
STATUTORY INSTRUMENTS

2021 No. 937

**The Network Rail (Teddington
Station Access for All) Order 2021**

PART 2

ACQUISITION AND POSSESSION OF LAND

Powers of Acquisition

Power to acquire land

5.—(1) Network Rail may acquire compulsorily so much of the land shown on the deposited plans and described in the book of reference as may be required for the purposes of the authorised works or their maintenance and may use any land so acquired for those purposes.

(2) This article is subject to article 8 (power to acquire new rights) and article 11 (temporary use of land for construction works).

Application of Part 1 of the 1965 Act

6.—(1) Part 1 of the 1965 Act, in so far as not modified by or inconsistent with the provisions of this Order, shall apply 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)(b), has effect subject to the following modifications.

(3) Omit section 4 (which provides a time limit for compulsory purchase of land).

(4) In section 4A(1)(1) (extension of time limit during challenge) for “section 23 of the Acquisition of Land Act 1981 (application to High Court in respect of compulsory purchase order), the three year period mentioned in section 4”, substitute “section 22 of the Transport and Works Act 1992 (validity of orders under section 1 or 3), the five year period mentioned in article 15 (time limit for exercise of powers of acquisition) of the Network Rail (Teddington Station Access for All) Order 2021”.

(5) In section 11(1B)(2) (powers of entry) in a case where the notice to treat relates only to the acquisition of an easement or other right over land, for “3 months” substitute “1 month”.

(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 15 (time

(1) Section 4A was inserted by section 202(1) of Housing and Planning Act 2016 (c. 22).

(2) Sub-section (1B) was inserted by section 186(1) and (2)(b) of the Housing and Planning Act 2016.

limit for exercise of powers of acquisition) of the Network Rail (Teddington Station Access for All) Order 2021”.

- (7) In Schedule 2A(3) (counter-notice requiring purchase of land not in notice to treat)—
- (a) omit paragraphs 1(2) and 14(2); and
 - (b) after paragraph 29, insert—

“PART 4

INTERPRETATION

30. In this Schedule, references to entering on and taking possession of land do not include doing so under article 11 (temporary use of land for construction works) of the Network Rail (Teddington Station Access for All) Order 2021.”

Application of the 1981 Act

- 7.—(1) The 1981 Act shall apply as if this Order were a compulsory purchase order.
- (2) The 1981 Act, as applied by paragraph (1), has effect subject to the following modifications.
- (3) In section 5 (earliest date for execution of declaration), in subsection (2) omit the words from “, and this subsection” to the end.
- (4) Omit section 5A(4) (time limit for general vesting declaration).
- (5) In section 5B(1)(5) (extension of time limit during challenge) for “section 23 of the Acquisition of Land Act 1981 (application to High Court in respect of compulsory purchase order), the three year period mentioned in section 5A” substitute “section 22 of the Transport and Works Act 1992 (validity of orders under section 1 or 3), the five year period mentioned in article 15 (time limit for exercise of powers of acquisition) of the Network Rail (Teddington Station Access for All) Order 2021”.
- (6) In section 6(6) (notices after execution of general vesting declaration), in subsection 1(b) 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”.
- (7) In section 7(7) (constructive notice to treat) in sub-section (1)(a), omit the words “(as modified by section 4 of the Acquisition of Land Act 1981)”.
- (8) In Schedule A1(8) (counter-notice requiring purchase of land not in general vesting declaration), omit paragraph 1(2).
- (9) References to the 1965 Act shall be construed as references to that Act as applied to the acquisition of land under article 5 (power to acquire land) by article 6 (application of Part 1 of the 1965 Act).

Power to acquire new rights

8.—(1) Subject to paragraph (3), Network Rail may acquire compulsorily such easements or other rights over any land which it is authorised to acquire under article 5 (power to acquire land)

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- (3) Schedule 2A was inserted by paragraph 3 of Schedule 17 to, the Housing and Planning Act 2016.
- (4) Section 5A was inserted by section 182(2) of the Housing and Planning Act 2016.
- (5) Section 5B was inserted by section 202(2) of the Housing and Planning Act 2016.
- (6) Section 6 was amended by paragraph 52(2) of Schedule 2 to the Planning (Consequential Provisions) Act 1990 (c. 11) and paragraph 7 of Schedule 15 to the Housing and Planning Act 2016 (c. 22).
- (7) Section 7 was amended by paragraph 3 of Schedule 18 to the Housing and Planning Act 2016.
- (8) Schedule A1 was inserted by paragraph 6 of Schedule 18 to the Housing and Planning Act 2016.

as may be required for any purpose for which that land may be acquired under that provision by creating them as well as by acquiring easements or other rights already in existence.

(2) In the case of the land specified in columns (1) and (2) of Schedule 2 (land in which only new rights may be acquired) Network Rail's powers of compulsory acquisition are limited to the acquisition of such new rights as may be required for the purpose specified in relation to that land in column (3) of that Schedule.

(3) Subject to Schedule 2A (counter-notice requiring purchase of land) of the 1965 Act (as substituted by paragraph 5(8) of Schedule 5 (modification of compensation and compulsory purchase enactments for creation of new rights) where Network Rail acquires a right over land under paragraph (1) Network Rail is not required to acquire a greater interest in that land.

(4) Schedule 5 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.

Power to acquire subsoil or airspace only

9.—(1) Network Rail may acquire compulsorily so much of, or such rights in, the subsoil of or the airspace over the land referred to in paragraph (1) of article 5 (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 Network Rail acquires any part of, or rights in, the subsoil of or the airspace over land under paragraph (1), Network Rail is not required to acquire an interest in any other part of the land.

(3) Paragraph (2) does not prevent Schedule 2A to the 1965 Act (as modified by article 6 (application of Part 1 of the 1965 Act)) or Schedule A1 to the 1981 Act (as modified by article 7 (application of the 1981 Act)) from applying where Network Rail acquires a cellar, vault, arch or other construction forming part of a house, building or manufactory.

Rights under or over streets

10.—(1) Network Rail may enter upon and appropriate so much of the 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 subsoil or airspace for those purposes or any other purpose ancillary to its railway undertaking.

(2) Subject to paragraph (4), Network Rail may exercise any power conferred by paragraph (1) in relation to a street without Network Rail 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.

(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 Network Rail 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 case of dispute, as if it were a 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 (sharing of cost of necessary measures) of the 1991 Act applies in respect of measures of which the allowable costs are to be borne in accordance with that section.

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.
