

**THE ENVIRONMENT AGENCY (UNLOCKING THE RIVER SEVERN) (BEVERE)
COMPULSORY PURCHASE ORDER 2018**

**THE WATER RESOURCES ACT 1991
THE SALMON AND FRESHWATER FISHERIES ACT 1975
AND THE ACQUISITION OF LAND ACT 1981**

The Environment Agency, in this order called "the acquiring authority", hereby makes the following order:

- 1 Subject to the provisions of this order the acquiring authority is, under sections 154 and 156 of the Water Resources Act 1991 in conjunction with sections 10 and 18 of the Salmon and Freshwater Fisheries Act 1975, hereby authorised to purchase compulsorily the land and the rights over land described in paragraph 2 required by the acquiring authority for the purposes of or in connection with the carrying out of its functions, namely:
 - (a) the construction of a fish pass adjacent to a weir in the River Severn; and
 - (b) the maintenance of the fish pass.
- 2 The land authorised to be purchased compulsorily under this order is described in the Schedule hereto and delineated and shown coloured pink on the map hereinafter mentioned and the rights over land authorised to be purchased compulsorily under this order are specified in the said Schedule and the land is delineated and shown coloured blue on the said map.
- 3 The map aforesaid is a map consisting of one sheet, prepared in duplicate, sealed with the Common Seal of the acquiring authority and marked "Map referred to in The Environment Agency (Unlocking the River Severn) (Bever) Compulsory Purchase Order 2018". One duplicate of the map is deposited in the offices of the acquiring authority and the other is deposited in the offices of the Secretary of State for Environment, Food and Rural Affairs.
- 4 In this order all measurements of areas stated in any description of the lands shall be construed as if the words "or thereabouts" were inserted after each such measurement of area.
- 5 Parts 2 and 3 of Schedule 2 to the Acquisition of Land Act 1981 are hereby incorporated with this order subject to the modification that references in the said Parts of the said Schedule to the undertaking shall be construed as references to any building or work constructed or to be constructed on the land authorised to be purchased under this order.

SCHEDULE

TABLE 1

Number on plan (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1A	Right over 5,645 square metres of arable and pasture land with hedgerows (near Hawford Lock Lane) for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these to construct (including any necessary clearance of vegetation) and use an access by foot and with vehicles, including the right to pass and repass, with or without materials, plant or machinery, and to use part of the land as a temporary compound, for all purposes in connection with the works for the construction of the fish pass.	The Late Harry Packman Sansome, c/o Geoffrey Sansome and Ann Elizabeth Sansome, Hawford Farm Cottage, Hawford Lock Lane, Claines, Worcestershire, WR3 7SD			Geoffrey Sansome and Ann Elizabeth Sansome, Hawford Farm Cottage, Hawford Lock Lane, Claines, Worcestershire, WR3 7SD CLH Pipeline System, c/o Fisher German, PO Box 7273 Ashby De La Zouch LE65 2BY (in respect of pipe) BT Openreach, 81 Newgate Street, London EC1A 7AJ (in respect of cable)

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Number on plan (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
2A	Right over 3,135 square metres of arable land, hedgerows, amenity woodland and track for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these to construct (including any necessary clearance of vegetation) and use an access by foot and with vehicles, including the right to pass and repass, with or without materials, plant or machinery, for all purposes in connection with the works for the construction of the fish pass.	Neville Brian Gwillam and Mary Marshall Gwillam, Bevere Green Farm, Bevere, Worcester Worcestershire, WR3 7RG			
3A	Right over 25,410 square metres of agricultural pasture land on the bank of the River Severn for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these to enter and undertake works (including any necessary clearance of vegetation) with or without vehicles, materials, plant or machinery, and to use the land as a temporary compound, in connection with the construction of the fish pass.	Peter Richard Marcus Philips, Church Farm, Claines, Worcester, WR3 7RL			
3B	All interests in 3,685 square metres of agricultural pasture land and river bank of the River Severn.	Peter Richard Marcus Philips, Church Farm, Claines, Worcester, WR3 7RL			

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		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
3C	Right over 1,455 square metres of river bed of the River Severn for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these to enter and undertake works (including any necessary clearance of vegetation) with or without vehicles, materials, plant or machinery, and the right to moor vessels, for all purposes in connection with the construction, maintenance, inspection and repair of the fish pass.	Peter Richard Marcus Philips, Church Farm, Claines, Worcester, WR3 7RL			
3D	Right over 1,095 square metres of agricultural pasture land and track (near the River Severn) for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these for access by foot and vehicle including the right to pass and repass, with or without materials, plant or machinery for all purposes in connection with the inspection, maintenance and repair of the fish pass.	Peter Richard Marcus Philips, Church Farm, Claines, Worcester, WR3 7RL			
3E	Right over 295 square metres of agricultural pasture land for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these to enter and undertake works (including any necessary clearance of vegetation) with or without vehicles and with such plant, machinery, equipment and materials as may be necessary in connection with the excavation of a pond extension.	Peter Richard Marcus Philips, Church Farm, Claines, Worcester, WR3 7RL			

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		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
3F	Right over 1,650 square metres of agricultural pasture land on the bank of the River Severn for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these to enter and undertake works (including any necessary clearance of vegetation) with or without vehicles, materials, plant or machinery, and to use the land as a temporary compound, in connection with the construction, maintenance, inspection and repair of the fish pass.	Peter Richard Marcus Philips, Church Farm, Claines, Worcester, WR3 7RL			
4A	All interests in 560 square metres of river bed of the River Severn.	Canal & River Trust (as Trustee of the Waterways Infrastructure Trust), Station House, 500 Elder Gate, Milton Keynes MK9 1BB			
4B	Right over 1,260 square metres of river bank and river bed of the River Severn for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these to enter and undertake works (including any necessary clearance of vegetation) with or without vehicles, materials, plant or machinery, and the right to moor vessels, for all purposes in connection with the construction, maintenance, inspection and repair of the fish pass.	Canal & River Trust (as Trustee of the Waterways Infrastructure Trust) Station House 500 Elder Gate Milton Keynes MK9 1BB			

Number on plan (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
5A	Right over 1,130 square metres of agricultural land adjacent to River Severn for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these to construct (including any necessary clearance of vegetation) and use an access by foot and with vehicles, including the right to pass and repass, with or without materials, plant or machinery, for all purposes in connection with the works for the construction of the fish pass.	Lawrence William Thomas and Laura Cynthia Thomas, The Cottage, Bevere Manor Garden, Bevere Green, Bevere, Worcester WR3 7RG			
5B	Right over 60 square metres of driveway/track (adjoining Bevere Manor East) for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these for access by foot and vehicle including the right to pass and repass, with or without materials, plant or machinery for all purposes in connection with the inspection, maintenance and repair of the fish pass.	Lawrence William Thomas and Laura Cynthia Thomas, The Cottage, Bevere Manor Garden, Bevere Green, Bevere, Worcester WR3 7RG			

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Number on plan (1)	Extent, description and situation of the land (2)	Qualifying persons under section12(2)(a) of the Acquisition of Land Act 1981 - name and address			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
6A	Right over 155 square metres of driveway/track (adjoining Bevere Manor East) for the acquiring authority and its lessees, licensees, successors in title, assigns, and those authorised by any of these for access by foot and vehicle including the right to pass and repass, with or without materials, plant or machinery for all purposes in connection with the inspection, maintenance and repair of the fish pass.	Jonathan Charles Dear and Helen Louise Dear, Bevere Manor East, Bevere, Worcester WR3 7RG			

TABLE 2

Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1A	<p>The King's School, Worcester c/o Harrison Clark Solicitors, 5 Deansway, Worcester, WR1 2JG and of The King's School, Worcester, 5 College Green, Worcester WR1 2LL</p> <p>British Waterways Board, 64 Clarendon Road, Watford WD17 1DA</p>	<p>Caution relating to a Deed of Easement dated 13 August 2004</p> <p>Caution relating to a lease of rights dated 9 April 2010</p>	<p>CLH Pipeline System c/o Fisher German, PO Box 7273 Ashby De La Zouch, LE65 2BY</p> <p>BT Openreach, 81 Newgate Street, London EC1A 7AJ</p>	<p>Pipeline easement</p> <p>Cable easement</p>
2A	---	---	---	---
3A	<p>Lloyds Bank Plc (Co.Regn.No.2065), Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ</p>	<p>Registered charge dated 25 August 2009</p>	<p>Kinver Freeliners Angling Club, c/o Martin Lloyd (Secretary), 33 Sunningdale Road, Sedgley, Dudley, West Midlands DN3 3PP</p> <p>Margaret Smith, Hill View, Northwick Road,</p>	<p>Fishing rights</p> <p>Fishing rights and the benefit of restrictive covenants by virtue of a conveyance dated</p>

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Number on plan (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981- not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
			Claines, Worcestershire	28 October 1969
3B	Lloyds Bank Plc (Co.Regn.No.2065) Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ	Registered charge dated 25 August 2009	Kinver Freeliners Angling Club, c/o Martin Lloyd (Secretary), 33 Sunningdale Road, Sedgley, Dudley, West Midlands DN3 3PP Margaret Smith, Hill View, Northwick Road, Claines, Worcestershire	Fishing rights Fishing rights and the benefit of restrictive covenants by virtue of a conveyance dated 28 October 1969
3C	Lloyds Bank Plc (Co.Regn.No.2065) Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ.	Registered charge dated 25 August 2009	Kinver Freeliners Angling Club, c/o Martin Lloyd (Secretary), 33 Sunningdale Road, Sedgley, Dudley, West Midlands DN3 3PP Margaret Smith, Hill View, Northwick Road, Claines,	Fishing rights Fishing rights and the benefit of restrictive covenants by virtue of a conveyance dated 28 October 1969

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	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
			Worcestershire	
3D	Lloyds Bank Plc (Co.Regn.No.2065) Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ.	Registered charge dated 25 August 2009	Margaret Smith, Hill View, Northwick Road, Claines, Worcestershire Neville Brian Gwillam and Mary Marshall Gwillam, Bevere Green Farm, Bevere, Worcester Worcestershire, WR3 7RG	Fishing rights and the benefit of restrictive covenants by virtue of a conveyance dated 28 October 1969 Right of way
3E	Lloyds Bank Plc (Co.Regn.No.2065) Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HZ	Registered charge dated 25 August 2009	Margaret Smith, Hill View, Northwick Road, Claines, Worcestershire	Fishing rights and the benefit of restrictive covenants by virtue of a conveyance dated 28 October 1969
3F	Lloyds Bank Plc (Co.Regn.No.2065), Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton,	Registered charge dated 25 August 2009	Kinver Freeliners Angling Club, c/o Martin Lloyd (Secretary), 33 Sunningdale Road, Sedgley, Dudley,	Fishing rights

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	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	WV9 5HZ		West Midlands DN3 3PP Margaret Smith, Hill View, Northwick Road, Claines, Worcestershire	Fishing rights and the benefit of restrictive covenants by virtue of a conveyance dated 28 October 1969
4A	Unknown third parties Canal and River Trust First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB acting as Trustee of the Waterways Infrastructure Trust	Mines and minerals Benefit of restrictions on the registered title preventing dispositions without a certificate signed by Canal & River Trust confirming that the provisions of 2.4.1 of a Trust Settlement Deed dated 28 June 2012 have been complied with or that they do not apply to the disposition and preventing dispositions without procuring the necessary certificate confirming compliance with 122(3) or section	Kinver Freeliners Angling Club, c/o Martin Lloyd (Secretary), 33 Sunningdale Road, Sedgley, Dudley, West Midlands DN3 3PP Neville Brian Gwillam and Mary Marshall Gwillam, Bevere Green Farm, Bevere, Worcester Worcestershire, WR3 7RG PJW Limited (incorporated in the Isle of Man), Churchfields, Strathallan Park,	Fishing rights Fishing rights Easement for purpose of conduits for service media benefitting No 2 Bevere Lock House, Grimley,

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	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
		125(2) of The Charities Act 2011.	Ouchen, Isle of Man IM3 1NP Donald and Margaret Smith, No 1 Bevere Lock House, Grimley, Worcester WR2 6LX	Worcestershire WR2 6LX by virtue of a transfer dated 22 March 2006. Easement for purpose of conduits for service media benefitting No 1 Bevere Lock House, Grimley, Worcestershire WR2 6LX by virtue of a transfer dated 3 April 2006.
4B	Canal and River Trust First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB acting as Trustee of the Waterways Infrastructure Trust	Benefit of restrictions on the registered title preventing dispositions without a certificate signed by Canal & River Trust confirming that the provisions of 2.4.1 of a Trust Settlement Deed dated 28 June 2012 have been complied with or that they do not apply to the disposition and preventing dispositions without procuring the necessary certificate	Kinver Freeliners Angling Club Martyn Lloyd (Secretary), 33 Sunningdale Road, Sedgley, Dudley, West Midlands DN3 3PP Neville Brian Gwillam and Mary Marshall Gwillam, Bevere Green Farm, Bevere, Worcester Worcestershire, WR3 7RG	Fishing rights Fishing rights

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	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
		confirming compliance with 122(3) or section 125(2) of The Charities Act 2011.		
5A	---	---	Margaret Smith, Hill View, Northwick Road, Claines, Worcestershire Peter Richard Marcus Philips, Church Farm, Claines, Worcester, WR3 7RL	Fishing rights and the benefit of restrictive covenants by virtue of a conveyance dated 28 October 1969 Benefit of a restrictive covenant by virtue of a conveyance dated 13 May 1987
5B	---	---	Peter Richard Marcus Philips, Church Farm, Claines, Worcester, WR3 7RL	Benefit of a restrictive covenant by virtue of a conveyance dated 13 May 1987 and right of way
6A	National Westminster Bank (Co. Regn 929027) Mortgage Centre, PO Box 12201, 7 Brindley Place, Birmingham,	Registered charge dated 4 January 2010 and benefit of restriction on title.	Lawrence William Thomas and Laura Cynthia Thomas, The Cottage, Bevere Manor Garden, Bevere Green, Bevere,	Right granted by a conveyance dated 5 November 1956

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	Name and address	Description of Interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	B2 2NA		<p>Worcester, WR3 7RG</p> <p>Peter Richard Marcus Philips, Church Farm, Claines, Worcester, WR3 7RL</p> <p>John and Nicola Coverdale Bever Manor West, Bever Green, Bever, Worcester, WR3 7RG</p>	<p>Right of way</p> <p>Right of way</p>

General Entries

Name and address	Capacity	Qualification
BT Openreach 81 Newgate Street, London EC1A 7AJ	as licensed telecommunications operator	in respect of telecommunications facilities
British Telecommunications plc 81 Newgate Street, London, EC1A 7AJ	as licensed telecommunications operator	in respect of telecommunications facilities
Severn Trent Water Limited Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ	as statutory water undertaker	in respect of water mains, foul sewer, surface water sewer and other apparatus
Western Power Distribution Blackpole Road, Worcester, WR4 9TB	as statutory electricity supplier undertaker	in respect of electricity high and low voltage pressure and other apparatus
National Grid plc 1 – 3 Strand, London WC2N 5EH	As statutory electricity supplier undertaker	in respect of electricity high and low voltage pressure and other apparatus
Cadent Gas Limited Ashbrook Court Prologis Park, Central Boulevard, Coventry, United Kingdom, CV7 8PE	as statutory gas undertaker	in respect of gas mains, pipes and other apparatus
Worcestershire County Council County Hall, Spetchley Road, Worcester WR5 2NP	as highway authority	in respect of highway

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Date: 19th January 2018

THE COMMON SEAL of)

THE ENVIRONMENT AGENCY)

was affixed here in the presence of)



Authorised Signatory:

Seal Number: 751

Peter Kellett
DIRECTOR OF LEGAL SERVICES
PETER KELLETT