

# Information for land and property owners



## The Teddington Direct River Abstraction Project

So that we can design and eventually build and operate the Teddington Direct River Abstraction (TDRA) project, we'll need to access land and property to carry out surveys and investigation works. Eventually, if the project is granted planning consent, we'll also need to acquire land.

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

### Seeking access to land and property for carrying out surveys and investigation works

In order to design and understand the potential environmental impacts of the project, we'll need to seek access to land and property owned by third parties to carry out surveys and investigation works, including:

- **Ecological and habitat surveys**, including of birds, badgers, bats, invertebrates, arboriculture, etc.
- **Waterway surveys**, including of water quality, ditch ecology surveys, topographical surveys, flow monitoring surveys etc.
- **Ground investigation works**, including boreholes, cone penetration tests, trial pits and trial trenches

To gain access we'll try to enter into a license agreement with the owners of the land and property that we need to survey. The terms of the licence will include payments for allowing us access to land and such payments will vary depending upon the type and number of survey investigations we need to carry out on the land or watercourse.

When access can't be agreed, we'll try to carry out the surveys on nearby land. However, if this is not possible, we may seek to use the powers to access land under Housing and Planning Act 2016, although this is our least preferred course of action.



### Identifying land interests

We'll seek approval to build and operate the Teddington Direct River Abstraction project via an application for development consent (DCO), under the Planning Act 2008.

We're required by the Act to identify all of the land necessary to deliver the project, as well as all affected parties with an interest in this land, 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 (as well-established framework through which affected parties can submit a compensation claim). The affected parties will be included in a Book of Reference, which will be submitted as part of our application for development consent. Before that, we'll write to the owners of the identified land to confirm their ownership and find out about any other additional property interests in the land.

The parties identified can expect to receive correspondence requesting confirmation of their own and others' interest in their land by way of a Request for Information (RFI) and they will also be invited to have their say on the proposals for the project during the statutory public consultation phase in 2025.

### Acquiring land

If we're granted an order for development consent, with the powers to build and operate the project, we'd need to acquire land in various locations, as well as rights in land.

Based on our current proposals, we may seek to acquire land for the following purposes, (although it's important to note that our proposals are still being developed and could change):

- Where we're proposing to create an intermediate shaft, it's likely that land at both sub-surface and surface level would be acquired, as well as rights in land to access and maintain it.
- Where we're proposing to create an abstraction point on the River Thames riverbank, it's likely that land at both sub-surface and surface level would be acquired, as well as rights in land to access and maintain it.
- Where we're proposing to construct a new tunnel and pipeline, it's likely that sub-surface land would be acquired. There could also be locations where we'd to acquire land to launch and retrieve tunnelling and/or pipejacking equipment.
- It's also likely that we'd need to occupy some land temporarily, for temporary worksites, highways access and diversions.

We'll continue to engage with potentially impacted landowners and occupiers throughout the development of the project.

### Acquiring land by agreement

Our preference would be to acquire the land and rights that the project needs through agreement with the land/ rights owners.

A common mechanism for reaching agreement to acquire sub-surface and surface land (as well as rights in land) is an **option to purchase** and/or **option for easement** – agreements 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.

### Acquiring land by compulsory purchase

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

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)**

### How to contact us

If you have any questions about how the project might impact your property, please email us at:

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