

### Information for Landowners

This factsheet describes how we'll seek temporary access to land to carry out surveys, and our approach to acquiring land by agreement and through the compulsory purchase process.

Thames Water proposes to consent the proposed reservoir by way of the development consent order (DCO) process under the Planning Act 2008 (the 2008 Act). The DCO process is explained more fully in the Development Consent Order factsheet.

#### Temporary access to land for investigations

In order to design and understand the potential environmental impacts of proposed new reservoir, we need to carry out a variety of site investigations, assessments, and surveys on land (and/or watercourses) owned by third parties. These will include ecological and habitat surveys, archaeological, and geotechnical surveys, topographical surveys, watercourse flow monitoring, and water quality surveys.



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When we need access to land, we'll try to enter into a license agreement with the affected landowner. A license fee will be payable and the amount will depend on the specific circumstances of the access request.

If we can't agree access, then we may seek authority from the Secretary of State for Environment Food and Rural Affairs, to gain access under Section 172 of the Housing and Planning Act 2016

#### Identification of land interests

We'll seek consent to build the new reservoir via an application for development consent (DCO), under the Planning Act 2008.

The Act places a duty on us to consult with parties including those holding interests in land required for the proposed new reservoir, such as freeholders, leaseholders, tenants, occupiers, and those empowered to deal with the land as well as those entitled to make a compensation claim in accordance with the Compensation Code (a well-established framework through which affected parties can submit a compensation claim).

We are required to identify all land necessary to deliver the proposed development and all affected parties with an interest in this land. The affected parties will be included in the "Book of Reference" which will be submitted as part of the DCO application.

Parties identified in the Book of Reference can expect to receive correspondence requesting confirmation of their own and others' interest in their lands by way of Request for Information (RFI) and inviting them to have their say in the statutory public consultation on the project (to be held in 2025).



### Land acquisition by agreement

We'll need to acquire land and property temporarily and/or permanently to build and maintain the proposed new reservoir, as well as rights in land as necessary.

Our preference is to do this by agreement, directly with the affected parties.

This could mean agreeing an option over the land, - an agreement between parties to purchase land that won't be required until a later date. In most cases, land that is subject to an option agreement couldn't be sold, leased or otherwise dealt with by a landowner without our consent.

In exchange landowners would receive option payments to recognise the potential inconvenience of not being able to sell or deal with their land. These payments would be made to landowners regardless of whether we ultimately exercise the option to acquire the land. Other than the restriction on dealing with the land, landowners can use it essentially as if nothing had changed, until we decide to proceed with acquisition or to cancel the option.

### Land acquisition by compulsory purchase

If we can't reach agreement, then we'd use the compulsory purchase powers that we'll seek as part of our development consent application (2008 Act).

It's important to note that we consider compulsory acquisition a last resort to be pursued only once we've used reasonable endeavours to seek agreement.

The Valuation Office Agency has published guidance documents to help people understand the compulsory purchase compensation framework, which can be found at:

[www.gov.uk/government/publications/the-land-compensation-manual](http://www.gov.uk/government/publications/the-land-compensation-manual)

### Compensation for indirect effects

Public works may sometimes have indirect effects on surrounding land and interests. If such effects do occur, parties may be able to make claims for compensation to offset them.

### Questions

If you have any questions, please email us at:

[property.SESRO@thameswater.co.uk](mailto:property.SESRO@thameswater.co.uk)

