the Compulsory Purchase (Vesting Declarations) Act 1981**

**34.—**(1) The Compulsory Purchase (Vesting Declarations) Act 1981 applies to the Agency as if this Order were a compulsory purchase order, and has effect with the following modifications.

- (2) Omit section 5(**47**) (earliest date for execution of declaration) and section 5A(**48**) (time limit for general vesting declaration).
- (3) In section 5B(1)(**49**) (extension of time limit during challenge)—
- (a) for “section 23 of the Acquisition of Land Act 1981 (application to High Court in respect of compulsory purchase order)” substitute “section 22 of the Transport and Works Act 1992 (validity of orders under section 1 or 3)”; and
  - (b) for “the three year period mentioned in section 5A” substitute “the five year period mentioned in article 42 (time limit for exercise of powers of acquisition) of the Bridgwater Tidal Barrier Order 2022”.

---

(44) Section 4A(1) was inserted by section 202(1) of the Housing and Planning Act 2016.

(45) Section 11A was inserted by section 186(3) of the Housing and Planning Act 2016.

(46) Schedule 2A was inserted by paragraph 3 of Part 1 to Schedule 17 of the Housing and Planning Act 2016.

(47) Section 5 was amended by Schedule 15 to the Housing and Planning Act 2016.

(48) Section 5A was inserted by section 182(2) of the Housing and Planning Act 2016.

(49) Section 5B(1) was inserted by section 202(2) of the Housing and Planning Act 2016.

(4) In section 6(1)(b)(50) (notices after execution of declaration) for “section 15 of, or paragraph 6 of Schedule 1 to, the Acquisition of Land Act 1981” substitute “section 14A of the Transport and Works Act 1992 (compulsory acquisition: notice requirements)”.

(5) In section 7(1)(a)(51) (constructive notice to treat), omit “(as modified by section 4 of the Acquisition of Land Act 1981)”.

(6) In Schedule A1(52) (counter-notice requiring purchase of land not in general vesting declaration) omit paragraph 1(2).

(7) References to the 1965 Act are to be construed as references to that Act as applied to the compulsory acquisition of land under article 33 (application of Part 1 of the 1965 Act).

### **Power to acquire subsoil or air-space**

**35.**—(1) The Agency may compulsorily acquire so much of, or such rights in, the subsoil of, or the airspace over, the land referred to in article 31 (power to acquire rights in land) and article 32 (power to acquire land) as may be required for any purpose for which that land may be acquired under that provision instead of acquiring the whole of the land.

(2) Where the Agency acquires any part of, or such rights in, the subsoil of or the airspace over land under paragraph (1) the Agency is not required to acquire an interest in any other part of the land.

(3) The following do not apply in connection with the exercise of the power under paragraph (1) in relation to subsoil or air-space only—

- (a) Schedule 2A to the 1965 Act (counter-notice requiring purchase of land not in notice to treat) (as modified by article 33 (application of Part 1 of the 1965 Act));
- (b) Schedule A1 to the Compulsory Purchase (Vesting Declaration) Act 1981 (counter-notice requiring purchase of land not in general vesting declaration) (as modified by article 34 (application of the Compulsory Purchase (Vesting Declaration) Act 1981));
- (c) section 153(4A) of the 1990 Act(53) (blighted land: proposed acquisition of part interest; material detriment test).

(4) Paragraphs (2) and (3) do not prevent Schedule 2A to the 1965 Act (as modified by article 33 (application of Part 1 of the 1965 Act)) from applying where the Agency acquires a cellar, vault, arch or other construction forming part of a house, building or manufactory.

### **Rights under or over streets**

**36.**—(1) The Agency may enter upon and appropriate so much of the surface or subsoil of, or airspace over, any street within the Order limits as may be required for the purposes of the authorised works and may use the surface, subsoil or airspace for those purposes or any other purpose ancillary to its undertaking.

(2) Subject to paragraph (3), the power under paragraph (1) may be exercised in relation to a street without the Agency being required to acquire any part of the street or any easement or right in the street.

(3) Paragraph (2) does not apply in relation to—

- (a) any subway or underground building, or
- (b) any cellar, vault, arch or other construction in, on or under a street which forms part of a building fronting onto the street.

---

(50) Section 6(1) was amended by paragraphs 4 and 7 of Schedule 15 to the Housing and Planning Act 2016.

(51) Section 7(1) was substituted by paragraphs 1 and 3 of Schedule 18 of the Housing and Planning Act 2016.

(52) Schedule A1 was inserted by paragraphs 1 and 6 of Part 1 of Schedule 18 to the Housing and Planning Act 2016.

(53) Subsection (4A) was inserted by section 200 of the Housing and Planning Act 2016.

(4) Subject to paragraph (5), any person who is an owner or occupier of land in respect of which the power of appropriation conferred by paragraph (1) is exercised without the Agency acquiring any part of that person's interest in the land, and who suffers loss by the exercise of that power, is entitled to compensation to be determined, in the case of dispute, under Part 1 of the 1961 Act.

(5) Compensation is not payable under paragraph (4) to any person who is an undertaker to whom section 85 of the 1991 Act (sharing of cost of necessary measures) applies in respect of measures of which the allowable costs are to be borne in accordance with that section.

### *Temporary possession of land*

#### **Temporary possession of land for construction purposes**

**37.**—(1) Subject to paragraph (2), the Agency may, in connection with the carrying out of the authorised works—

- (a) enter upon and take temporary possession of—
  - (i) the land specified in columns (1) and (2) of Schedule 6 (land of which temporary possession only may be taken) for the purpose specified in relation to that land in column (3) of that Schedule relating to the authorised works (or any of those works) so specified in column (3) of that Schedule, and
  - (ii) any other land within Order limits in respect of which no notice of entry has been served under section 11 of the 1965 Act<sup>(54)</sup> (powers of entry) (other than in connection with the acquisition of new rights only) or no declaration has been made under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 Act<sup>(55)</sup> (execution of declaration);
- (b) remove any buildings, apparatus and vegetation from that land;
- (c) construct temporary works (including the provision of means of access) and buildings on the land;
- (d) construct any scheduled works in relation to that land and any other works that are required.

(2) Not less than 14 days before entering upon and taking temporary possession of land under this article the Agency must serve notice of the intended entry on the owners and occupiers of the land.

(3) The Agency may not, without the agreement of the owners of the land, remain in possession of any land under this article—

- (a) in the case of land specified in columns (1) and (2) of Schedule 6 (land of which temporary possession only may be taken), after the end of the period of 2 years beginning with the date of completion of the works specified in relation to that land in column (3) of that Schedule;
- (b) in the case of any other land within Order limits, after the end of the period of 2 years beginning with the date of completion of the works for which temporary possession of the land was taken unless the Agency has, before the end of that period, served a notice of entry under section 11 of the 1965 Act or made a declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in relation to that land.

(4) Subject to paragraph (5), before giving up possession of land of which temporary possession has been taken under this article, the Agency must remove all temporary works and restore the land to the reasonable satisfaction of the owners of the land.

---

<sup>(54)</sup> Section 11 was amended by Schedule 4 to the Acquisition of Land Act 1981 (c. 67), by paragraph 12(1) of Schedule 5 to the Church of England (Miscellaneous Provisions) Measure 2006 (No. 1), by section 186(2), 187(2) and 188 of, and paragraph 6 of Schedule 14 and paragraphs 2 and 3 of Schedule 16 to, the Housing and Planning Act 2016, and S.I. 2009/1307.

<sup>(55)</sup> Section 4 was amended by sections 184 and 185 of, and paragraphs 1 and 2 of Schedule 18 to, the Housing and Planning Act 2016.

(5) The Agency is not required to—

- (a) replace a building removed under this article;
- (b) restore land on which any permanent works have been constructed under paragraph (1)(d);
- (c) remove any ground strengthening works which have been placed on the land to facilitate construction of the authorised works;
- (d) remove any measures installed over or around statutory undertakers' apparatus to protect that apparatus from the authorised works;
- (e) reinstate land on which Work Nos. 5A, 5B, 5C, 5D, 5E, 5F or 5G are executed.

(6) The Agency must pay compensation to the owners and occupiers of land of which temporary possession is taken under this article for any loss or damage arising from the exercise in relation to the land of the powers conferred by this article.

(7) Any dispute as to a person's entitlement to compensation under paragraph (6), or as to the amount of the compensation, is to be determined under Part 1 of the 1961 Act.

(8) Without affecting article 69 (no double recovery), nothing in this article affects any liability to pay compensation under section 10(2) (further provision as to compensation for injurious affection) of the 1965 Act or under any other enactment in respect of loss or damage arising from the execution of any works, other than loss or damage for which compensation is payable under paragraph (6).

(9) The power to acquire rights in land conferred by article 31 (power to acquire rights in land) does not apply in relation to land referred to in sub-paragraph (1)(a)(i) except that the Agency is not precluded from acquiring rights in any part of the subsoil or airspace of that land under article 35 (power to acquire subsoil or air-space).

(10) Where the Agency takes possession of land under this article, the Agency is not required to acquire the land or any interest in it.

(11) Section 13 of the 1965 Act<sup>(56)</sup> (refusal to give possession to acquiring authority) applies to the temporary possession of land pursuant to this article to the same extent as it applies to the acquisition of land under this Order by virtue of article 33(1) (application of Part 1 of the 1965 Act).

### **Temporary possession of land for maintenance of works**

**38.**—(1) Subject to paragraphs (2) and (3), at any time during the maintenance period relating to any of the scheduled works, the Agency may—

- (a) enter upon and take temporary possession of any land within the Order limits if such possession is reasonably required for the purpose of maintaining the work or any ancillary works connected with it or securing the safe operation of any such work; and
- (b) construct such temporary works (including the provision of means of access) and buildings on the land as may be reasonably necessary for that purpose.

(2) Paragraph (1) does not authorise the Agency to take temporary possession of—

- (a) any house or garden belonging to a house;
- (b) any building (other than a house) if it is for the time being occupied.

(3) Not less than 28 days before entering upon and taking temporary possession of land under this article the Agency must serve notice of the intended entry on the owners and occupiers of the land.

(4) The Agency may only remain in possession of land under this article for so long as may be reasonably necessary to carry out the maintenance works for which possession of the land was taken.

---

<sup>(56)</sup> Section 13 was amended by sections 62(3) and 139(4) to (9) of, and paragraphs 27 and 28 of Schedule 13 to, the Tribunals, Courts and Enforcement Act 2007 (c. 15).

(5) Before giving up possession of land of which temporary possession has been taken under this article, the Agency must remove all temporary works and restore the land to the reasonable satisfaction of the owners of the land.

(6) The Agency must pay compensation to the owners and occupiers of land of which temporary possession is taken under this article for any loss or damage arising from the exercise in relation to the land of the powers conferred by this article.

(7) Any dispute as to a person's entitlement to compensation under paragraph (6), or as to the amount of the compensation, is to be determined under Part 1 of the 1961 Act.

(8) Without affecting article 69 (no double recovery), nothing in this article affects any liability to pay compensation under section 10(2) of the 1965 Act (further provision as to compensation for injurious affection) or under any other enactment in respect of loss or damage arising from the execution of any works, other than loss or damage for which compensation is payable under paragraph (7) of this article.

(9) Where the Agency takes possession of land under this article, the Agency is not required to acquire the land or any interest in it.

(10) Section 13 of the 1965 Act (refusal to give possession to acquiring authority) applies to the temporary possession of land pursuant to this article to the same extent as it applies to the acquisition of land under this Order by virtue of article 33 (application of Part 1 of the 1965 Act).

(11) In this article, "the maintenance period", in relation to a scheduled work, means the period of 5 years beginning with the date on which the work is opened for use.

### *Compensation*

#### **Disregard of certain interests and improvements**

**39.**—(1) In assessing the compensation payable to any person on the acquisition from that person of any land under this Order, the tribunal must not take into account—

- (a) any interest in land;
- (b) any enhancement of the value of any interest in land by reason of any building erected, works executed or improvement or alteration made on relevant land,

if the tribunal is satisfied that the creation of the interest, the erection of the building, the execution of the works or the making of the improvement or alteration was not reasonably necessary and was undertaken with the intention of obtaining compensation or increased compensation.

(2) In paragraph (1)(b), "relevant land" means—

- (a) the land acquired from the person concerned, or
- (b) any other land with which that person is, or was at the time when the building was erected, the works executed or the improvement or alteration made, directly or indirectly concerned.

#### **Set-off for enhancement in value of retained land**

**40.**—(1) In assessing the compensation payable to any person in respect of the acquisition from that person under this Order of any land (including the subsoil) the tribunal must set-off against the value of the land so acquired any increase in value of any contiguous or adjacent land belonging to that person in the same capacity which will accrue to that person by reason of the construction of the authorised works.

(2) In assessing the compensation payable to any person in respect of the acquisition from that person under this Order of any new rights over land (including the subsoil or airspace) or the

imposition of any restrictive covenants under article 31 (power to acquire rights in land), the tribunal must set-off against the value of the rights so acquired any increase in the value of—

- (a) the land over which the new rights are required or the restrictive covenants imposed; and
- (b) any contiguous or adjacent land belonging to that person in the same capacity,

which will accrue to that person by reason of the construction of the authorised works.

(3) The 1961 Act has effect, subject to paragraphs (1) and (2), as if this Order were a local enactment for the purposes of that Act.

### *Supplementary*

#### **Extinction or suspension of private rights of way etc. over land**

**41.**—(1) Subject to paragraph (5), all private rights of way over land subject to compulsory acquisition under this Order are extinguished—

- (a) as from the date of acquisition of the land by the Agency, whether compulsorily or by agreement, or
- (b) on the date of entry on the land by the Agency under section 11(1) of the 1965 Act (powers of entry),

whichever is sooner.

(2) Subject to paragraph (5), all private rights of way over land owned by the Agency which, being within the Order limits, is required for the purposes of this Order, are extinguished on the appropriation of the land for any of those purposes by the Agency.

(3) Subject to paragraph (5), all private rights of way over land of which the Agency takes temporary possession under this Order are suspended and unenforceable for as long as the Agency remains in lawful possession of the land.

(4) This article does not apply in relation to any right of way to which section 271 or 272 of the 1990 Act<sup>(57)</sup> (extinguishment of rights of statutory undertakers etc.) applies.

(5) Paragraphs (1), (2) and (3) have effect subject to—

- (a) any notice given by the Agency before—
  - (i) the completion of the acquisition of,
  - (ii) the Agency's appropriation of,
  - (iii) the Agency's entry onto, or
  - (iv) the Agency's taking temporary possession of,
 the land, that any or all of those paragraphs do not apply to any right of way specified in the notice;
- (b) any agreement which makes reference to this article made (whether before or after any of the events mentioned in sub-paragraph (a) and before or after the coming into force of this Order) between the Agency and the person in or to whom the right of way in question is vested or belongs.

(6) If any such agreement as is mentioned in sub-paragraph (5)(b) is expressed to have effect also for the benefit of those deriving title from or under the person in or to whom the right of way in question is vested or belongs, it is effective in respect of the persons so deriving title, whether the title was derived before or after the making of the agreement.

---

(57) Section 272 was amended by paragraph 103 of Schedule 17 to the Communications Act 2003 (c. 21).

(7) Any person who suffers loss by the extinguishment or suspension of any private right of way under this article is entitled to compensation to be determined, in case of dispute, under Part 1 of the 1961 Act.

#### **Time limit for exercise of powers of acquisition**

**42.**—(1) After the end of the period of 5 years beginning with the day on which this Order comes into force—

- (a) no notice to treat is to be served under Part 1 of the 1965 Act as applied to the acquisition of land by article 33 (application of Part 1 of the 1965 Act); and
- (b) no declaration is to be executed under section 4 (execution of declaration) of the Compulsory Purchase (Vesting Declarations) Act 1981 as applied by article 34 (application of the Compulsory Purchase (Vesting Declarations) Act 1981).

(2) The powers conferred by article 37 (temporary possession of land for construction purposes) cease at the end of the period referred to in paragraph (1), save that nothing in this paragraph prevents the Agency remaining in possession of land after the end of that period, if the land was entered and possession of it was taken before the end of that period.

## **PART 5**

### **OPERATION OF SCHEDULED WORKS**

#### **Power to operate scheduled works**

**43.**—(1) The Agency may operate the scheduled works and among other things may—

- (a) open or close the barrier;
- (b) regulate water levels in the river by means of the barrier.

(2) The power conferred in paragraph (1) is to be exercised so as to safeguard against flooding.

(3) Paragraph (2) does not prevent the exercise of the power contained in paragraph (1) in order to—

- (a) prevent or alleviate any emergency;
- (b) store or release water;
- (c) ascertain the safest and most effective ways of using the scheduled works, to test their working or to train staff in their operation;
- (d) facilitate the construction, maintenance or re-laying of any works in or beside the river.

(4) Except when required to be closed for the purposes mentioned in paragraphs (2) or (3), the barrier is to remain open.

(5) When operating the barrier the Agency must have regard to—

- (a) the safety of vessels in the river;
- (b) the requirements of vessels in the river (including the need to have freedom of access to moorings and berths in the river upstream of the barrier);
- (c) the desirability of developing and conserving flora and fauna in the river;
- (d) any reasonable request of—
  - (i) the Harbour Authority or other navigation authority for the time being for or in connection with their functions, and
  - (ii) the police or other emergency services.

(6) Subject as otherwise expressly provided in this Order, no liability arises in respect of any costs, damages, losses or expenses incurred by any person as a direct or indirect result of—

- (a) any obstruction to, delay of, or other interference with the passage of vessels, or
- (b) any change in the level of water in the river,

occasioned by the operation of the scheduled works unless the costs, damages, losses or expenses are incurred by reason of negligence in their operation.

#### **Misuse of scheduled works, etc.**

**44.** Any person who without lawful authority or reasonable excuse—

- (a) closes or opens the barrier, or
- (b) in any other way interferes with the scheduled works or their operation,

is guilty of an offence and for every such offence is liable on summary conviction to a fine not exceeding level 3 on the standard scale.

#### *Navigation*

#### **Navigation etc. in vicinity of barrier**

**45.—(1)** Any person who, without lawful authority or reasonable excuse, other than in an emergency—

- (a) moors a vessel to any part of Work No.1A without the consent of the Agency,
- (b) allows any vessel to drift in the vicinity of the barrier, except for the purpose of passing through the barrier or waiting to do so, or
- (c) moors a vessel in the vicinity of the barrier so as to obstruct access to or egress from a vertical lift gate or cause an obstruction to other vessels,

is guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

(2) In this article, “in the vicinity of the barrier” means on or in the area of water between—

- (a) a point 100 metres upstream (along the centre line of the navigable river) from the northernmost point of the moveable gate comprised in the barrier, and
- (b) a point 100 metres downstream (along the centre line of the navigable river) from the southernmost point of the moveable gate comprised in the barrier.

#### *Obstruction etc.*

#### **Removal of vessels**

**46.—(1)** Whenever any vessel is sunk, stranded, abandoned, or without lawful authority left or moored, in the river area, the Agency may, after giving (except in an emergency) not less than 21 days’ written notice to the owner of the vessel, raise, remove, store or otherwise dispose of the vessel.

(2) The requirement to give notice in paragraph (1) does not apply in any case where it is not practicable after reasonable inquiry to ascertain the name and address of the owner.

(3) Without prejudice to article 50 (emergency powers and consents), the power conferred by paragraph (1) is not exercisable by the Agency if—

- (a) it is within the powers of the Harbour Authority to deal with the vessel and the Harbour Authority decides to do so; and

- (b) the Agency, having given not less than 14 days' notice to the Harbour Authority, is informed by the Harbour Authority within that time that the Harbour Authority intends to act and the Harbour Authority subsequently does act within 14 days of informing the Agency of its intention to do so.
- (4) Where a vessel is left or moored adjoining riparian property the Agency must give not less than one month's notice to the owner or occupier of that property and such owner or occupier may make representations to the Agency as to the proposed raising, removal, storage, or disposal of the vessel.
- (5) Any notice given by the Agency under paragraph (1) must—
- (a) identify the vessel in respect of which the notice is served and its approximate location;
  - (b) state that if the owner fails to raise and remove the vessel before the expiry of the period specified in the notice, the Agency may raise and remove the vessel and recover all expenses reasonably incurred in doing so; and
  - (c) indicate that there is a right to refer the matter to arbitration under article 47 (arbitration in respect of removal of vessels).
- (6) The Agency may recover from the owner of any such vessel all expenses reasonably incurred by the Agency in respect of the raising, removal, storage or disposal of—
- (a) the vessel,
  - (b) any furniture, tackle and apparel, goods chattels and effects of the vessel, or
  - (c) any goods, chattels and effects raised or removed from the vessel.
- (7) In any proceedings by the Agency against the owner of the vessel for the recovery of any expenses which the Agency is entitled to recover under paragraph (6), it is not open to that person to raise any question which could have been raised on a referral to arbitration under article 47.
- (8) Subject to paragraph (9), if any vessel to which paragraph (1) applies is not within 6 weeks of its removal by the Agency, proved to the Agency's satisfaction to belong to any claimant, the vessel (together with any such furniture, tackle, apparel, goods, chattels and effects) vests in the Agency.
- (9) If within 12 months of its removal a claim is made to the vessel by a person who subsequently proves to the satisfaction of the Agency that that person was the owner of the vessel, or has become the owner since the vessel was sunk, stranded, abandoned, left or moored as mentioned in paragraph (1), then the Agency must—
- (a) if the vessel is unsold, permit that person to retake it with any furniture, tackle, apparel, goods, chattels and effects on the vessel upon payment of the expenses referred to in paragraph (6) and upon the Agency so permitting, the vessel (together with any furniture, tackle, apparel, goods, chattels and effects on the vessel) vests in that person;
  - (b) if the vessel (together with any furniture, tackle, apparel, goods, chattels and effects on the vessel) have been sold, pay to that person the amount of the proceeds of such sale after deducting those expenses, and in case such proceeds are insufficient to reimburse the Agency those expenses the deficiency may be recovered from that person by the Agency.
- (10) In this article—
- “owner”, in relation to any vessel sunk, stranded, abandoned, left or moored, means the owner of the vessel at the time of its sinking, stranding, abandonment, leaving or mooring save where the context expressly states otherwise;
- “riparian property” means land (other than the river bed) immediately abutting the river such that the frontage of the land is in physical contact with the river on a daily basis;
- “vessel” includes any part of a vessel.

### **Arbitration in respect of removal of vessels**

**47.**—(1) Any person served with a notice by the Agency under article 46(1) (removal of vessels) may, within 21 days of service of the notice, serve a counter-notice on the Agency disputing the notice and stating that—

- (a) the vessel is not sunk, stranded, abandoned, or without lawful authority left or moored, in the river area; or
- (b) there has been some informality, defect or error in, or in connection with, the notice.

(2) Any dispute under this article is to be determined in accordance with article 68 (arbitration).

(3) On the hearing of the dispute the arbitrator may confirm or set aside the notice.

(4) If and in so far as a dispute under this article is based on the ground of some informality, defect or error in, or in connection with, the notice, the arbitrator must dismiss the dispute if the arbitrator is satisfied that the informality, defect or error was not a material one.

### **Removal of obstructions other than vessels**

**48.**—(1) This article applies to anything, other than a vessel, causing an obstruction or impediment to the navigation or use of the river area (in this article and article 49 (arbitration in respect of removal of obstructions other than vessels) referred to as an “obstruction”) and which the owner of the obstruction, or the owner or occupier of the land on which the obstruction is situated, as the case may be, caused or knowingly permitted to become or remain an obstruction.

(2) Subject to paragraph (3), the Agency may after giving not less than 21 days’ written notice to the owner of an obstruction or, if the owner is not known, the owner or occupier of any land on which the obstruction is situated, require the owner or occupier to mark, modify or remove the obstruction.

(3) Without prejudice to article 50 (emergency powers and consents), the power conferred by paragraph (2) is not exercisable if—

- (a) it is within the powers of the Harbour Authority to deal with the obstruction and the Harbour Authority decides to do so; and
- (b) the Agency, having given not less than 14 days’ notice to the Harbour Authority, is informed by the Harbour Authority within that time that the Harbour Authority intends to act and the Harbour Authority subsequently does act within 14 days of informing the Agency of its intention to do so.

(4) If a person to whom a notice was given pursuant to paragraph (2) fails to take any action specified by the Agency in that notice the Agency may take that action and recover the reasonable costs of doing so from that person.

(5) In any proceedings by the Agency against any person under paragraph (2) for the recovery of costs which the Agency is entitled to recover under paragraph (4), it is not open to that person to raise any question which could have been raised on a referral to arbitration under article 49 (arbitration in respect of removal of obstructions other than vessels).

(6) If an obstruction removed by the Agency under this article is so marked as to be readily identifiable as the property of any person, the Agency must within one month of its coming into the Agency’s custody give written notice to that person and, if possession of the thing is not retaken within the period specified in, and in accordance with the terms of, the notice, it vests in the Agency at the end of that period.

(7) A notice given under paragraph (6) must specify the thing removed and state that, upon proof of ownership to the reasonable satisfaction of the Agency and payment of the reasonable costs of the raising, removal and storage of the thing, possession may be retaken at the place named in the notice within the time specified in the notice, being not less than 14 days after the date when the notice is served.

(8) If an obstruction removed by the Agency under this article, which is not marked as described in paragraph (6), is not within 3 months of its coming into the custody of the Agency proved to the Agency's reasonable satisfaction to belong to any person, it vests in the Agency.

(9) The Agency may at such time and in such manner as it thinks fit dispose of anything referred to in paragraph (8) which is of a perishable nature or the custody of which involves unreasonable expense or inconvenience even if at the time it has not vested in the Agency under this article, and if it is sold the proceeds of sale must be applied by the Agency in payment of the expenses incurred by it under this article in relation to the thing, and any balance is—

- (a) to be paid to any person who, within 3 months from the time when the thing came into the custody of the Agency, proves to the reasonable satisfaction of the Agency that the person was the owner of the thing at that time, or
- (b) otherwise, to vest in the Agency.

(10) If an obstruction removed by the Agency under this article—

- (a) is sold by the Agency and the proceeds of sale are insufficient to reimburse it for the amount of the expenses incurred by it in the exercise of its powers of removal, or
- (b) is unsaleable,

the Agency may recover the deficiency or the whole of the expenses, as the case may be, from the person who was the owner of the item removed at the time of its abandonment or loss, if that person caused or knowingly permitted the obstruction to be there.

(11) In paragraph (1), reference to anything causing an obstruction or impediment to the navigation or use of the river area is a reference to anything causing an obstruction or impediment to a vessel of a size customarily navigated or used in that area.

#### **Arbitration in respect of removal of obstructions other than vessels**

**49.**—(1) Any person served by the Agency with a notice under article 48 (removal of obstructions other than vessels) may, within 21 days of being served, serve a counter-notice on the Agency disputing the notice on any of the following grounds—

- (a) that the item the Agency required to be marked, removed or modified is not an obstruction,
- (b) that the item required to be marked, removed or modified is an obstruction which has occurred naturally and that to mark, remove or modify it is unreasonable,
- (c) where the requirement is to remove the obstruction, that it would be adequate in all the circumstances of the case to mark or modify the obstruction, or
- (d) where the requirement is to modify the obstruction, that it would be adequate in all the circumstances of the case to mark the obstruction.

(2) Any dispute under this article is to be determined in accordance with article 68 (arbitration).

(3) On the hearing of a dispute under this article the arbitrator may confirm, vary or set aside the requirement of the notice, as the case may be.

#### **Emergency powers and consents**

**50.** The Agency's powers under articles 46 (removal of vessels) and 48 (removal of obstructions other than vessels) may be exercised by the Agency in an emergency without prior notice to the owner or Harbour Authority provided that the Harbour Authority is informed of the action as soon as possible afterwards.

## *Byelaws*

### **Byelaws**

**51.**—(1) In addition to its powers to make byelaws under any other enactment, the Agency may make byelaws in relation to the navigation and use of the river area, and for its good management in connection with such navigation and use.

(2) In particular, byelaws under paragraph (1) may be made for all or any of the following purposes—

- (a) for prohibiting or regulating recreational activities;
- (b) for regulating navigation and for the prevention of obstruction to navigation;
- (c) for regulating the speed and movement of vessels;
- (d) for securing the safety of vessels and persons using the scheduled works and of their property, and any property situated within the Order limits;
- (e) for regulating the passage of vessels, or any class of vessels, beneath a vertical lift gate or over or through other structures, works or apparatus, either generally or in circumstances prescribed by the byelaws;
- (f) for preventing swimming;
- (g) regarding the conduct of—
  - (i) all persons passing or seeking to pass over the foot and cycle bridge;
  - (ii) all vessels navigating or seeking to navigate beneath a vertical lift gate or otherwise navigating within the river area.

(3) Nothing in any byelaw made under this article applies to anything done by the Harbour Authority in the exercise of any of its statutory functions and the byelaws of the Harbour Authority are unaffected by any byelaw made under this article.

(4) Byelaws under this article may provide for it to be an offence for a person to contravene, or to fail to comply with, a provision of the byelaws and for such a person to be liable on summary conviction to a fine not exceeding level 3 on the standard scale.

(5) The byelaws contained in Schedule 7 (Bridgwater Tidal Barrier Byelaws)—

- (a) are, on the date this Order comes into force, to be treated as byelaws made by the Agency under paragraph (1) and subsequently confirmed by the Secretary of State,
- (b) take effect on the earlier of the date the foot and cycle bridge is first opened for permissive public use or the date on which the barrier first becomes operational, and
- (c) continue to have effect until such time as they are amended or revoked by further byelaws made by the Agency under paragraph (1).

(6) The provisions of sections 236(3) to (8) and (11) and 238 of the Local Government Act 1972<sup>(58)</sup> (which relates to the procedure for making, and evidence of, byelaws) apply to any byelaws made by the Agency under this article.

(7) In its application to byelaws made under this article by the Agency, section 236 of the Local Government Act 1972 has effect as if—

- (a) a reference to “the confirming authority” were a reference to the Secretary of State;

---

<sup>(58)</sup> 1972 c. 70. Section 236 was amended by paragraph 11 of Schedule 15 to the Civil Aviation Act 1982 (c. 16), by paragraph 31(1) of Schedule 14 to the Local Government Act 1985 (c. 51), by Part 1 of Schedule 27 to the Water Act 1989 (c. 15), by section 129 of the Local Government and Public Involvement in Health Act 2007 (c. 28), and by paragraphs 10 and 34 of Schedule 6 to the Local Democracy, Economic Development and Construction Act 2009 (c. 20). Section 238 was amended by paragraphs 10 and 36 of Schedule 6 to the Local Democracy, Economic Development and Construction Act 2009.

(b) in subsection (7), after “confirm” in the first place it occurs, “with or without modification” were inserted.

(8) The Secretary of State may charge the Agency a reasonable fee for the purpose of defraying any administrative expenses incurred by the Secretary of State in respect of byelaws made under this article which are submitted to the Secretary of State for confirmation.

(9) Where in relation to any byelaws submitted to the Secretary of State for confirmation the Secretary of State proposes to make a modification which appears to the Secretary of State to be substantial the Secretary of State—

(a) must inform the Agency and require it to take any steps the Secretary of State considers necessary for informing persons likely to be concerned with the modification, and

(b) must not confirm the byelaws until such period has elapsed as the Secretary of State thinks reasonable for consideration of, and comment upon, the proposed modification by the Agency and by other persons who have been informed of it.

(10) Byelaws made under this article are enforceable by the Agency or any authorised person.

(11) In sub-paragraph (2)(a), “recreational activities” does not include navigation for recreational purposes.

## PART 6

### PROTECTIVE PROVISIONS

#### **Statutory undertakers, etc.**

52. Schedule 8 (statutory undertakers, etc.) has effect.

#### **Protective Provisions**

53. Schedule 9 (protection for electricity, gas, water and sewerage undertakers) and Schedule 10 (protection of Port of Bridgwater) have effect.

#### **Saving for Trinity House**

54. Nothing in this Order prejudices or derogates from any of the powers, rights or privileges, or the jurisdiction or authority, of Trinity House.

#### **Crown rights**

55.—(1) Nothing in this Order affects prejudicially any estate, right, power, privilege or exemption of the Crown and in particular, nothing in this Order authorises the Agency or any other person—

(a) to use, enter upon or in any manner interfere with any land or rights of any description (including any part of the shore or bed of the sea or any river, channel, creek, bay or estuary)—

(i) belonging to Her Majesty in right of the Crown and forming part of the Crown Estate without the consent in writing of the Crown Estate Commissioners;

(ii) belonging to Her Majesty in right of the Crown and not forming part of the Crown Estate without the consent in writing of the government department having the management of that land; or

- (iii) belonging to a government department or held in trust for Her Majesty for the purposes of a government department without the consent in writing of that government department; and
  - (b) to exercise any right under this Order compulsorily to acquire an interest in any land which is Crown land which is for the time being held otherwise than by or on behalf of the Crown without the consent in writing of the appropriate Crown authority.
- (2) Consent under paragraph (1) of this article may be given unconditionally or subject to such terms or conditions as are considered necessary or appropriate and is deemed to have been given in writing where it is sent electronically.

### **Minerals**

**56.** Nothing in this Order affects the rights of any person entitled to any mine or minerals of any description whatsoever under a street or other land in, on, or adjacent to which the authorised works are constructed to work the mine or get the minerals but this does not affect any liability (whether civil or criminal) of the person so entitled in respect of any damage to the authorised works resulting from the exercise of any such rights.

## **PART 7**

### **MISCELLANEOUS AND GENERAL**

#### **Temporary traffic regulation**

- 57.**—(1) Subject to the provisions of this article, the Agency may, at any time in so far as is necessary or expedient for the purposes of or in connection with construction of the authorised works either at all times or at times, on days or during such periods as may be specified by the Agency —
- (a) make provision as to the direction or priority of vehicular traffic and pedestrians on those roads specified in column (1) of Schedule 11 (temporary traffic regulation) between the points specified in column (2), for the purposes specified in column (3);
  - (b) without limiting the scope of the specific powers conferred by sub-paragraph (a)—
    - (i) revoke, amend or suspend in whole or in part any order made, or having effect as if made, under the 1984 Act;
    - (ii) permit, prohibit or restrict the stopping, waiting, loading or unloading of vehicles on any road;
    - (iii) suspend or authorise the use as a parking place of any road;
    - (iv) make provision as to the direction or priority of vehicular traffic on any road;
    - (v) permit or prohibit vehicular access to any road,
- (2) The powers conferred by paragraph (1)(b) may only be exercised after the Agency has—
- (a) consulted the chief officer of police, the traffic authority and such other persons as it considers necessary and appropriate,
  - (b) taken into consideration any representations made to it by any such persons consulted, and
  - (c) obtained the consent of the traffic authority in whose area the road concerned is situated (which must not be unreasonably withheld).
- (3) The Agency must not exercise the powers conferred by this article in relation to any road unless it has—

- (a) given not less than 4 weeks' notice in writing of its intention to do so to the chief officer of police and to the traffic authority in whose area the road is situated; and
  - (b) advertised its intention in such manner as the traffic authority may, within 7 days of its receipt of notice of the Agency's intention, specify in writing.
- (4) Any prohibition, suspension or other provision made by the Agency under paragraph (1) has effect as if duly made by, as the case may be—
- (a) the traffic authority in whose area the road is situated, as a traffic regulation order under the 1984 Act, or
  - (b) the local authority in whose area the road is situated, as an order under section 32 of the 1984 Act<sup>(59)</sup> (power of local authorities to provide parking places),
- and the instrument by which it is effected may specify savings and exemptions to which the prohibition, restriction or other provision is subject.
- (5) Any prohibition, restriction or other provision made under this article may be suspended, varied or revoked by the Agency from time to time by subsequent exercise of the powers conferred by paragraph (1).
- (6) Expressions used in this article and in the 1984 Act have the same meaning in this article as in that Act.
- (7) The powers conferred on the Agency by this article with respect to any road have effect subject to any agreement entered into by the Agency with any person with an interest in (or who undertakes activities in relation to) premises served by the road.
- (8) If a traffic authority which receives an application for consent under paragraph (2)(c) fails to notify the Agency of its decision before the end of the period of 28 days beginning with the date on which the application was made, that authority is deemed to have granted consent.
- (9) In this article, "the 1984 Act" means the Road and Traffic Regulation Act 1984<sup>(60)</sup>.

**Power of disposal, agreements for operation, etc.**

- 58.**—(1) The Agency may, with the consent of the Secretary of State, sell, lease, charge or otherwise dispose of, on such terms and conditions as it thinks fit, the whole or any part of the authorised works and any land held in connection with them.
- (2) Without limitation on the scope of paragraph (1), the Agency may enter into and carry into effect agreements with respect to—
- (a) the construction, maintenance, use and operation of the authorised works, or any part or parts of them, by any other person,
  - (b) other matters incidental or subsidiary to, or consequential on those matters, and
  - (c) the defraying of, or the making of contributions towards, the costs of those matters by the Agency or any other person.
- (3) Any agreement under paragraph (2) may provide, amongst other things, for the exercise of the powers of the Agency in respect of the authorised works or any part of them and for the transfer to any person of the authorised works or any part of them together with the rights and obligations of the Agency in relation to them.
- (4) Where an agreement has been made by virtue of paragraph (2) references in this Order to the Agency include references to the transferee or the lessee.

---

<sup>(59)</sup> Section 32 was amended by Schedule 17 to the Local Government Act 1985 (c. 51) and by paragraph 39 of Schedule 8 to the 1991 Act.

<sup>(60)</sup> 1984 c. 27.

(5) The exercise of the powers conferred by any enactment by any person further to any sale, lease, charge or disposal under paragraph (1), or any agreement under paragraph (2), is subject to the same restrictions, liabilities and obligations as would apply under this Order if those powers were exercised by the Agency.

(6) The Agency must not under this article sell, lease, charge or otherwise dispose of, any rights conferred by article 51 (byelaws).

### **Obstructing execution of Order**

**59.** Any person who, without reasonable excuse—

- (a) obstructs any person acting under the authority of the Agency in—
  - (i) constructing or maintaining any authorised work, or
  - (ii) exercising powers under article 23 (power to survey and investigate land, etc.), or
- (b) interferes with, moves or removes any apparatus belonging to any person acting under the authority of the Agency

is guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

### **Defence of due diligence**

**60.**—(1) In proceedings for an offence under Part 3 (provisions relating to tidal works), it is a defence for the Agency to prove that it took all reasonable precautions and exercised all due diligence to avoid the commission of the offence.

(2) If in any case the defence provided under paragraph (1) involves the allegation that the commission of the offence was due to the act or default of another person, the Agency must not, without leave of the court, be entitled to rely on that defence unless, not less than 7 clear days before the hearing, it has served on the prosecutor a notice in writing giving such information as was then in its possession, identifying or assisting in the identification of, that other person.

### **Application of landlord and tenant law**

**61.**—(1) This article applies to any agreement for leasing to any person the whole or any part of the authorised works or the right to operate those works, and any agreements entered into by the Agency with any person for the construction, maintenance, use or operation of the authorised works, or any part of them, so far as any such agreement relates to the terms on which any land which is the subject of a lease granted by or under that agreement is to be provided for that person's use.

(2) No enactment or rule of law regulating the rights and obligations of landlords and tenants prejudices the operation of any agreement to which this article applies.

(3) No such enactment or rule of law applies in relation to the rights and obligations of the parties to any lease granted by or under any such agreement so as to—

- (a) exclude or in any respect modify any of the rights and obligations of those parties under the terms of the lease, whether with respect to termination of the tenancy or any other matter;
- (b) confer or impose on any such party any right or obligation arising out of or connected with anything done or omitted on or in relation to land which is the subject of the lease, in addition to any such right or obligation provided for by the terms of the lease;
- (c) restrict the enforcement (whether by action for damages or otherwise) by any party to the lease of any obligation of any other party under the lease.

### **Defence to proceedings in respect of statutory nuisance**

**62.**—(1) Where proceedings are brought under section 82(1) of the Environmental Protection Act 1990(**61**) (summary proceedings by persons aggrieved by statutory nuisances) in relation to a nuisance falling within section 79(1)(g) of that Act(**62**) (noise emitted from premises so as to be prejudicial to health or a nuisance) no order may be made, and no fine may be imposed, under section 82(2) of that Act if the defendant shows—

- (a) that the nuisance relates to premises used by the Agency for the purposes of or in connection with the exercise of powers conferred by this Order with respect to the authorised works and that the nuisance is attributable to the carrying out of the authorised works which are being carried out in accordance with a notice served under section 60 of the Control of Pollution Act 1974(**63**) (control of noise on construction sites), or a consent given under section 61 of that Act(**64**) (prior consent for work on construction sites), or
- (b) that the nuisance is a consequence of the operation of the authorised works and that it cannot reasonably be avoided.

(2) Section 61(9) of the Control of Pollution Act 1974 (consent for work on construction site to include statement that it does not of itself constitute a defence to proceedings under section 82 of the Environmental Protection Act 1990) does not apply where the consent relates to the use of premises by the Agency for the purposes of or in connection with the exercise of powers conferred by this Order with respect to works.

### **Disclosure of confidential information**

**63.**—(1) A person who—

- (a) enters a factory, workshop or workplace under the provisions of article 21 (protective works) or article 23 (power to survey and investigate land, etc.), and
- (b) discloses to any person any information obtained as a result of that entry and relating to any manufacturing process or trade secret,

is guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

(2) Paragraph (1) does not apply to disclosure made in the course of a person's performance of a duty in connection with the purposes for which the person was authorised to enter the land.

### **Disapplication of legislation**

**64.**—(1) The provisions of the Neighbourhood Planning Act 2017(**65**), insofar as they relate to temporary possession of land under articles 37 (temporary possession of land for construction purposes) and 38 (temporary possession of land for maintenance of works), do not apply in relation to—

- (a) the construction of any work;
- (b) the carrying out of any operation required for the purpose of, or in connection with, the construction of the authorised works;

---

(61) 1990 c. 43. Section 82 was amended by section 5(2) of the Noise and Statutory Nuisance Act 1993 (c. 40) and paragraph 6 of Schedule 17 to the Environment Act 1995 (c. 25).

(62) Section 79(1) was amended by section 2(2) of the Noise and Statutory Nuisance Act 1993, section 120 of, and paragraph 2(a) of Schedule 17 and paragraph 89(2) of Schedule 22 to, the Environment Act 1995, sections 101(2) and 102(2) of the Clean Neighbourhoods and Environment Act 2005 (c. 16) and sections 109(2), 110(2), 111(2) and 112(2)(a) of the Public Health etc. (Scotland) Act 2008 (asp. 5).

(63) 1974 c. 40.

(64) Section 61 was amended by Schedule 7 to the Building Act 1984 (c. 55), paragraph 15(3) of Schedule 15 to the Environmental Protection Act 1990 (c. 43), and by Schedule 24 to the Environment Act 1995.

(65) 2017 c. 20.

- (c) within the maintenance period defined in article 38(11), any maintenance of any part of the authorised works;
- (2) Section 23 of the Land Drainage Act 1991<sup>(66)</sup> (prohibition on obstructions etc in watercourses) and any byelaws made under the Land Drainage Act 1991 or the Water Resources Act 1991 do not apply to anything done under or in pursuance of this Order.

### **Local legislation**

**65.**—(1) The following do not apply to the extent that they are inconsistent with a provision of, or a power conferred by, this Order—

- (a) any provision of the local enactments specified in Part 1 (local enactments) of Schedule 12 (local legislation);
- (b) any byelaws or other provisions made under any of those enactments;
- (c) the local byelaws specified in Part 2 (byelaws) of that Schedule.

(2) For the purpose of paragraph (1) a provision is inconsistent with the exercise of a power conferred by this Order if and to the extent that (in particular)—

- (a) it would make it an offence to take action, or not to take action, in pursuance of a power conferred by this Order,
- (b) action taken in pursuance of a power conferred by this Order would cause the provision to apply so as to enable a person to require the taking of remedial or other action or so as to enable remedial or other action to be taken, or
- (c) action taken in pursuance of a power or duty under the provisions would or might interfere with the exercise of any work authorised by this Order.

(3) Where any person notifies the Agency in writing that anything done or proposed to be done by the Agency by virtue of this Order would amount to a contravention of a statutory provision of local application, the Agency must as soon as reasonably practicable, and, at any rate within 14 days of receipt of the notice, respond in writing setting out—

- (a) whether the Agency agrees that the action taken or proposed to does or would contravene the provision of local application,
- (b) if the Agency does agree, the grounds (if any) on which the Agency believes that the provision is excluded by this article, and
- (c) the extent of that exclusion.

### **Application of Water Resources Act 1991**

**66.**—(1) In so far as the Agency might enter into an agreement with owners of land or others in relation to the construction, operation and maintenance of the authorised works, the Agency may do so as though it was acting pursuant to section 158 of the Water Resources Act 1991 in any case to which paragraph (2) applies.

(2) This paragraph applies where an agreement entered into between the Agency and owners of land or others—

- (a) relates to the construction, operation or maintenance of the authorised works; and
- (b) expressly states that—
  - (i) it is being entered into pursuant to this article, and

---

<sup>(66)</sup> 1991 c. 59. Section 23 was amended by paragraph 192 of Schedule 22 to the Environment Act 1995, by paragraphs 25 and 32 of Schedule 2 to the Flood and Water Management Act 2010 (c. 29), and by S.I 2013/755 (W. 90).

(ii) it is the agreed intention of the parties that the agreement is being entered into pursuant to section 158 of the Water Resources Act 1991.

(3) Section 158 of the Water Resources Act 1991 applies to agreements entered into pursuant to this article notwithstanding the absence, in section 158(1)(a), of any reference to the Agency's functions under Part 4 of that Act (flood defence).

#### **Certification of plans etc.**

**67.**—(1) The Agency must, as soon as practicable after the making of this Order, submit copies of the book of reference, the sections, the land plans, the public rights of way plans and the works plans to the Secretary of State for certification that they are respectively true copies of the book of reference, sections and plans referred to in this Order; and a document so certified is admissible in any proceedings as evidence of the contents of the document of which it is a copy.

(2) In paragraph (1), “the book of reference” means the book of reference certified by the Secretary of State as the book of reference for the purposes of this Order.

#### **Arbitration**

**68.** Unless otherwise provided in this Order, any difference under any provision of this Order is to be referred to and settled by a single arbitrator to be agreed between the parties or, failing agreement, to be appointed on the application of either party (after giving notice in writing to the other) by the President of the Law Society.

#### **No double recovery**

**69.** Compensation is not payable in respect of the same matter both under this Order and any other enactment, any contract or any rule of law, or under two or more different provisions of this Order.

#### **Service of notices**

**70.**—(1) A notice or other document required or authorised to be served for the purposes of this Order may be served—

- (a) by post, or
- (b) with the consent of the recipient and subject to paragraphs (6) to (8), by electronic transmission.

(2) Where the person on whom a notice or other document to be served for the purposes of this Order is a body corporate, the notice or document is duly served if it is served on the secretary or clerk of that body.

(3) For the purposes of section 7 of the Interpretation Act 1978(**67**) (references to service by post) as it applies for the purposes of this article, the proper address of any person in relation to the service on that person of a notice or document under paragraph (1) is, if that person has given an address for service, that address, and otherwise—

- (a) in the case of the secretary or clerk of a body corporate, the registered or principal office of that body; and
- (b) in any other case, that person's last known address at the time of service.

(4) Where for the purposes of this Order a notice or other document is required or authorised to be served on a person as having any interest in, or as the occupier of, land and the name or address of that person cannot be ascertained after reasonable enquiry, the notice may be served by—

- (a) addressing it to that person by name or by the description of “owner”, or as the case may be “occupier”, of the land (describing it), and
  - (b) either leaving it in the hands of a person who is or appears to be resident or employed on the land or leaving it conspicuously affixed to some building or object on or near the land.
- (5) Where a notice or other document required to be served or sent for the purposes of this Order is served or sent by electronic transmission the requirement is fulfilled where the recipient of the notice or other document has given consent to the use of electronic transmission either in writing or by electronic transmission.
- (6) Where the recipient of a notice or other document served or sent by electronic transmission notifies the sender within 7 days of receipt that the recipient requires a paper copy of all or any part of that notice or other document, the sender must provide such a copy as soon as reasonably practicable.
- (7) Any consent to the use of electronic communication given by a person may be revoked by that person in accordance with paragraph (8).
- (8) Where a person is no longer willing to accept the use of electronic transmission for any of the purposes of this Order—
- (a) that person must give notice in writing or by electronic transmission revoking any consent given by that person for that purpose, and
  - (b) such revocation is final and takes effect on a date specified by the person in the notice but that date must not be less than 7 days after the date on which the notice is given.
- (9) This article does not exclude the employment of any method of service not expressly provided for by it.

Signed by authority of the Secretary of State

*David Cooper*  
Deputy Director, Flood and Coastal Erosion Risk  
Management  
Department for Environment, Food and Rural  
Affairs

4th March 2022