

NOTICE OF CONFIRMATION

THE ROYAL BOROUGH OF GREENWICH (WOOLWICH EXCHANGE) COMPULSORY PURCHASE ORDER 2022

SECTIONS 226(1)(A) AND 226(3)(A) OF THE TOWN AND COUNTRY PLANNING ACT 1990
AND
SECTION 13 OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976
AND
THE ACQUISITION OF LAND ACT 1981

- 1. Notice is hereby given that the Secretary of State for Levelling Up, Housing and Communities, in exercise of his powers under the above Acts, on 12 July 2023 confirmed the Royal Borough of Greenwich (Woolwich Exchange) Compulsory Purchase Order 2022 submitted by the Royal Borough of Greenwich.
2. The order as confirmed provides for the purchase of the land and the new rights described in the Schedule hereto for the purposes of:
(a) Facilitating the development, redevelopment or improvement of land at Woolwich Exchange, Woolwich (being land bound by Plumstead Road, Woolwich New Road, Spray Street and Burrage Road) consisting of demolition, clearance of the land, other enabling works and the construction, erection, and improvement of new and existing buildings, structures and land to provide a comprehensive mixed use development comprising residential dwellings, commercial, business and service uses, community uses, drinking establishments, assembly and leisure uses, new and enhanced public realm, hard and soft landscaping, highway works, car parking, access works, servicing arrangements, plant, infrastructure and other associated works; and
(b) Executing works to facilitate the development, redevelopment or improvement of the land comprising the over-sail of land by cranes during construction.
3. A copy of the order as confirmed by the Secretary of State for Levelling Up, Housing and Communities and of the map referred to therein have been deposited at The Woolwich Centre Library, The Woolwich Centre, 35 Wellington Street, Woolwich, London SE18 6HQ and may be seen at the following hours:
Monday: 9:00am – 7:00pm
Tuesday: 9:00am – 5:30pm
Wednesday: 9:00am – 5:30pm
Thursday: 9:00am – 7:00pm
Friday: 9:00am – 5:30pm
Saturday: 9:00am – 5:00pm
Sunday: 12:00pm – 4:00pm.
4. The order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.
5. Once the order has become operative, the Royal Borough of Greenwich may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
6. Every person who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the Royal Borough of Greenwich via Newsteer, 20 Farringdon Street, London, EC4A 4AB marked for the attention of David Conboy as to the person's name and address and the land in question, using a prescribed form. The relevant prescribed form is set out in Schedule 3.

Jeremy Smalley
Deputy Director – Regeneration and Property
For and on behalf of
Royal Borough of Greenwich
The Woolwich Centre
35 Wellington Street
London SE18 6HQ

22nd August 2023

SCHEDULE 1
LAND AND THE NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED

Land
All interests, other than those of the acquiring authority, within the land and premises comprising approximately 2.3 hectares principally situated between Spray Street, Burrage Road, Woolwich New Road and Plumstead Road, Woolwich and which are listed as follows:

- (i) 1-26 Plumstead Road (inclusive)
(ii) 1-16 Parry Place (inclusive);
(iii) Land at Former Ashley Day Centre and east of Parry Place;
(iv) 1-41 Spray Street (odds) (inclusive);
(v) 1-13 Woolwich New Road (odds) (inclusive);
(vi) 16-18 Burrage Road; and
(vii) Car parking area at Scotts Passage.

New rights
The right for the acquiring authority and its lessees, licensees, successors in title, assigns and all such persons they may authorise to acquire new rights to swing the jib of a crane, loaded or unloaded, through the airspace over the highway, buildings and other land principally situate at the following:

- (i) Spray Street;
(ii) Woolwich New Road;
(iii) Beresford Square;
(iv) Plumstead Road;
(v) Burrage Road; and
(vi) Parry Place.

SCHEDULE 2
FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to make general vesting declaration

- 1. Once the Royal Borough of Greenwich (Woolwich Exchange) Compulsory Purchase Order 2022 has become operative, the Royal Borough of ("the Council") may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Council at the end of the period mentioned in paragraph 2.

Notices concerning general vesting declaration

- 2. As soon as may be after the Council executes a general vesting declaration, it must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives it information relating to the land following the invitation contained in the confirmation notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period, the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Council together with the right to enter on the land and take possession of it. Every person on whom the Council could have served a notice to treat in respect of their interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of their interest in the land, together with interest on the compensation from the vesting date.
3. The "vesting date" for any land specified in a declaration will be the first day after the end of the period mentioned in paragraph 2, unless a counter-notice is served under Schedule A1 to the Act within that period. If a counter-notice is served, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain tenancies

- 4. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". "A long tenancy which is about to expire" means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it is assumed that the landlord will take every opportunity to terminate the tenancy and the tenant will take every opportunity to retain or renew their interest.
5. The modifications are that the Council may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless it first serves notice to treat in respect of the tenancy and then serves every occupier of the land with a notice of its intention to enter and take possession after the period (which must be not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

SCHEDULE 3
FORM FOR GIVING INFORMATION

Royal Borough of Greenwich (Woolwich Exchange) Compulsory Purchase Order 2022

To: Royal Borough of Greenwich
c/o Newsteer Real Estate Advisers
20 Farringdon Street
London EC4A 4AB

[I][We] being [a person][persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all][part of] that land, give you the following information, pursuant to the provisions of section 15 of the Acquisition of Land Act 1981:

- 1. Name and address of informant(s):
2. Land in which an interest is held by informant(s):
3. Nature of interest(s):

Signed:

Date:

