

**THE WATFORD BOROUGH COUNCIL (LAND AT CHARTER PLACE AND HIGH STREET, WATFORD)
COMPULSORY PURCHASE ORDER 2014**

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

The Watford Borough Council (in this order called the "acquiring authority") makes the following order:-

1. Subject to the provisions of this order, the acquiring authority is, under section 226(1)(a) of the Town and Country Planning Act 1990 and under section 13 of The Local Government (Miscellaneous Provisions) Act 1976, hereby authorised to purchase compulsorily the land and the new rights over land at Charter Place and High Street, Watford described in paragraph 2 (the Order Land), for the purposes of facilitating town centre mixed use redevelopment to include part demolition/reconfiguration/change of use of existing Charter Place Shopping Centre; demolition of 37-57 and 67-69 High Street; and part retention of 63-65 High Street; erection of new buildings within classes A1, A3 and D2 including provision of new covered market, together with associated plant and machinery; ancillary facilities; provision of new public realm and facade treatment to existing car park and alterations to existing pedestrian and cycle access and egress arrangements, highway alterations/improvements and other ancillary works and operations.

2.
 - 1) The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown edged red and coloured pink on the maps numbered 1 to 7 of 7 prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Watford Borough Council (Land at Charter Place and High Street, Watford) Compulsory Purchase Order 2014".

- 2) The new rights to be purchased compulsorily over land under this order are described in the Schedule and the land is shown edged red and coloured blue on the said map.

SCHEDULE

Definitions of New Rights referred to in Table 1

The descriptions of New Rights set out in the Table of New Rights below shall apply to the New Rights scheduled to be acquired in the column headed "Extent, Description and Situation of the Land" in Table 1 of Part 2 of the Schedule. This is by reference to the letter in column 1 of the Table of New Rights indicating the New Right(s) described in column 2 of the Table of New Rights that are sought over the relevant plot:

Table of New Rights

1.

A right, for the benefit of the remainder of the Order Land:

Column (1) Right	Column (2) Nature of New Right sought
1	to enter and remain on the land and pass and re-pass across the land with or without vehicles, machinery, equipment and materials for all purposes in connection with the construction, maintenance, use, renewal, repair, removal and replacement of land, property and buildings and service media adjacent to or abutting the land
2	to erect, secure and use scaffolding and/or hoardings on the land or land adjoining or abutting the boundaries of the land for the purpose of construction, maintenance and repair of land, structures, and buildings adjacent to or abutting the land
3	to swing the jib of a crane, loaded or unloaded through the airspace over the land

4	to carry out and maintain works to protect and make good buildings on the land, to underpin foundations on the land, to fix claddings to external walls on the land
5	to carry out and maintain boundary treatment works to external walls and boundary structures and to take down and reinstate boundary walls
6	to carry out works to re-grade, resurface and landscape the land and to repair and maintain the land
7	to carry out works to disconnect, alter, divert and reconnect service media in, over or under the land
8	to access alter or replace [and connect into] services or service media
9	to access alter or replace servicing routes (including lifts and load bays) and emergency escape routes
10	to erect scaffolding and temporary hoardings on the land
11	to demolish/partially demolish the boundary/retaining walls on the land as required
12	to construct new boundary/retaining walls as required on the land
13	to clean, improve and repair the exterior of the property and maintain and renew such works on the land
14	to undertake the necessary works to the property required to complete the scheme the subject of this Order
15	to construct new pedestrian accesses and egresses between the property on the land and the proposed development
16	to construct new vehicular accesses and egresses between the property on the land and the proposed development
17	to carry out works to the entrance doors and surrounding walls, ceilings, floors to Intu Watford shopping centre to connect the proposed development
18	to enter on foot only and temporarily remain on the property for the purposes of and carry out non-intrusive condition surveys

DRAFT

Table 1

Table 2

Dated the Day of

2014

THE **COMMON SEAL** of)
WATFORD BOROUGH COUNCIL)

was hereunto affixed)

in the presence of:

Authorised Officer

DRAFT