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The Planning Inspectorate
C/O Stephen Waterfield

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Our Ref: Job-0000963/CH/JH
Your Ref:
Date: 23/08/2023

stephen.waterfield@planninginspectorate.gov.uk

Dear Sirs

THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (SCOTLAND TO ENGLAND GREEN LINK 1) COMPULSORY PURCHASE ORDER 2023

We write on behalf of Mr Stephen Gregson of West Farmhouse, 1 Burdon Village, Sunderland, Tyne and Wear, SR3 2PY to object to the above Order and proposed acquisition of land and new rights in the area of Seaham to Hawthorn Pit, County Durham pursuant to the Electricity Act 1989 and Acquisition of Land Act 1981.

Mr Gregson's land interest are shown on the enclosed plans with owner occupied land shaded red, and land owned subject to tenancy shaded blue.

We object to the proposed acquisition on the following grounds:

1. The Applicant has not provided sufficient details in respect of the scheme nor engaged adequately with Landowners.
 - a. They initially failed to agree to pay for Mr Gregson's professional and legal fees in dealing with this matter. National grid would only agree to a maximum limit of £2,000. My client is taking the risk of incurring our fees in dealing with this matter.
 - b. We do not have access plans where they wish to take access.
 - c. National Grid have not properly assessed the implication of putting a cable 900mm deep on costal land.
 - d. National Grid have not properly understood the drainage.
 - e. National Grid are not clear if they require any compounds or not and I am yet to receive plans of the compounds and/or any other infrastructure on the land.
 - f. I have asked for meetings with National Grid numerous times and have only achieved one meeting two months ago. Before this meeting we had a date arranged with the drainage contractor, Bell Ingram and National Grid. National Grid and Bell Ingram failed to attend the meeting (the drainage contractor did) and they had not informed me they were not coming so it took another month to arrange a further meeting.
 - g. I also understand these objections are replicated by other agents and the NFU.

2. National Grid have not mitigated the claims and costs of the project and considering drainage. The consultation has been so poor that I firmly believe that National Grid have not identified all costs and factors which reasonably could be expected to find out if proper consultation was carried out. I note in National Grid's Statement of Case they have stated the NGET has provided the landowner with detailed Heads of Terms setting out its requirements and this was accompanied by NGET Best Practice Guide. These are generic documents that do not ensure the land holding and business is fully understood. The Heads of Terms provided do not deal with our objections above. The Best Practice Guide is a general guide and not a strategy that can be applied to the individual clients.

In addition, Bell Ingram have now suggested we use SEGL2 heads of terms which we welcome given they deal with some of the points we have raised initially. Although there are still issues with them (given this statement of case) we believe there should be some time given to agree the new heads of terms along with an incentive payment.

3. With regards to point 12.87 of National Grids Statement of Case they state they have provided detailed heads of terms and a best practice guide. The detailed heads of terms do not sufficiently deal with matters of serious concern to Mr Gregson and the best practice guide is a general document that does not deal with the matters of concern to Mr Gregson personally.
4. With regards to point 12.88 I would be grateful if National Grid can explain which accesses, they will use temporarily and which they will use permanently and for those accesses can they detail how they will be maintained.
5. With regards to point 12.89 the National Grid's Statement of Case they state that they have justified the need for the project, which I don't disagree with however my concern is that this is a publicly funded scheme and therefore National Grid should ensure that this is the best use of public funds especially in the current climate however how can they fully justify this scheme when National Grid do not fully understand the land holdings, the businesses, the drainage, other activities or ventures that are currently happening. Therefore, because they do not fully understand this how they can properly budget for the scheme, therefore I would ask National Grid to set out the projected costs of land drainage and compensation in full and justify how they balance costs and mitigation against compensation.
6. Mr Gregson has live option agreements in respect of residential development on his land and although the residential development is not upon land where the cable will be, they have rights under the option to use retained land i.e. land whereby the cable will be laid. I do not believe National Grid understand this obligation of Mr Gregson.
7. We wish understand whether other rights including any public rights of way will be diverted over Mr Gregson land.
8. National Grid's Statement Case is correct at 12.95 in that the drainage consultant met with the relevant landowners to gather information on land use and agricultural farming practices to help form an appropriate drainage strategy and cable depth. However, this does not resolve my objection above, drainage contractors basically said that the depth of the cable should be 1.2 as opposed to 900 metres however National Grid are not willing to accept this until a formal report has been submitted. In addition, I understand that the drainage consultant has not been instructed to provide the pre and post drainage plans along with a detailed strategy of how the drainage is going to be dealt with pre and post construction. Therefore, how can my clients be sure that the drainage is properly going to be assessed and protected. If the drainage is not protected and preserved the devaluation on the land holdings is significant, not only in the disturbance but also the devaluation of the whole holding. I firmly do not believe that this has been taken into account.

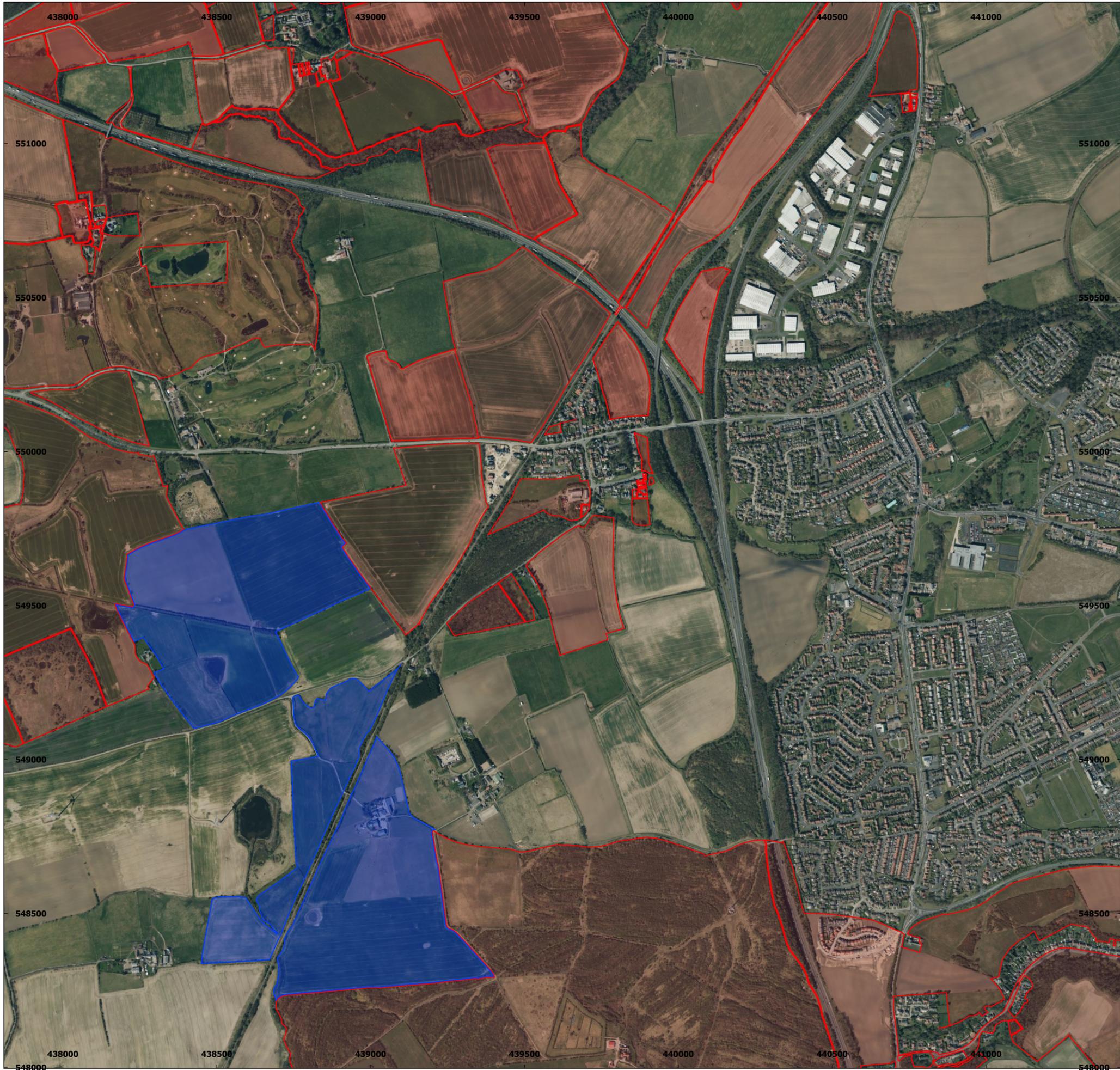
We look forward to hearing from you in due course.

Yours sincerely



Caroline Horn MRICS FAAV
Partner

For and on behalf of George F. White LLP



Legend

- Gregson Land Ownership
- Philip Lee Tenancy
201.73 Ac/ 81.64 Ha



Scale - 1:12,500



Client / Project: Gregson, S M			
Drawing Title: National Grid - Plan Plots - Masterplan			
Drawn By: RD		Checked By: CH	
Date: 21.08.2023		Scale: 1:12,500 @ A3	
Project Number: WOL609474	File No: -	Dwg No: 02	Revision: A
<i>Path: 1. Client Projects\G\Gregson, S M\WOL609474 - National Grid Proposed Cable Route</i>			

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GEORGE F. WHITE

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Legend

Gregson Land Ownership

N

Scale - 1:2,000

Client / Project:
Gregson, S M

Drawing Title:
National Grid - Plan Plots - Masterplan

Drawn By: RD	Checked By: CH
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Date: 21.08.2023	Scale: 1:2,000 @ A3
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Project Number: WOL609474	File No: -	Dwg No: 02	Revision: A
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Path: 1. Client Projects\G\Gregson, S M\WOL609474 - National Grid Proposed Cable Route

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