

**DATED** \_\_\_\_\_ **2022**

**TRANSPORT FOR LONDON**

**THE SILVERTOWN TUNNEL ORDER 2018**

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**GENERAL VESTING DECLARATION**

**relating to**

**LAND**

**at Dock Road Silvertown in London**

**and referred to as**

**THE SILVERTOWN TUNNEL (NORTH PORTAL ACCESS) GVD**

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**Pinsent Masons**

## FORM 1

### FORM OF GENERAL VESTING DECLARATION

**THIS GENERAL VESTING DECLARATION** is executed on the \_\_\_\_\_ day of \_\_\_\_\_ 2022 by Transport for London (“TfL”).

#### WHEREAS:-

- (1) On 10 May 2018 a development consent order entitled The Silvertown Tunnel Order 2018 (SI 2018 No. 574) was made by the Secretary of State for Transport under the powers conferred on him by the Planning Act 2008 (the “**Development Consent Order**”).
- (2) The Development Consent Order came into force on 31 May 2018, authorising TfL to exercise powers under the Development Consent Order to acquire compulsorily land described in the Second Schedule hereto, (in addition to rights for the acquisition of other land, and the acquisition of rights or the benefit of covenants in respect of other land also included in the Development Consent Order).
- (3) Article 26 of the Development Consent Order provides for the application, with modifications (as identified in article 26) of the Compulsory Purchase (Vesting Declarations) Act 1981 (“**the Act**”) to the Development Consent Order. The Act prescribes vesting procedures for land subject to powers of compulsory acquisition under the Development Consent Order.
- (4) Notice of compulsory acquisition was first published in accordance with section 134 of the Planning Act 2008 on 5 June 2018.
- (5) That notice included the statement and form prescribed under Regulation 3(2)(b) of the Compulsory Purchase of Land (Vesting Declarations) (England) Regulations 2017.

**NOW THIS DEED WITNESSETH** that, in exercise of the powers conferred on them by section 4 of the Act, as applied by article 26 of the Development Consent Order, TfL hereby declares:

1. The Vested Property (defined in the First Schedule and shown coloured pink on the GVD Plan annexed hereto) being part of the land authorised to be acquired by the Development Consent Order along with the rights to enter and take possession of the Vested Property and to vest the Vested Property in TfL **SHALL VEST** in TfL as from the Vesting Date (defined in the First Schedule).
2. For the purposes of section 2(2) of the Act, the specified period in relation to the Vested Property is one year and one day in relation to each area of land specified in columns 1 and 2 of the Second Schedule hereto that is stated with respect to that area in column 2.
3. In this Declaration, wherever the context permits:
  - (a) the headings are for convenience only and do not affect the interpretation of this Declaration;
  - (b) the capitalised terms appearing in this Declaration (including the Schedules) have the respective meanings assigned to them in this Declaration and, in particular, where the capitalised terms set out in the First Schedule denote defined terms, those defined terms shall apply throughout this Declaration;
  - (c) reference to any statute or section of any statute includes a reference to any statutory amendments, modification or re-enactment thereof for the time being in force and to every instrument, order direction, regulation, bye-law, commission, licence, consent, condition, scheme or other such matter made under or pursuant to statute;
  - (d) wording importing the singular include the plural and vice versa and wording importing gender includes any other gender;
  - (e) references to persons includes persons, firms and companies;

- (f) the word 'including' means including but without limitation;
- (g) the words 'in particular' mean in particular, but without prejudice to the generality of the preceding wording;
- (h) a reference to the Vested Property includes reference to any part thereof unless the context otherwise requires;
- (i) a reference to an Existing Title (as defined in the First Schedule) includes reference to any part thereof unless the context otherwise requires;
- (j) references to numbered Plots relate to the Plot numbers which appear on the land plans certified by the Secretary of State in accordance with article 65 of the Development Consent Order;
- (k) a reference to a particular numbered Plot or to a group or series of Plots includes reference to the whole and all parts thereof unless the context otherwise requires;
- (l) a reference to a part of a Plot (in circumstances where parts of the land comprised within a particular Plot are treated differently within this Declaration) is to the part of the Plot identified by the text of this Declaration and (if that is applicable) by any colouring, hatching and any applicable annotations on the GVD Plan;
- (m) measurements for Plots given in the Schedules are approximate;
- (n) references to a particular Schedule are to the relevant Schedule of this Declaration; and
- (o) a reference to a 'Part' of a Schedule is a reference to such part of that Schedule as the context permits.

4. This Declaration shall have the effect of vesting in TfL on the Vesting Date a freehold estate in the whole of the Vested Property.
5. TfL hereby requests the Chief Land Registrar on or after the Vesting Date to register TfL as the proprietor of a freehold estate in the whole of the Vested Property with absolute title.

## THE FIRST SCHEDULE

### DEFINED TERMS

Defined Term	Meaning of Defined Term
<b>“Excluded Interests”</b>	<p>the following interests in any of the Vested Property:-</p> <ul style="list-style-type: none"> <li>(a) apparatus or rights in respect of apparatus present in that land which the terms of the Development Consent Order preclude TfL from vesting in itself; and</li> <li>(b) apparatus or rights in respect of apparatus present in that land belonging to or controlled by an operator of any electronic communications network (as defined by section 32 Communications Act 2003);</li> </ul> <p>to the intent that the Vested Property will be vested in TfL in consequence of this Declaration subject to and with the benefit of any such interests, apparatus or rights in respect of apparatus that may be subsisting at the Vesting Date;</p>
<b>“Existing Title”</b>	the title applicable to each relevant Plot or part of a Plot of Vested Property as listed in column 3 of the <b>Second Schedule</b> ;
<b>“GVD Land”</b>	the land edged red on the GVD Plan and which is shown on that plan coloured pink and which comprises Vested Property;
<b>“GVD Plan”</b>	the plan so titled and annexed to this Declaration showing in plan form the GVD Land edged red and coloured pink;
<b>“Plot”</b>	each or any of the plots of land identified on the GVD Plan and in the <b>Second Schedule</b> (which for the avoidance of doubt correspond to the plots of land so identified on the land plans certified by the Secretary of State for Transport in connection with the Development Consent Order);
<b>“TfL”</b>	Transport for London, the body corporate established under section 154 of the Greater London Authority Act 1999, of 5 Endeavour Square, Stratford, London E20 1JN;
<b>“Vested Property”</b>	all the land that is shown coloured pink on the GVD Plan comprising the Plot numbers specified in the <b>Second Schedule</b> and which includes the surface of that land and the airspace above it without upper limit, together with all the land beneath its surface without lower limit and all the mines and minerals within it but does not include any Excluded Interests;
<b>“Vesting Date”</b>	<p>the date 3 months and one day after the later of</p> <ul style="list-style-type: none"> <li>(a) the date of this Declaration; and</li> <li>(b) the date on which the service of notice required by section 6 of the Act is completed (as certified by TfL).</li> </ul>

**THE SECOND SCHEDULE**

**The Vested Property as defined in the First Schedule to this Declaration  
(which is the land shown on the GVD Plan coloured pink)**

<b>Plot Number on GVD Plan (1)</b>	<b>Plot Description (2)</b>	<b>Existing Title (3)</b>
05-121	624sqm of land comprising car park (Dock Road)	EGL56079, EGL133270, EGL378084, EGL549275
05-134	253sqm of land comprising car park (Dock Road)	EGL56079, NGL131881, EGL549275
06-028	328sqm of land comprising car park (Dock Road)	EGL56079, EGL549275, NGL131881, NGL24651
06-029	100sqm of land comprising shrubbery and hardstanding (Dock Road)	EGL56079, EGL549275, NGL24651
06-031	1029sqm of land comprising compound, yard and hardstanding (Dock Road)	EGL56079, EGL549275, NGL24651, NGL110643
06-043	151sqm of land comprising shrubbery off Dock Road	EGL56079, NGL110643

**ANNEXURES**

**GVD PLAN**

# THE SILVERTOWN TUNNEL ORDER 2018: THE SILVERTOWN TUNNEL (NORTH PORTAL ACCESS) GVD

Compulsory Purchase of Land (Vesting Declarations) (England) Regulations 2017/3.



## Key

- GVD Land\*
- Vested Property\*
- Land which is included in the Silvertown Tunnel Development Consent Order 2018 but which is not included in this GVD
- Plot Boundaries

\*Please refer to the Silvertown Tunnel (North Portal Access) GVD for further explanation of these terms.

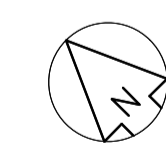
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Client



Designer

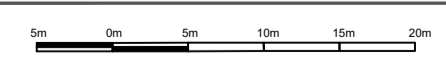


Project THE SILVERTOWN TUNNEL ORDER 2018:  
THE SILVERTOWN TUNNEL (NORTH PORTAL ACCESS) GVD

Drawing Title

**THE SILVERTOWN TUNNEL  
(NORTH PORTAL ACCESS) GVD  
SHEET 1 OF 1**

Status	<b>FOR INFORMATION</b>	Revision	001
Scale	1:500 @ A1 Spatial Reference System	Date	14.12.2022
			British National Grid

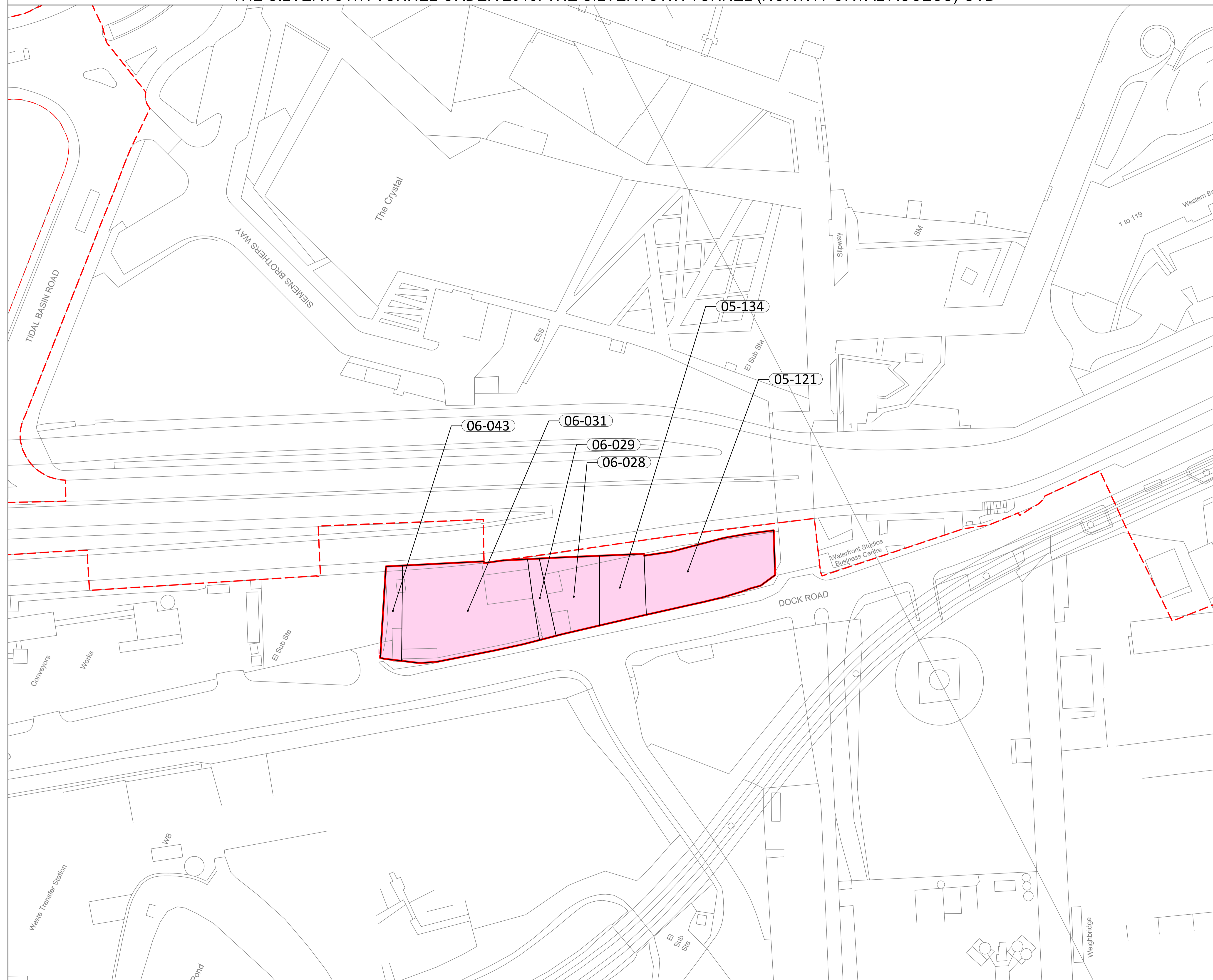


Drawn By	Checked By	Approved By
G.Jones	A.Bodrozic	A.Bodrozic

Plan reference STT-TNP-GVD-01

Drawing reference N:\CAD Team\Silvertown Tunnel\North Sweeper  
GVD\Silvertown\_The\_North\_Portal\_Access\_GVD\_1412022.dwg

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by the affixing of the )  
Common Seal of )  
TRANSPORT FOR LONDON )  
  
in the presence of:- )

Authorised Signatory