

THE NATIONAL GRID ELECTRICITY TRANSMISSION
(HARKER ENERGY ENABLEMENT PROJECT)
COMPULSORY PURCHASE ORDER 2023

STATEMENT OF REASONS

28 SEPTEMBER 2023



National Grid Electricity Transmission (Harker Energy Enablement Project) Compulsory

Purchase Order 2023

Statement of Reasons

1 Introduction

- 1.1 This document is the Statement of Reasons of National Grid Electricity Transmission Plc (**NGET**) prepared in connection with the National Grid Electricity Transmission (Harker Energy Enablement Project) Compulsory Purchase Order 2023 (the **Order**).
- 1.2 If confirmed by the Secretary of State for Energy Security and Net Zero, the Order will authorise NGET to purchase compulsorily the land and new rights in land required for (1) replacing the existing Harker Substation, (2) refurbishing the existing 132kV overhead lines between the Harker substation and the Scottish Border by installing an additional circuit along the existing pylons and renewing the existing wires between Harker and the Scottish Border (via Longtown) and (3) associated works to maintain and upgrade the existing electricity transmission system and provide additional network capacity for future demand (the **Project**).
- 1.3 This Statement sets out NGET's justification for promoting the Order and explains why there is a compelling case in the public interest for the confirmation of the Order. This Statement has been prepared in accordance with Section 12 of the Department for Levelling Up, Housing and Communities' *Guidance on Compulsory purchase process and The Crichel Down Rules* (July 2019) (**CPO Guidance**).
- 1.4 In this Statement, the land which is the subject of compulsory purchase powers is referred to as the **Order Land**. The Order Land is described in this Statement and is shown coloured pink (freehold acquisition) and blue (acquisition of rights) on maps which form part of the Order (**Order Maps**).
- 1.5 The Order also contains a Schedule of Interests which identifies those persons with an interest in land affected by the Order.

2 Powers under which the Order is made

- 2.1 This Order was made pursuant to section 10 of, and Schedule 3 to, the Electricity Act 1989 (**1989 Act**), and having regard to the CPO Guidance.
- 2.2 Section 10 of the 1989 Act provides that the powers in Schedule 3 (which provides for the compulsory acquisition of land) have effect in relation to the holder of a transmission licence. NGET is the holder of an electricity transmission licence granted pursuant to section 6(1)(b) of the 1989 Act. As such, NGET is empowered to exercise powers of compulsory acquisition in England and Wales under the 1989 Act.
- 2.3 Paragraph 1(1) of Schedule 3 to the 1989 Act provides that:
- "the Secretary of State may authorise a licence holder to purchase compulsorily any land required for any purpose connected with the carrying on of the activities which the licence holder is authorised by the licence to carry on."*
- 2.4 Paragraph 1(2) of Schedule 3 to the 1989 Act confirms that "*land*" includes any right over land, and that the Secretary of State's power includes power to authorise the acquisition of rights over land by creating new rights, as well as acquiring existing ones. This includes the creation of rights equivalent to an easement and "restrictive rights" akin to restrictive covenants.

- 2.5 NGET is taking a proportionate approach to compulsory acquisition and, rather than seek to acquire the freehold title to all of the Order Land, is seeking to acquire a combination of freehold title (for the NGET substation) and permanent rights (in relation to the overhead lines) as described in more detail in section 8 below.

3 Description of the Project and the Order Land

- 3.1 The Project is situated in the north of England and comprises the upgrade of the Harker substation and works to three existing overhead lines as detailed below. As such most of the Order Land either comprises of, or is immediately adjacent to, land on which existing electricity transmission infrastructure is already situated. As described further below, outside of the existing substation, the Order Land is predominantly agricultural land.

- 3.2 The existing Harker Substation is located approximately 5.5 km north of Carlisle and lies in the administrative area of Carlisle City Council ("**the Council**"). The settlement of Harker lies to the east of the substation. To the north of the substation, the land is dominated by modified grassland used for grazing livestock, with fields separated by a mix of hedgerows, wet ditches, fences and lines of trees. The area immediately to the east of the substation was recently used as a construction site for the separate Power Flow project and the area to the west of the substation comprises modified grassland fields, bounded by hedgerows and ditches.

- 3.3 The existing Harker Substation comprises three main elements:

- (a) 132 kV AIS site built in the 1950s (**HARK1**);
- (b) 275 kV AIS site (**HARK2**) built in the 1950s and 1960s; and
- (c) 400kV GIS site (**HARK 4**) built in the 1990s with additions approximately 10 years ago.

- 3.4 Electricity is transported from the Harker Substation via the following overhead line routes (shown along with adjoining routes in the overhead line location plan at Appendix A, **the OHL Location Plan**):

- (a) **V Route** (denoted by the towers beginning with a 'V' reference in the OHL Location Plan) runs North from Harker substation for 13km and connects to the AL route to form a 3-ended circuit Gretna-Harker-Hawick. The route crosses predominantly agricultural land, with the exception of Longtown where the route runs along the western edge of the town, close to residential gardens and through a livestock auction mart site. To the north of Longtown, the route passes through areas of woodland before reaching the Scottish Border. This route is currently a single 132kV circuit.
- (b) **AL Route** (denoted by the towers beginning with a 'AL' reference in the OHL Location Plan) consists of two 132kV circuits – Gretna-Hawick and Gretna-Harker-Hawick. The AL Route connects to the V route approximately 1 km south of the Scottish border and runs westwards across agricultural land with some areas of woodland. After 3.5km the AL route meets the Scottish Border at the River Sark (Corries Mill Bridge), towards Gretna. As such the AL Route crosses the Anglo/Scottish border, with its western end lying in Scotland. The Scottish section of the AL is the responsibility of Scottish Power Transmission (**SPT**) and so does not form part of the Project for the purposes of the Order.
- (c) **T Route** (denoted by the tower beginning with a 'T' reference in the OHL Location Plan) is a single 6.5km circuit which forms the Harker-Chapel Cross circuit connecting to Chapel Cross substation with its Northern end lying in Scotland. The T route is located

across agricultural land, passes through areas of woodland, crosses the River Esk with its associated areas of grazing marshes, before reaching the Scottish Border at the River Sark. The Scottish section of the T-route is the responsibility of SPT and so does not form part of the Project for the purposes of the Order. The southern end of the circuit is located on agricultural land to the East of Rockcliffe, and ties into an OHL route shared with ENWL (FW) at FW8 and runs in an easterly direction to Harker Substation at FW1. There will be a requirement to construct a new cable sealing end platform at FW1 to allow transfer of the circuit, via cable, to the planned new 132kV substation to the north of the existing site.

- 3.5 With regard to the related works to the Scottish sections of the AL and T Routes being undertaken by SPT ("**the Scottish Works**"), please see section 4 below for further information.
- 3.6 The Project comprises the replacement of HARK1, the removal of the majority of HARK 2 and part replacement of HARK 4 through an extension to the existing substation (together the **Substation Rebuild**) as well as overhead line works being the installation of a second 132 kV and uprating of the existing circuit on the V Route, uprating the AL Route through the replacement of existing conductors with additional works to Tower AL068 and the erection of two new towers to form a duck under arrangement to enable the new V Route circuit to feed the AL Route and uprating of the T Route through the replacement of existing conductors (**OHL Works**).
- 3.7 NGET developed a design for the Project for the purposes of seeking planning permission and promoting the Order. This was informed by a wide range of surveys and assessments, including ecological surveys, geophysical surveys, ground investigations (e.g. boreholes), soil surveys, historic environment, flood risk and land drainage assessments. Insofar as planning permission is required for the Project, this has been granted as explained in section 7 below. The appointed principal contractor will be responsible for further developing the detailed design.
- 3.8 NGET has had regard to the Construction (Design and Management) Regulations 2015 (**CDM**) in its design of the Project. CDM ensures health and safety is coordinated and managed throughout all stages of a construction project (including during the development, design, construction and procurement stages) in order to reduce the risk of harm to those who will build, use and maintain structures. These requirements have influenced the design and the areas required for construction, including but not limited to, compounds and access roads.
- 3.9 The component parts of the Project are described below:

Substation Rebuild

- 3.10 The Substation Rebuild is illustrated on the drawing at Appendix B. The component parts are described in more detail below:
- (a) Outdoor equipment comprising:
- (i) Six supergrid transformers;
 - (ii) Gantries for the transition between the OHL and substation equipment;
 - (iii) A short section (approximately 100 m long) of new OHL to connect the existing tower to the new gantries;
 - (iv) Busbars and switchgear;

- (v) A diesel generator for backup power supply.
- (b) Buildings, which will contain the following:
 - (i) A 400 kV Gas Insulated Switchgear (GIS) Substation building
 - (ii) A 132 kV GIS Substation building
 - (iii) Welfare and associated switching rooms are housed inside the 400kV and 132kV switchgear buildings;
- (c) Security perimeter fence
 - (i) This will include an electric tipper, passive infra-red security lighting erected on columns and CCTV security cameras
- (d) Car Park comprising:
 - (i) A hardstanding will be provided for car parking.
- (e) Access Road comprising:
 - (i) Permanent roads within and outside the substation will facilitate vehicular access.
- (f) Service media comprising:
 - (i) New fresh water, sewage, drainage, telecommunications equipment and low voltage power supplies to the site; and
 - (ii) Underground cable connections back to the existing substation.
- (g) Additional works comprising:
 - (i) Areas of substation outside of access roads to be surfaced with stone chippings:
 - (ii) Two attenuation ponds;
 - (iii) Two outfalls (one to the north into Rockcliffe Beck and one into an existing ditch); and
 - (iv) Landscape and biodiversity planting.

OHL Works- V Route

3.11 The component parts of the V Route works are described in more detail below:

- (a) Upgrading existing circuit by way of replacement of existing conductors and fittings and installation of a second 132 kV circuit on the existing towers (**V Route Upgrading Works**); and refurbishment of the existing towers including foundations as required based on condition.

- (b) Installation of x2 gantries at V70 to facilitate a duck under arrangement whereby the newly installed second circuit travels underneath the existing AL route and connects to the existing Gretna-Hawick circuit to form a second Gretna-Harker-Hawick circuit.
 - (c) Installation of a new OHL tower, V27R at Harker substation, to replace the existing V27 to allow the existing Gretna-Harker-Hawick and new second Gretna-Harker-Hawick circuit to be transferred from the existing 132kV substation to the new 132kV substation.
- 3.12 Whilst the new tower at V27R is being constructed, a temporary tower will be installed in order to maintain the existing Gretna-Harker-Hawick line during construction. The temporary arrangements are shown in the drawing at Appendix B.

OHL Works - T Route

- 3.13 The component works of the T Route works are described in more detail below:
- (a) Uprating by way of replacement of existing conductors and associated fittings (**T Route Uprating Works**); and refurbishment of the existing towers including foundations as required based on condition.
 - (b) Installation of a new cable sealing end platform at tower FW1 to facilitate the connection of the T-route circuit to the new substation.
 - (c) There will be a requirement to access the adjoining FW route (and specifically tower FW8) for safety earthing purposes.

OHL Works - AL Route

- 3.14 The component parts of the AL Route works are described in more detail below:
- (a) Uprating by way of replacement of existing conductors (**AL Route Uprating Works**); and refurbishment of the existing towers including foundations as required based on condition.
 - (b) Connection of the new V-route circuit to tower AL68.

Construction Compound, Parking Areas and Accesses

- 3.15 Construction compounds, parking areas and accesses to each of the towers along the overhead lines are required to enable the construction, maintenance and decommissioning of the overhead line works. The construction compounds, the parking areas and accesses to each of the towers are shown generally on the Order Maps.

4 The Scottish Works

- 4.1 The Scottish Works comprise uprating of the assets in Scotland at the corresponding ends of the AL-route and T-route respectively to satisfy the load capacity detailed in customer connection drivers specified by SPT.
- 4.2 To ensure the uprated circuits allow sufficient load transfer, both NGET and SPT will install conductors capable of meeting the following ratings which have been agreed with SPT and confirmed to meet the capacity required on these circuits resulting from the expansion of the electricity transmission system in Scotland:

	Winter MVA	Summer MVA
Pre fault	203	176
Post fault	241	210

- 4.3 SPT are responsible for obtaining all necessary consents required for the Scottish Works, which includes gaining section 37 consents for replacement towers on the part of the T Route located in Scotland (although these works are not due to take place until 2026). Since the works on the Scottish part of the AL Route are refurbishment works only between Gretna and the Anglo-Scottish border, no primary consents are expected to be necessary for the works on the AL route.
- 4.4 NGET have not been made aware of any issues by SPT and, regardless of the Scottish Works, NGET have non-load based drivers to complete the proposed works comprised within the Project in any event. These project drivers are set out further in section 5 below.

5 Need for and benefits of the Project

- 5.1 NGET owns and maintains the high voltage electricity network in England and Wales and is required under section 9 of the 1989 Act to develop and maintain an efficient, co-ordinated and economical system of electricity distribution.
- 5.2 NGET has identified a need to redevelop its existing Harker Substation site due to the cumulative effect of a number of project drivers, primarily network capabilities reinforcement and new customer connections. The principal project drivers are detailed further below.

Network capabilities reinforcement

- 5.3 The National Grid Electricity System Operator (**NGESO**) is the electricity system operator for Great Britain. NGESO annually reviews the network capabilities requirements which includes the following notable activities and publications:
- (a) Future Energy Scenarios (**FES**)– are developed annually by NGESO with input from industry and other stakeholders. The FES represent a range of different, credible ways in which the energy could evolve taking account of policy and legislation, including net zero targets.
 - (b) Electricity Ten Year Statement (**ETYS**) – using data from the FES, NGESO undertakes and annual assessment to identify points on the transmission system where more network capability is needed to ensure that energy is delivered efficiently and reliably to where it is needed.
 - (c) Network Options Assessment (**NOA**) – The NOA sets out NGESO’s recommendation for which reinforcement projects should receive investment during the coming year. These are assessed by NGESO so that the most economic and efficient solutions are recommended to proceed, and others told to hold or stop. The NOA uses the latest methodology approved by Ofgem, and outputs from the FES and ETYS.
- 5.4 Scotland and the north of England is characteristically an ‘exporting’ region where installed generation capacity is more than enough to supply the local demand. Larger demand areas lie in central and south of England and so the energy flows across the southern Scottish and northern English boundaries are predominantly north-to-south, which is the main driver for reinforcements. The FES, ETYS and NOA have identified that Scotland has significant

quantities of green energy coupled with lower demand and there is a need to increase the cross-border capabilities of the electric transmission network.

- 5.5 NGENSO has also published a suite of documents under the 'Pathway to 2030: A holistic network design to support offshore wind deployment for net zero' (July 2022) in response to the UK Government's ambitions concerning offshore wind (as to which see below). The Pathway to 2030 Holistic Network Design (HND) Executive Summary recognises that as the scale of offshore wind deployment increases so does the need for additional transmission infrastructure to deliver the electricity generated to customers, going onto state that:

"A significant step change is required to move from the current capacity of 11.3 GW to 50 GW by 2030, both in the roll out of the additional offshore wind farms themselves and the network required to connect and transport the electricity to where it can be used. Therefore, innovative thinking in network design has never been more important to ensure delivery of affordable, clean and secure power and meet the UK Government's ambitions...."

"Publication of the innovative HND is just the start of the delivery of the transmission network required to facilitate 50 GW offshore wind by 2030.... Specifically, the time taken to build onshore transmission network infrastructure will need to be significantly reduced in order to meet the offshore wind ambitions and net zero targets."

- 5.6 The NOA published in July 2022 (**July 2022 NOA**) forms part of the Pathway to 2030 suite of documents and recommends the continued development of significant cross-border transmission routes to provide additional corridors to export power south. The July 2022 NOA gave a "proceed" signal to a number of projects in the Central Belt and Anglo-Scottish Border region, including the Project. The July 2022 NOA identifies the Project as a HND essential option, being a reinforcement that is essential to deliver the Pathway to 2030.

New customer connections

- 5.7 NGET is contracted with the local electricity distribution company, Electricity North West Ltd (**ENWL**), to provide capacity to connect new distributed embedded generation across Cumbria. The Project is required to fulfil that connection offer.
- 5.8 Significant planned onshore wind generation in the south-west of Scotland will also feed southwards into Harker substation, along with upgrading of existing overhead lines with SPT. This increased generation creates an additional need to uprate and upgrade existing equipment at the Harker Substation site.

Asset health and environmental management

- 5.9 With regard to asset health, the majority of the original above and below ground assets (which in the case of the 132kV and 275 kV sites date from the 1950s and 1960s) have been identified as requiring replacement. This, combined with the proposed customer connections, requires that the 132 kV site needs to be completely replaced; the majority of the 275 kV site will need to be removed / rationalised, and part of the 400 kV site will need to be replaced.
- 5.10 Additionally National Grid has an environmental ambition with particular focus on achieving net-zero carbon targets. Sulphur Hexafluoride (SF6) is an insulating gas used in substations, known to have environmental impacts if it leaks. In line with the UK government's net zero carbon target, National Grid's strategy is to reduce its SF6 emissions year-on-year progressing towards a net zero position by 2050. SF6 reduction has been a key consideration in developing proposals for the redevelopment of Harker Substation and the extension at Harker will contain all SF6 free equipment.

Policy support for the Project

5.11 The need for the Project is reflected in the strong policy support for the Project set out below:

National Energy Policy

5.12 The UK and Scottish Governments have set ambitious targets to achieve net zero in their greenhouse gas emissions by 2050 in England and Wales and by 2045 in Scotland. To meet these targets the UK will need to continue to move away from traditional and polluting forms of energy generation to heat homes, charge vehicles and power businesses, and there will be a greater need for cleaner, greener energy.

5.13 In November 2020 the UK Government set out its Ten Point Plan for a Green Industrial Revolution (the **Ten Point Plan**). The Ten Point Plan lays the foundations for the UK to meet its legal obligation to deliver Net Zero greenhouse gas emissions by 2050. The Ten Point Plan recognises that in order to connect green energy generation, specifically offshore wind, the UK must undertake a significant transformation and reinforcement of its existing electricity transmission network.

5.14 The Energy White Paper published in December 2020 (the **White Paper**) sets out how the UK will reach net zero emissions by 2050.

5.15 The White Paper explains that it is likely that overall demand for electricity will double by 2050 due to the electrification of other sectors such as transport and heating. On page 42, it states that meeting this demand by 2050 would require “*a four-fold increase in clean electricity generation with the decarbonisation of electricity increasingly underpinning the delivery of our net zero target*”.

5.16 The White Paper identifies the Government’s aim for a fully decarbonised, reliable and low-cost power system by 2050, including 40 GW of wind generation capacity by 2030, which is enough to power every home in the UK. At page 76, the White Paper explains the importance of electricity network infrastructure in enabling the successful delivery of this objective. It states:

“The transformation of our energy system will require growing investment in physical infrastructure, to extend or reinforce the networks of pipes and wires which connect energy assets to the system and maintain essential resilience and reliability.”

5.17 The Net Zero Strategy: Build Back Greener, 2021 (the **Net Zero Strategy**) sets out the Government’s vision of using the necessary action to tackle climate change as an economic opportunity to create prosperity. Part 3i (Power) sets out key commitments to deliver a decarbonised power system by 2035. These include:

- (a) Subject to supply, all electricity will come from low carbon sources by 2035;
- (b) Delivery of 40GW of offshore wind by 2030;
- (c) Investing in supply chains, infrastructure and early-coordination of offshore transmission networks for the offshore wind sector; and
- (d) Ensuring the planning system can support the deployment of low carbon energy infrastructure.

5.18 The UK Government’s British Energy Security Strategy (April 2022) (the **BESS**) now identifies a target of delivering 50 GW of renewable wind energy by 2030. The BESS sets out the

Government's aims to reduce reliance on coal and gas and to generate and store more renewable and nuclear energy in the UK and recognises the importance of the transmission network within this strategy, noting that accelerating our domestic supply of clean and affordable electricity also requires the expansion and growth of that transmission network to connect new green energy generation, and to transfer the power to where it is needed most.

5.19 Building on the BESS and the Net Zero Strategy, the Government has recently published the following plans:

- (a) 'Powering Up Britain' Energy Security Plan (March 2023) (the **Energy Security Plan**); and
- (b) 'Powering Up Britain' The Net Zero Growth Plan (March 2023) (the **Net Zero Growth Plan**).

5.20 The Energy Security Plan sets out the steps that the Government is taking to ensure that the UK is "*more energy independent, secure and resilient*". It builds on the Government's ambitions set out in the BESS and the Net Zero Strategy, setting out an aim to double Britain's electricity generation capacity by the late 2030s so as to move towards energy independence, whilst acknowledging that demand for electricity could itself double by 2050. In this regard, the Energy Security Plan notes that the "*right*" electricity network infrastructure and network connection is critical for building new energy infrastructure, with "*over 250 gigawatts of generation in the transmission connection queue (compared to circa 80 gigawatts that is currently connected)*". The following priorities are identified to speed up the delivery of such infrastructure:

- (a) Halving development time for transmission network projects;
- (b) Taking a whole system approach to network planning;
- (c) Enabling an effective legislative and regulatory framework;
- (d) Accelerating electricity network connections; and
- (e) Expanding and optimising electricity interconnection with neighbours.

5.21 The Energy Security Plan is complemented by the Net Zero Growth Plan, which notes that energy security and net zero are "*two sides of the same coin*".

5.22 As well as building on the above documents, the Net Zero Growth Plan is part of the Government's response to the recommendations of 'Mission Zero', the report of the Independent Review of Net Zero published in January 2023. This report identifies infrastructure's key role in the delivery of net zero, noting that scale and speed are required, and recognising the need for the electricity network to keep pace with the Government's renewable energy ambition. The Net Zero Growth Plan confirms that the Government is "*partly or fully acting upon 23 recommendations from the Independent Review of Net Zero report's 25 recommendations for 2025*". It also sets out progress on delivery in various areas, including the Government's ambition to halve the time it takes to build new transmission network infrastructure.

Energy NPS

5.23 The UK Government recognises the importance and urgency of new energy developments and has published a series of National Policy Statements (**NPS**) which set out national policy for nationally significant energy infrastructure recognising that providing affordable, reliable and sustainable energy is a key issue in UK Government policy. Although applying strictly to those

projects falling within the definition of Nationally Significant Infrastructure Projects (**NSIPs**), the NPSs may also be a material consideration for projects progressed under the Town and Country Planning Act 1990 (as amended).

- 5.24 The NPS for Energy (NPS EN-1), and the NPS for Electricity Networks Infrastructure (NPS EN-5) are considered to be material considerations and demonstrate national policy support for the Project.

NPS EN-1

- 5.25 The overarching NPS for Energy (NPS EN-1) sets out the Government's policy for delivery of major energy infrastructure. Paragraph 2.1.2 recognises that:

“energy is vital to economic prosperity and social well-being and so it is important to ensure that the UK has secure and affordable energy. Producing the energy the UK requires and getting it to where it is needed necessitates a significant amount of infrastructure, both large and small scale.”

- 5.26 Paragraph 2.20 notes that it is critical that the UK continues to have secure and reliable supplies of electricity as we transition to a low carbon economy and notes that to manage the risks to achieving security of supply we need sufficient electricity capacity to meet demand at all times and that electricity demand must be simultaneously and continuously met by its supply.

- 5.27 Paragraph 3.7.2 states that both demand and supply of electricity will increase in the coming decades and that existing transmission networks will have to evolve and adapt to handle increases in demand.

- 5.28 Paragraph 3.7.4 states that new electricity infrastructure projects will add to the reliability of the national energy supply and provide crucial national benefits which are shared by all users of the system.

- 5.29 Paragraph 3.7.10 develops this point, noting that there is an *“urgent need for new electricity transmission and distribution infrastructure to be provided”*.

NPS EN-5

- 5.30 EN-5 is the electricity networks infrastructure NPS and was developed to provide policy direction on the development of new electricity networks.

- 5.31 Paragraph 1.1.1 of EN-5 states that: *“The new electricity generating infrastructure that the UK needs to move to a low carbon economy while maintaining security of supply will be heavily dependent on the availability of a fit for purpose and robust electricity network. That network will need to be able to support a more complex system of supply and demand than currently and cope with generation occurring in more diverse locations.”*

- 5.32 Paragraph 2.2.2 of EN-5 recognises that: *“The general location of electricity network projects is often determined by the location, or anticipated location, of a particular generating station and the existing network infrastructure taking electricity to centres of energy use. This gives a locationally specific beginning and end to a line”*. The paragraph further advises that the route of connections will need to be developed taking into account a number of factors, including engineering and environmental aspects.

Revised draft Energy NPS

- 5.33 Alongside the publication of the Energy Security Plan and the Net Zero Growth Plan, the Government has recently published and consulted on a suite of revised draft Energy NPS, (including draft replacements for the NPS EN-1 and EN-5).
- 5.34 The draft energy NPSs were previously consulted on in autumn 2021 and the revised drafts published in March 2023 both respond to consultee comments and reflect the two core energy sector themes that have developed during the intervening time: energy security and net zero (as to which please see above). A resilient electricity network is now placed at the heart of ensuring a secure and reliable energy supply across the UK. In particular:
- 5.35 Paragraph 2.1.2 of the revised draft EN-1 acknowledges that in order to produce the energy required for the UK and ensure it can be transported to where it is needed, a significant amount of infrastructure is needed at both local and national scale, and that high quality infrastructure is crucial for economic growth, boosting productivity and competitiveness.
- 5.36 Paragraph 1.1.1 of revised draft EN-5 states: "*The security and reliability of the UK's current and future energy supply is highly dependent on having an electricity network which will enable the new electricity generation, storage, and interconnection infrastructure that our country needs to meet the rapid increase in electricity demand required to transition to net zero, while maintaining energy security*".
- 5.37 The revised draft EN-5 supports National Grid's strategy to reduce its SF6 emissions, with paragraph 2.9.60 stating that SF6 is "*an extraordinarily potent greenhouse gas, and fugitive emissions from electricity networks infrastructure are an object of increasing environmental concern, especially in light of the UK's commitment to net zero by 2050*". In light of this, paragraph 2.9.61 advises: "*Applicants should at the design phase of the process consider carefully whether the proposed development could be reconceived to avoid the use of SF6-reliant assets*".
- 5.38 Paragraph 2.10.14 of the revised draft EN-5 provides that: "*The climate-warming potential of SF6 is such that applicants should, as a rule, avoid the use of SF6 in new developments*".

NPPF

- 5.39 The National Planning Policy Framework (the NPPF) is also material to, and demonstrates national policy support for, the Project. In particular, the NPPF sets out a presumption in favour of sustainable development. In this context it emphasises three overarching objectives:
- (a) An economic objective - to help build a strong, responsive and competitive economy, including by identifying and coordinating the provision of infrastructure;
 - (b) A social objective - to support strong, vibrant and healthy communities; and
 - (c) An environmental objective - to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.40 For the reasons set out above the Project is sustainable development that meets all of these objectives.
- 5.41 Section 14 of the NPPF ('Meeting the challenge of climate change, flooding and coastal change') also sets out a number of core planning principles that should underpin decision making. In particular paragraph 152 reads:

“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”.

Local policy

- 5.42 The Council's adopted local plan is the Carlisle District Local Plan (2015-2030) ("**the Local Plan**"). This sets out the planning policies for the Council's administrative area.
- 5.43 Policy SP1 of the Local Plan indicates that the Council will take a positive approach to development proposals that reflect the presumption in favour of sustainable development in the NPPF, whilst Policy SP2 supports strategic growth.
- 5.44 As well as cross-referring to the NPPF, the supporting text to Policy SP1 sets out the following definition of "sustainable development" from the Government's Sustainable Development Strategy 'Securing the Future' (2005):
- “Development which meets the needs of the present without compromising the ability of future generations to meet their own needs”*
- 5.45 Since the Project is about meeting the needs of future generations as much as it is the needs of the present, it more than meets this definition of sustainable development.
- 5.46 In this context Chapters 6 (Infrastructure) and 7 (Climate Change and Flood Risk) of the Local Plan are generally relevant to the Project.
- 5.47 The stated Objective of Chapter 6 of the Local Plan is: *“To ensure the provision of efficient and integrated infrastructure networks and their timely delivery... where needed to support new and existing development, facilitate economic growth and deliver the Plan’s strategy”*. The Context goes on to explain: *“Infrastructure can take many forms and is essential to support the delivery of the objectives within the Local Plan of increased housing provision, economic growth and creating thriving and sustainable communities. The policies in this chapter aim to ensure key infrastructure provision is in place, or can be put in place, to allow new development to be brought forward and function in a sustainable way”*.
- 5.48 Whilst Policy IP1 (Delivering Infrastructure) puts the onus on new development to ensure that there is sufficient infrastructure in place to support it, both this policy and its supporting text underline the importance of infrastructure delivery, with paragraph 6.1 of the supporting text stating: *“The timely delivery of infrastructure is fundamental to the delivery of the Plan. Co-ordinating development with the delivery of infrastructure will be necessary in some instances”*. Paragraph 6.2 goes on to list the types of *“the key infrastructure likely to be necessary to co-ordinate with the delivery of development”*. This list includes energy supply.
- 5.49 Chapter 7 of the Local Plan begins with the following Objective: *“To reduce emissions of greenhouse gases, including through securing energy from renewable sourcesin order to ensure that the District is more resilient and less vulnerable to the effects of climate change and can successfully adapt to its effects”*.
- 5.50 Policy CC1 (Renewable Energy) supports proposals for renewable energy, such as the various schemes that the Project will facilitate in terms of both connection to the National Grid and the transmission of the new energy that they will generate.

5.51 As well as acknowledging national energy policy support (and targets) for renewable energy, the supporting text to Policy CC1 recognises at paragraph 7.3 that “*The Cumbria Renewable Energy Capacity and Deployment Study (September 2011) considers a range of renewable energy sources, translating potential into realistic deployable capacity up to 2030 in order for Cumbria to meet Government energy targets. It states that Cumbria needs to significantly increase its current level of deployment (of all types of renewable energy) if it is to meet the target figure considered deployable by 2030*”.

5.52 The local policy support for the Project is ultimately demonstrated by the Council's recent grant of planning permission for the Substation Rebuild as detailed in section 5 below.

Other

5.53 Under section 9 of the 1989 Act NGET has a general duty to develop and maintain an efficient, co-ordinated and economical system of electricity distribution and transmission.

5.54 Paragraph 1 of Schedule 9 of the 1989 Act also requires NGET, in formulating any relevant proposals, to “*have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest*” and to “*do what he reasonably can to mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects*”.

5.55 The Project has been developed in accordance with these statutory duties.

5.56 Additionally the Horlock Rules, which provide guidance on the siting of new electrical connections, have been taken into account in the design of the Project. It must be noted the additional circuits being installed (Gretna-Harker-Hawick-2) are utilising already sited towers to achieve the least impact of the surrounding environment. The following NGET policies are also relevant:

- (a) *National Grid's Environmental Sustainability Policy*: NGET is committed to operating its business in an environmentally responsible way and ensuring that sustainability shapes its thinking and decision-making; and
- (b) *National Grid's Stakeholder, Community and Amenity Policy*: This policy includes 10 commitments linked to NGET's environmental obligations under the 1989 Act. Of particular relevance to the Project are Commitments 1 (Establishing Need), 3 (seeking to avoid areas which are nationally or internally designated for their landscape, wildlife or cultural significance), 4 (minimising the effects of works and new infrastructure on communities), 5 (mitigating the adverse effects of works through the application of best practice environmental assessment techniques) and 7 (enhancing the environment); and
- (c) *NGC Substations and the Environment: Guidelines on Siting and Design*: This National Grid document contains guidelines on the siting and design of substations to mitigate the environmental effects of such development.

Summary of the benefits of the Project

5.57 The key benefits that will arise from the Project, which are in-line with the aforementioned duties, policies and guidance, are:

- (a) Meeting energy demand and customer connection requirements;

- (b) Transitioning to net zero/low carbon economy; and
- (c) Energy security/reliability of supply.

6 Alternatives

- 6.1 The Project relates to existing infrastructure and, as set out above, the specific need to develop the Harker substation is due to the cumulative effect of various project drivers, primarily customer connections combined with asset health and environmental management site requirements.
- 6.2 In this context, a siting study was completed in September 2021. This initially looked at siting the proposed development either within the Harker Substation site or on adjoining land to the west owned by NGET. These options were discounted based on lack of available space and associated health and safety implications, system security issues, and constraints from existing underground cabling and overhead lines. Potentially suitable 'focus areas' outside the Harker Substation site were then identified. A preferred focus area was identified immediately north of the Harker substation site as it was considered to offer the best technical, cost and environmental solution within which to develop the detailed design.
- 6.3 This siting study was submitted as part of the planning application for the Substation Rebuild detailed in section 7 below.

7 Consents

The Town and Country Planning Act 1990 (the 1990 Act)

- 7.1 Planning permission is in place for all parts of the Project that require planning permission under the 1990 Act as explained further below.

Substation Rebuild

- 7.2 Planning permission reference 22/0981 for the following development was granted by the Council in its capacity as local planning authority on 30 March 2023:

'Proposed extension to Harker substation as part of the Harker Energy Enablement Project comprising substation buildings, supergrid transformers, busbars & switchgear, diesel generator, mechanically switched capacitor, associated landscaping and biodiversity enhancement, drainage, internal access roads and parking, lighting & CCTV, fencing & new site access'

- 7.3 This authorises the key elements of the Substation Rebuild. The other elements are authorised as set out below.
- 7.4 Prior to making the planning application for the above planning permission, NGET submitted a request for a formal EIA screening opinion from the Council in relation to the Substation Rebuild and elements of the Project outside the scope of the planning application. The Council's screening opinion dated 11 July 2022 confirmed that the proposals were not considered to be EIA development.

OHL Works

- 7.5 The construction and operation of the V Route as a double circuit was consented by (1) The Central Electricity Board (Main Transmission Lines) Order 1940 (dated 30 July 1940) (SI

1940/1390), (2) a ministerial certificate authorising the 1940 Order and (3) a consent made under the Electricity (Supply) Act 1919 issued in 1947 (**V Route Consents**).

7.6 The V Route is currently a single circuit, meaning that the V Route Consents were only partially implemented. Accordingly, NGET can rely on the V Route Consents to install the second circuit and therefore no additional planning permission is required for the V Route Upgrading Works.

7.7 Since the T Route Upgrading Works and the AL Upgrading Route Works will involve renewing the existing conductors on a like for like basis (i.e. replacing a single conductor with another) by a statutory undertaker, no further planning consents are required as these renewal works are exempted from the definition of 'development' pursuant to section 55(2)(c) of the 1990 Act.

Other works

7.8 The remaining components of the Project do not require planning permission under the 1990 Act because either they do not constitute development requiring planning permission under the 1990 Act or they benefit from permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (the **GPDO**). By way of summary:

Project Component	Planning consenting position
Temporary construction areas & access	Permitted development pursuant to Class A of Part 4 of Schedule 2 of the GPDO
Existing substation – equipment removal	Not development under section 55 of the 1990 Act
Existing substation – removal of 400 kV GIS building	Permitted development pursuant to Class B of Part 11 of Schedule 2 of the GPDO
New underground cables and new V27 terminal tower	Permitted development pursuant to Class B(a) of Part 15 of Schedule 2 of the GPDO

Additional consents

The 1989 Act

7.9 Section 37 of the 1989 Act is the main means of obtaining consent for minor works relating to overhead lines in England unless they are exempted from such a requirement by meeting certain limitations and restrictions under the Overhead Line (Exemption) (England and Wales) Regulations 2009 (**Exemption Regulations**).

7.10 Two section 37 consents are required in respect to the following elements of the Project:

- (a) A duck under arrangement at tower AL68 which involves the erection of two new smaller towers (V70A and V70B) between AL68 and V70; and
- (b) A small section of temporary OHL outside of the land within National Grid's control from V28 to the boundary of the Harker substation land.

7.11 The applications for these two consents are due to be submitted in autumn 2023 and, due to the need for the Project set out in section 5, NGET does not consider there to be any impediment to the grant of these consents.

Other consents

7.12 A number of additional consents/licences will be required to facilitate the Project. These include the following:

- (a) Approvals from the local planning authority pursuant to the planning conditions contained in the Planning Permission;
- (b) In respect to the exercise of the permitted development pursuant to Class B of Part 11 of Schedule 2 of the GPDO, the Council's determination as to whether prior approval is required;
- (c) A permit to discharge will be required from the Environment Agency for an outfall into the Rockcliffe Beck and, similarly, consent will be required from Cumberland Council for an outfall into a drainage ditch;
- (d) Hedgerow removal notices for sections of removal directly to the west of the existing Harker substation where cables are to be laid;
- (e) SSSI assent from Natural England is required on the T Route (in respect to towers T149 and T150 which lie within the Upper Solway Flats and Marshes SSSI); and
- (f) (potentially) licences associated with protected species.

7.13 The aforementioned requirements are typical for this type of development and NGET and their contractors are familiar with the necessary scope of works to fulfil these. Should additional consents/licences be identified as being required as the Project's detailed design develops, NGET and their contractors are confident that these will also be satisfactorily agreed with the relevant authorities.

8 Land and new rights required

8.1 The Order Land is shown on the Order Maps. It comprises all of the land required for the construction, operation, repair, maintenance and decommissioning of the Project:

Freehold Acquisition

8.2 NGET is taking a proportionate approach to acquisition and only seeks to acquire the freehold title to the Order Land for the purposes of the Substation Rebuild. The current use of this land is either land used for the existing substation or agricultural land.

8.3 The Order Land that NGET seeks to acquire is shown coloured pink on the Order Maps and comprises a limited number of Plots (specifically Plots 202, 205, 206, 207, 208, 209 and 210). Whilst NGET already owns the freehold of this land, it is included in the Order because it is subject to other rights/interests (principally in respect to mines and minerals).

8.4 Section 3 of this Statement explains the works which will be undertaken at the substation site to undertake the Substation Rebuild. Freehold acquisition is necessary to ensure that NGET have the necessary exclusive possession and control of the land required for the safe construction, operation and maintenance of these installations.

Compulsory acquisition of new rights

- 8.5 Save in respect of the land identified for freehold acquisition, NGET's approach is to only acquire the interests that it requires over the various plots within the Order. Accordingly, for most of the Project, NGET seeks to create new rights over the relevant land rather than to acquire the freehold.
- 8.6 The Order Land that NGET seeks to acquire new rights over is shown coloured blue on the Order Maps. This comprises the majority of the Order Land, the nature of which is described in section 3 above.
- 8.7 The new rights sought by NGET have been separated into 'packages' based on their purpose and applied to specific plots, as appropriate. Whilst all of the rights are permanent, some of the rights are only required to be exercised from time to time, such as the creation of construction compounds during the construction, commissioning and decommissioning phases.
- 8.8 The rights 'packages' have been tailored in this way to ensure that a proportionate approach to compulsory purchase is taken, and that the impact for affected landowners and occupiers is limited so far as reasonably practicable. Accordingly, if a plot is only required in order to facilitate limited works, the relevant rights package is sought in relation to that land.
- 8.9 The Order clearly identifies whether or not it is proposed to acquire land or new rights in respect of the numbered parcels of the Order Land. Where new rights are proposed to be acquired, the description identifies the name of the appropriate rights package.
- 8.10 The rights packages are defined in full in the Order but may be summarised as follows:

Name of Rights Package	Rights
Overhead Line Rights	All rights necessary at all times for the purposes of or incidental to the construction, retention, use, operation, protection, maintenance, surveying, testing, repair, renewal, replacement, commissioning, removal and decommissioning of the overhead electricity lines and associated infrastructure.
Access Rights	All rights necessary to access the Order Land at all times with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel for the purposes of exercising the Overhead Line Rights, the Cabling Rights the Construction Compound Rights and/or the Earthing Rights.
Construction Compound Rights	All rights necessary for the purposes of or incidental to the establishment, use and removal of works compounds associated with the construction and commissioning of the electricity cables and/or the construction, commissioning and decommissioning of the electric lines.
Cabling Rights	All rights necessary for the purposes of or incidental to the construction, retention, use, operation, protection, maintenance, surveying, testing, repair, renewal, replacement, commissioning and removal and decommissioning of the electric cables and associated infrastructure.

Earthing Rights	All rights necessary to access and remain on the land with or without vehicles, personnel and plant, machinery, apparatus, equipment and materials to carry out earthing works to the electric lines
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9 **Acquisition by agreement**

Engagement Strategy

- 9.1 The Schedule to the Order identifies those persons with an interest in the Order Land. NGET has attempted to engage constructively in meaningful discussions with all known owners and occupiers of the Order Land, with a view to acquiring the land and new rights needed for the Project by agreement if at all possible, in accordance with the CPO Guidance.
- 9.2 Engagement with the majority of owners and occupiers commenced in February 2022 in connection with requests for access to survey land to inform development of the Project design and will continue in parallel with promotion of the Order (please see the Schedule of Landowner Engagement at Appendix C for further detail).
- 9.3 Land referencing activities took place in Spring/Summer 2023.
- 9.4 National Grid's overarching land rights strategy approach was developed in 2010 to provide a consistent methodology for acquiring land and rights for National Grid's infrastructure projects, in particular aimed at securing permanent rights to protect the long-term lifespan of the infrastructure. This approach has been implemented in all National Grid projects requiring land and rights acquisition and is under continuous review to ensure that it is still fit for purpose, achieves what it needs to for the business, and meets the expectations of third party landowners and occupiers. It promotes and enables effective and consistent communication with those who are most affected by National Grid's proposals and embodies the principles of the CPO Guidance on seeking to acquire land and rights by negotiation if at all possible. It ensures that people are treated fairly and consistently, no matter where they live, and seeks to encourage landowners to enter into voluntary agreements and prompt long term stakeholder relationships.
- 9.5 Negotiations to acquire the land and new rights needed for the Project are being carried out by Bruton Knowles (BK), acting on behalf of and managed/instructed by NGET.
- 9.6 Throughout the engagement period, NGET and BK have taken time to explain NGET's land requirements, kept landowners apprised of the Project's progress/programme, and considered feedback received.
- 9.7 The majority of landowners understand the requirement for the Project and no objections have been raised to BK about the Project itself. Some concerns have been raised regarding the impact of specific works and NGET has sought to address these concerns by amending the Project where reasonably practicable. For example, residents of affected properties on Arthuret Road and Arthuret Drive, Longtown, expressed concerns that their houses were included within the Order Land, in response to which NGET cut-back the Order Land as explained further in paragraph 16.5 below. Similarly, some landowners on the T Route raised concerns during meetings regarding potential disruption to farming due to the location of access routes on their land. NGET has been able to address the particular concerns raised by amending the access routes as described in paragraph 16.6 below.

Progress to date

9.8 NGET has secured all interests in the Order Land required for the purposes of the Substation Rebuild (i.e. the land shown coloured pink in the Order Maps) save for the Mines and Minerals interests where BK are engaged with the relevant owner’s agent and are negotiating an appropriate Deed.

9.9 With regard to the new rights that NGET is seeking to secure over the land coloured blue on the Order Maps, BK have been engaging with all landowners and their agents since September 2022 through Request for Information surveys (RFIs), written correspondence, telephone discussions and on site meetings. This engagement is ongoing and will include, as necessary, any newly identified landowners through ongoing RFIs. Prior to this, Fisher German were involved in the scheme and were also in contact with the relevant landowners. The current position in relation to each of the overhead lines is summarised in the following table:

	T Route	AL Route	V Route
Number of Grantors	5	5	41
Existing Deed (pre Project)	1	1	8
Deed of Easement offer accepted	2	3	17
Deed of Easement negotiation at pre-offer acceptance stage	2	1	16

9.10 NGET is committed to securing the land and rights needed for the Project by voluntary agreement if at all possible and is continuing to progress negotiations with landowners and occupiers as quickly as possible. However, despite these efforts, NGET has not yet secured all of the interests in the Order Land that it requires for the delivery of the Project. In order to provide certainty that the land and rights required for the Project can be assembled within a reasonable timeframe to enable the Project to be delivered, it is therefore necessary for NGET to start the CPO process in parallel with private treaty negotiations. Running the CPO process in parallel with continuing landowner negotiations is expressly envisaged by paragraph 17 of the CPO Guidance and NGET remains fully committed to continuing to progress negotiations throughout the CPO process in order to acquire land by agreement, where possible.

9.11 NGET considers it essential to secure the grant of permanent easements associated with the diversion of the overhead lines rather than wayleaves (whether by negotiation or through an application for a CPO) for the following reasons:

- (a) It is in the public interest to obtain the appropriate security for the electricity supply network through the grant of permanent land rights rather than temporary land rights.
- (b) Permanent land rights are commensurate with the nature and lifetime of the infrastructure comprised in the Project and NGET’s statutory duty to maintain an efficient and robust NETS and to meet demand for electricity from DNOs.

9.12 As paragraph 2.6.4 of the revised draft NPS EN-5 (published March 2023) explains, *"permanent arrangements are strongly preferred over voluntary wayleaves (which could, for example, be terminable on notice by the landowner) in virtue of their greater reliability and economic efficiency and reflecting the importance of the relevant infrastructure to the nation's net zero goals"*.

10 Other assistance and commitments provided to landowners

- 10.1 In addition to seeking to acquire land and rights by negotiation, NGET has taken other steps to try to help owners and occupiers affected by the Order.
- 10.2 NGET has offered advice and support to affected landowners by way of offering to meet reasonable professional advisors' fees in accordance with the advice provided at paragraph 19 of the CPO Guidance. As noted above, in the majority of cases, landowners have not raised individual concerns, but where they have, individual meetings have been held to fully understand the issues and alleviate concerns. There will be continuing dialogue with landowners as construction detail develops.
- 10.3 In the event that voluntary agreements cannot be concluded, parties subject to compulsory acquisition will be entitled to compensation under the CPO Compensation Code.

11 GEMA Consent

- 11.1 Paragraph 2 of Schedule 3 to the 1989 Act provides that the Secretary of State may not confirm an Order authorising the acquisition of land belonging to another electricity licence holder except with the consent of the Gas and Electricity Market Authority ("**GEMA**").
- 11.2 The Order includes the acquisition of rights over land belonging to another electricity licence holder – specifically NGET is seeking to acquire Overhead Land Rights over land owned by ENWL. This is because part of the span of overhead line between Towers V35a and V36 on V Route oversails an ENWL substation (see Plot 155 in the Order Map). Accordingly GEMA consent will be required before the Order can be confirmed by the Secretary of State.
- 11.3 Under paragraph 2(2) of Schedule 3 of the 1989 Act, GEMA cannot give consent if:
- (a) the land is being used by ENWL for the purposes of an installation necessary for the carrying on of the activities which ENWL is authorised by its licence to carry on; or
 - (b) it appears that the land will be so used and that the use will commence, or any necessary planning permission or consent under the 1989 Act will be applied for within five years of the application for GEMA consent.
- 11.4 The part of the airspace over ENWL's substation for which Overhead Line Rights are to be acquired under the Order is not being used by ENWL to carry out its activities as an electricity licence holder. Nor is there any reason why it should become necessary for ENWL to make use of this area for such purposes. ENWL has agreed the principle of the oversail and to enter into an appropriate deed to reflect this.
- 11.5 In light of this there is no reason why GEMA consent should not be forthcoming.

12 Special Category and Statutory Undertakers Land

Land belonging to statutory undertakers

- 12.1 Aside from the land owned by ENWL referred to in section 11 above, the Order Land includes land owned by the following statutory undertakers:
- (a) National Highways own plots 100, 101, 102, 240 and 256
- 12.2 Paragraph 4 of Schedule 3 to the Acquisition of Land Act 1981 provides for special parliamentary procedure to apply to the acquisition of rights over statutory undertakers' land.

However, under paragraph 4(3), this does not apply where the person acquiring the interest is a statutory undertaker. Accordingly, special parliamentary procedure does not apply to the Order, notwithstanding the inclusion of the above land within the Order.

Land belonging to a local authority

- 12.3 Whilst there is public highway within the Order Land (the status of which is unaffected by the Order), the Order Land does not include any land which is owned by a local authority.

Land owned by the National Trust

- 12.4 The Order Land does not include any land which is owned by the National Trust.

Land forming part of a common, open space or a fuel or field garden allotment

- 12.5 The Order Land does not include any common land, open space or fuel or field garden allotments.

Burial grounds, ecclesiastical property or land which includes listed buildings or is in a conservation area

- 12.6 The Order Land includes an historic battlefield site registered within the Register of Historic Battlefields (Solway Moss 1542). However, the Project will not involve any demolition, alteration or extension of this historic battlefield.

- 12.7 Additionally the Order Land includes an ecclesiastical building (The Rectory, Arthuret Drive, Longtown CA6 5SG – Plot 73) that engages the additional notice requirements in section 12(3) of the 1981 Act.

- 12.8 Otherwise there are no burial grounds, listed buildings or conservation areas within the Order Land.

Crown Land

- 12.9 The Order Land includes Crown land. However, the Order excludes the compulsory acquisition of any Crown interest in the Order Land, albeit that the interests of any other parties in land owned by the Crown are included within the Order.

13 Mining Code

- 13.1 The mining code in Parts 2 and 3 of Schedule 2 to the Acquisition of Land Act 1981 is to be included within the Order in respect to the land shown coloured blue in the Order Maps. The rights that NGET is seeking pursuant to the Order will not interfere with any mining and minerals rights over such land and so the mining code is being included for the purposes of asset protection, i.e. in order to ensure that NGET's apparatus and equipment are adequately safeguarded and protected in the future.

- 13.2 With regard to the land shown coloured pink in the Order Maps, it is not necessary to incorporate the mining code since NGET will be acquiring all interests in this land under the Order.

14 Delivery and funding

14.1 Delivery

- (a) NGET has an excellent track record in delivering infrastructure projects, including new substations, and has an excellent financial standing as explained below.
- (b) NGET has extensive experience of building, operating and maintaining linear infrastructure schemes including overhead electricity systems and substations.
- (c) By way of example, NGET has developed & delivered the following projects:
 - (i) Bulls Lodge 400kV substation; this is a new grid supply point substation that connects Network Rail demand capacity requirement.
 - (ii) Barking 132kV substation; this is a grid supply point substation that connects London Power Networks, which is part of UK Power Networks.
 - (iii) Highbury 400kV substation; this is a new grid supply point substation that connects London Power Networks, which is part of UK Power Networks. This project was delivered as part of the London Power Tunnel project 1.
- (d) The following provides a high-level overview of the delivery programme for the Project:

OHL Works

- (i) The procurement process for the OHL Works, which will lead to the appointment of the principal contractor, commenced in Q4 of 2022 and the first contracts were awarded in Q4 of 2022.
- (ii) The pre-enabling ecological works commenced in Q4 of 2022 within the ecological season window.
- (iii) Post contract award, the principal contractor will conduct detailed design work, which will be required before the commencement of construction works, and place orders for the required substation and overhead line equipment.
- (iv) The principal contractor will mobilise onsite and commence construction activities, which are planned for Q2 of 2025.
- (v) The construction end date, including commissioning & testing, is planned for Q3 of 2026.

Substation Rebuild

- (i) The procurement process for the substation Works, which will lead to the appointment of the principal contractor, commenced in Q4 of 2022 and the first contracts are planned to be awarded in Q3 of 2023.
- (vi) Post contract award, the principal contractor will conduct detailed design work, which will be required before the commencement of construction works, and place orders for the required substation and overhead line equipment.

- (vii) The principal contractor will mobilise onsite and commence construction activities, which are planned for Q1 of 2024 on land already within NGET's ownership.
- (viii) The construction end date, including commissioning & testing, is planned for Q4 of 2026.

14.2

Funding

- (a) NGET is responsible for developing, constructing, and financing the Project. It is also responsible for the payment of compensation for the acquisition of land and rights required for the Project whether pursuant to a voluntary agreement or the Compensation Code.
- (b) NGET investments, including the Project, are funded via a number of OFGEM funding mechanisms. Specifically this project is split into two funding mechanisms. The refurbishment of existing circuits (Harker-Chapel Cross and Gretna-Harker-Hawick-1) are funded by the regulatory framework known as RIIO T2 (Revenue = Incentives + Innovation + Outputs). Ofgem reviews the level of funding provided on a periodic basis at the start of each price control period. As part of the RIIO-T2 price control determination, where Ofgem reviewed and approved the needs case and associated costs, funding was provided for these elements of the Project. For the new circuit (Gretna-Harker-Hawick-2), funding is via the OFGEM Large Onshore Transmission Investments (LOTI) as part of a wider load related driver, which includes the replacement of the existing Harker substation, to increase capacity on circuits between Scotland and England.
- (c) Given NGET's strong credit rating, the requisite funding is available to meet the implementation and land acquisition/compulsory purchase compensation costs associated with the Project as and when required (including any advance payments).
- (d) Accordingly, NGET considers that the criteria in paragraphs 13 and 14 of the CPO Guidance are satisfied.

15 Related orders or applications

- 15.1 Whilst NGET's expectation is that the two applications for section 37 consents referred to in section 7 will be determined ahead of the Order being confirmed, in the event that this is not the case, a co-ordinated decision from the Secretary of State for Energy Security and Net Zero will be required.

16 Human rights and equalities

- 16.1 Each plot of land described in the Order is required either for the purposes of the Project, or is needed to facilitate, mitigate, or is incidental to the Project.
- 16.2 NGET is taking a proportionate approach to compulsory acquisition and, rather than seeking to acquire the freehold title to all of the Order Land, is seeking to acquire a combination of freehold title (for the Substation Rebuild only) and rights (such as rights to install and maintain the overhead lines).
- 16.3 NGET has sought to acquire the rights and interests in land which are required to deliver the Project through private treaty negotiation. Details of the negotiations to date are set out in section 9 of this Statement.

- 16.4 NGET considers that it has taken a proportionate approach to land assembly, having regard to the impact on affected persons.
- 16.5 Where reasonably practicable, NGET has made changes to the Project in order to minimise the impact on affected persons. In particular, NGET has cut back a section of the Order Land shown on Sheet 14 of the Order Maps ("the **Arthuret Cutback**") in order to minimise the extent to which it is seeking Overhead Line Rights over a group of residential properties adjacent to the V Route (one of which is owned by a not for profit organisation providing social housing and is understood to be inhabited by vulnerable persons). Along this specific section of the V Route, NGET is only seeking rights to the maximum swing of the overhead line behind the affected residential properties, rather than the wider construction and maintenance corridor being sought across the rest of the Project. This change to the Project (which reduced the size of Plots 055, 071, 072, 073, 074, 075, 076, 078, 080, 081, 084, 085 and 087) removed residential dwellings from the Order Land and reduced the areas of the rear gardens being included within the Order. (It should be noted that the swing line defines the minimum corridor over which Overhead Line Rights are required. Whilst NGET can adapt its working practices and use specialist equipment within the resulting narrowed corridor, this is purely for the purpose of minimising potential impacts on residents at this location and is only possible in this instance because of site specific factors and the wider working corridor along the rest of the line).
- 16.6 Another example of NGET amending the Project to minimise its impacts is where some landowners along the T Route raised concerns about access routes going through the middle of fields used for farming. This led to NGET amending the access route that forms Plot 277 so that it follows the field edge and removing an access route across land to the north of tower T151 from the Order Land entirely. (As a result of this change to the Project, tower T151 will instead be accessed from the south via Plot 273).
- 16.7 Accordingly NGET has sought to acquire only such land and/or interests which are necessary for the Project to proceed. Notwithstanding the efforts that have been made to acquire interests in the land by way of voluntary agreement, as at the date of this Statement of Reasons, NGET has been unable to secure all of the requisite interests through negotiation. It is therefore necessary to seek compulsory powers to enable the delivery of the Project.
- 16.8 Negotiations to acquire interests by private treaty will continue in parallel with the CPO process. Where an agreement is reached with the owner of any part of the Order Land, that land, save where expressly stated otherwise, will be retained as part of the Order Land. This will enable NGET (and its successors) to acquire any third-party interests that may subsist in the land which might otherwise delay, impede or prevent the implementation or operation of the Project. This is the approach recommended in the General Overview at page 6 of the CPO Guidance.

Human rights

- 16.9 With regard to human rights, Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with rights protected by the European Convention on Human Rights (**Convention**). The position is summarised in paragraph 12 of the General Overview of the Guidance, which states that a compulsory purchase order should only be made where there is "*a compelling case in the public interest*". The Guidance makes it clear that an acquiring authority should be sure that the purposes for which it is seeking compulsory acquisition powers sufficiently justify interfering with the human rights of those with an interest in the land affected. In making this assessment, an acquiring authority should have regard, in particular, to the provisions of Article 1 of the First Protocol to the Convention, and in the case of dwelling, Article 8.

16.10 Article 1 of the First Protocol states that:

"...Every natural or legal person is entitled to peaceful enjoyment of his possessions" and "no one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law..."

16.11 Article 8 of the Convention states that *"Everyone has the right to respect for his private and family life, his home and his correspondence"* and that this right should not be interfered with *"except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others"*.

16.12 Whilst owners and occupiers of the Order Land may be deprived of their property/interest in property if the Order is confirmed, this will be in accordance with the law. NGET is only seeking the acquisition of the freehold title to the Order Land where necessary. The remainder of the Order Land is proposed to be affected by new rights only. The Order is being promoted in the public interest and the public benefits have been set out in detail earlier in this Statement. NGET considers that the Order will strike the right balance between the public interest in the implementation of the Project and those private rights that will be affected by the Order.

16.13 Article 6 of the Convention provides that:

"In determining his civil rights and obligations... everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law."

16.14 The Order has been extensively publicised and consultation has taken place with the community and key stakeholders in the region. All those affected by the Order will be notified, will have the right to make representations and objections to the Secretary of State, and objecting parties will have the right to be heard at a public inquiry. It has been held by the courts that statutory processes are in compliance with Article 6 of the Convention.

16.15 Those whose interests are acquired under the Order will also be entitled to compensation which will be payable in accordance with the Compulsory Purchase Compensation Code. The Compensation Code has been held to be compliant with Article 8 and Article 1 of the First Protocol to the Convention.

16.16 NGET has sought to keep any interference with the rights of those with interests in the Order Land to a minimum. The land within the Order has been limited to the minimum required for the Project infrastructure to be installed, operated and maintained. The Arthurnet Drive Cutback is an illustration of this.

16.17 The requirements of the Human Rights Act 1998 and the Convention, particularly the rights of property owners, have therefore been fully taken into account. There is a compelling case in the public interest for the Order to be made and confirmed, and the interference with the private rights of those affected that would be the inevitable result of the exercise of compulsory purchase powers conferred by the Order would be lawful, justified and proportionate.

Equality Act

16.18 NGET has, as a non-public body exercising public functions, had regard to the public sector equality duty set out in s149(1) of the Equality Act 2010 and has, in promoting the Order, and has undertaken a community consultation and landowner engagement exercise.

16.19 NGET has taken account of and considered receptors and effects on those receptors through its environmental assessment processes for the Project. The Arthuret Cutback is an example of this approach, with NGET amending the extent of the Order Land so as to minimise the potential impact of the Project on adjacent residents.

16.20 NGET does not currently consider that the Project will give rise to any impacts or differential impacts on persons who share a relevant protected characteristic as defined in the Equality Act, or upon persons who do not share such relevant protected characteristic. However, the engagement process is ongoing and NGET's position will be continually monitored and should any persons be identified who may adversely impacted by the Project packages of assistance measures will be put in place as necessary so as to mitigate so far as practicable any identified activity that may have an adverse impact on these individuals.

17 Statement justifying extent of scheme to be disregarded for the purposes of assessing compensation in the 'no-scheme world'

17.1 Paragraph 196(v), Section 12, of the CPO Guidance requires a statement to be included in every statement of reasons which justifies the extent of the scheme to be disregarded for the purposes of assessing compensation in the 'no-scheme world'.

17.2 Section 6(A) of the Land Compensation Act 1961 (LCA 1961) provides that *"the no scheme principle is to be applied when assessing the value of land in order to work out how much compensation should be paid by the acquiring authority for the compulsory acquisition of the land"*. For the purposes of section 6(A), the "scheme" means the scheme of development underlying the acquisition.

17.3 Section 6 explains that the underlying scheme is to be the scheme provided for by the Order unless it is shown that the underlying scheme is a scheme larger than, but incorporating, the scheme provided for by that instrument.

17.4 The Order authorises the compulsory acquisition of land and rights needed for the Project. The Project is the "scheme" for the purposes of section 6(A).

18 Conclusion

18.1 NGET has made the Order pursuant to section 10 of, and Schedule 3 to, the 1989 Act, and having regard to the CPO Guidance. If confirmed by the Secretary of State for Energy Security and Net Zero, the Order will authorise NGET to purchase compulsorily the land and new rights in land required for the Project.

18.2 As set out above, the Project is required primarily for network capabilities reinforcement and new customer connections, as well as for asset health and environmental management reasons, and is fully supported by national energy policy. In this regard the key benefits that will arise from the Project are:

- (a) Meeting energy demand and customer connection requirements;
- (b) Transitioning to net zero/low carbon economy; and
- (c) Energy security/reliability of supply.

18.3 The requirements of the Human Rights Act 1998 and the Convention, particularly the rights of property owners, have been fully taken into account, along with NGET's duties under the

Equality Act 2010. The interference with the private rights of those affected would be lawful, justified and proportionate.

- 18.4 The public benefits of the Project substantially outweigh the private interests affected, which in any event NGET has sought to minimise by only acquiring rights over the majority of the Order Land, rather than freehold interests, as well as amending the Project to address specific landowner concerns where reasonably practicable to do so. Additionally, in order to ensure that a proportionate approach is taken to the acquisition of rights, NGET is only seeking the rights that it needs in relation to each plot, rather than adopting a 'blanket' approach across all of the land.
- 18.5 All requisite planning consents are in place for the Project and there are no physical or legal impediments to the implementation of the Order.
- 18.6 In light of all of the above, there is a compelling case in the public interest for confirmation of the Order.
- 18.7 The Secretary of State should confirm the Order accordingly.

19 Further information

Negotiation of acquisitions

- 19.1 Owners and occupiers of land affected by the Project who wish to negotiate a voluntary agreement or discuss matters of compensation should contact NGET's appointed land agent, Bruton Knowles by telephone on 0161 327 2771 or in writing to: NGET Harker Energy Enablement Project, C/O Bruton Knowles, Property Consultants, 1 Roebuck Lane, Sale, Manchester, M33 7SY or by email to harker@brutonknowles.co.uk.

Compensation

- 19.2 Provision is made by statute with regard to compensation for the compulsory acquisition of land and the depreciation in value of properties. More information is given in the series of booklets published by the Department for Housing, Communities and Local Government entitled "Compulsory Purchase and Compensation" listed below:
- Booklet No. 1 - Compulsory Purchase Procedure.
 - Booklet No. 2 - Compensation to Business Owners and Occupiers.
 - Booklet No. 3 - Compensation to Agricultural Owners and Occupiers.
 - Booklet No. 4 - Compensation for Residential Owners and Occupiers.
- 19.3 These booklets are available to download for free online at: <https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>
- 19.4 A copy of this Statement, the Order and maps are available for inspection at [Harker substation project | National Grid ET](#)
- 19.5 The Order and Plan can also be inspected at Carlisle Library, 11 Globe Lane, Carlisle CA3 8NX Longtown Library, Lochinvar Centre, Longtown, Carlisle CA6 5UG and Brampton Library, 1 Market Place, Brampton CA8 1NW at all reasonable hours.

20 **List of documents**

20.1 The Order, Order Schedule and Order Map.

20.2 Department for Housing, Communities and Local Government's *Guidance on Compulsory Purchase process and The Criche! Down Rules* (July 2019) (CPO Guidance).

20.3 Appendices to this Statement of Reasons:

(a) Appendix A: Overhead Line Location Plan;

(b) Appendix B: Drawing showing the Substation Rebuild;

(c) Appendix C: Schedule of Landowner Engagement.

Appendix A

Overhead Line Location Plan



- Legend:**
- Substations Commissioned
 - OHL 400kV Commissioned
 - OHL 275kV Commissioned
 - OHL 132kV & Below Commissioned
 - Towers Commissioned
 - Buried Cable Commissioned
 - Fibre Cable Commissioned
 - Pilot Cable
 - Cable Tunnel

Notes:

v



Scale: 1: 50,000 Print by: **Hesketh, Steven**

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Date: 27/01/2021
Time: 13:45:11

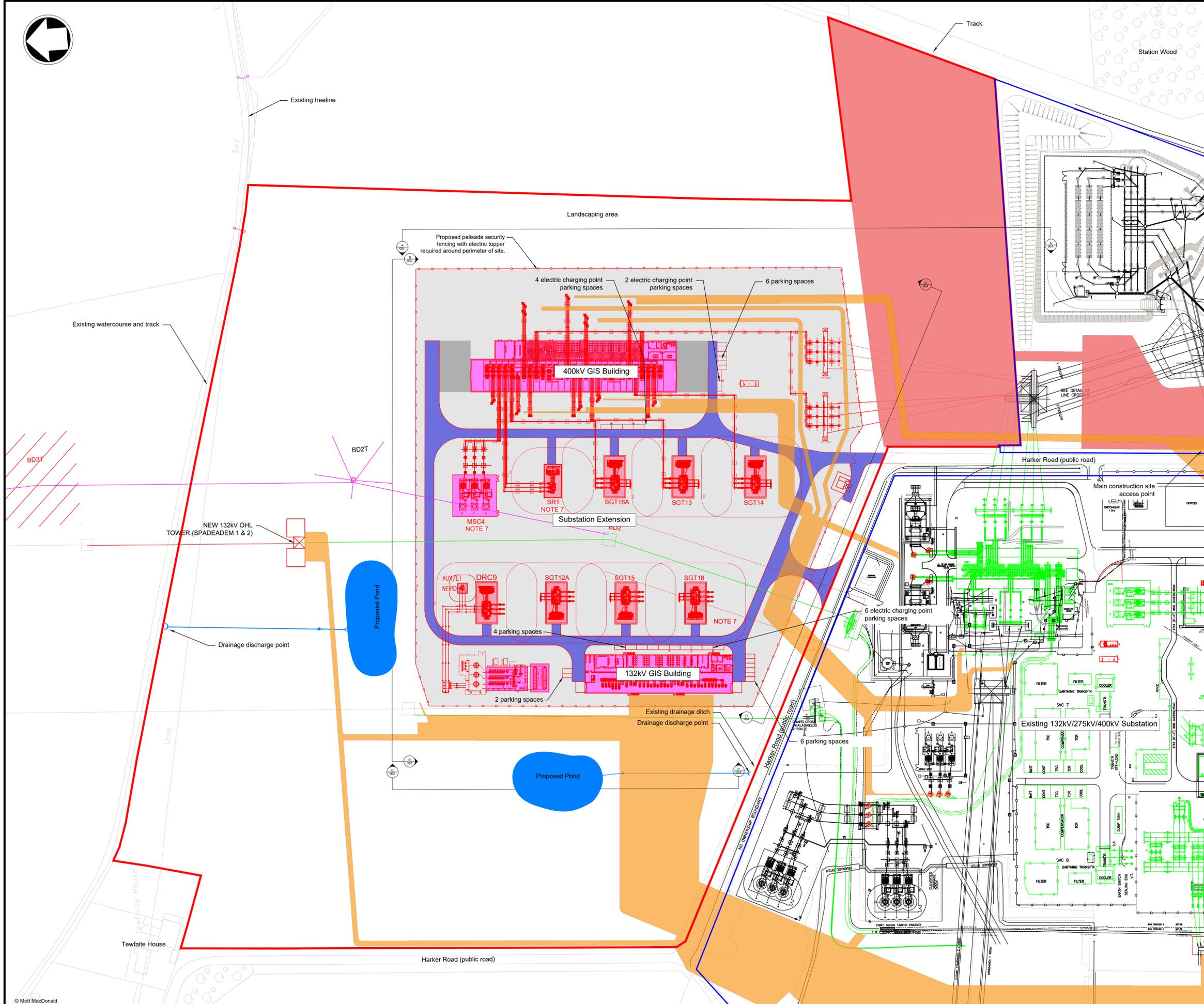
Page size: A3 Portrait

NG Disclaimer: National Grid UK Transmission. The asset position information represented on this map is the intellectual property of National Grid PLC (Warwick Technology Park, Warwick, CV346DA) and should not be used without prior authority of National Grid.

Note: Any sketches on the map are approximate and not captured to any particular level of precision.

Appendix B

Drawing showing the Substation Rebuild



- Notes**
1. Do not scale from this drawing.
 2. All dimensions are in metres/millimetres unless otherwise stated.
 3. This drawing is to be read in conjunction with all relevant documents and drawings.
 4. No unauthorised disclosure, storage or copying.
 5. All spatial coordinates relate to the Ordnance Survey, British National Grid (OSGB36).
 6. All levels are in meters and relate to AOD (Ordnance Survey, Newlyn).
 7. The new site boundary shown is based on Figure 4 of the NG Document, Technical Scope Document-Licensed Works. The final new site boundary will be confirmed following issue of georeferenced land boundaries for both the existing Harker Substation and Smartwires site.

- Key to symbols**
- Land Owned by National Grid
 - Planning Application Boundary
 - Existing Equipment to be removed from Existing Substation
 - New Equipment in Existing Substation
 - Existing and Proposed Equipment
 - Temporary Overhead Line Diversion
 - Existing treeline
 - Underground Cable Routes
 - Temporary Laydown and Access
 - Proposed security fence
 - Existing wood areas

- Reference drawings**
- OS MasterMap 23059_53_01_001_RevQ_SiteLayout_UNREF
 - 107785-MMD-00-XX-M2-E-0001 - Existing Substation
 - 107785-MMD-00-XX-M2-E-0002 - Smartwires Area
 - 107785-MMD-00-XX-M2-E-0003 - New Substation
 - PDD-101268-LAY-006 - Harker 400/132kV GIS Substation Proposed Layout (Option 3a)
 - PDD-101268-LAY-009 - Harker Site Layout Proposed HV Cables
 - PDD-101268-M2-007 - Harker Site Layout Proposed HV Cables
 - PDD-101268-M2-008_First Floor Plan - 400kV GIS Building Layout
 - EDES-1126-101-001 - Building First Floor Plan

Rev	Date	Drawn	Description	Ch'kd	App'd
P05	12/01/2023	PP	UPDATED POND ATTENUATION	BO	CB
P04	18/11/2022	NM	RED LINE BOUNDARY UPDATED	NM	NM
P03	03/11/2022	NM	ESF COMMENT UPDATE	CB	MR
P02	15/09/2022	OH	LAYOUT UPDATED	PP	CB
P01	01/09/2022	YV	PRELIMINARY ISSUE	MF	NM

nationalgrid

Master Scheme No: 101268 Sub-Scheme No: *** Site: HARKER 400/275/132KV SUBSTATION
 Scheme Name: HARKER ENERGY ENABLEMENT SCHEME

Document Title: HARKER 400/132KV GIS SUBSTATION PLANNING SITE PLAN

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Appendix C

Schedule of Landowner Engagement

PIL	Plot Number(s)	Chronology	Current Status of Negotiat
The Crown Estate Commissioners	247, 248, 262, 263, 265	05/04/23 - RFI Letter sent (first mailing - Table 1) 21/04/23 - RFI returned 15/08/23 - e-mail to landowner sent 25/08/23 - e-mail to BK confirming RFI sent and no further action required at this time.	No Deed required as NGET a Master Wayleave agree with this Grantor
Allan Bell & David Bell	250, 251, 252, 253, 254, 255, 257, 258, 259, 260	30/08/22 - BK sent initial e-mail regarding walkover surveys. 23/09/22 - Agent replied to initial e-mail regarding walkover surveys and noted her clients concerns regarding the height of the OHL over the floodbank. BK replied confirming we will raise the query with NGET. 20/10/22 - NGET met with landowner to discuss Deed of Easement proposal and planned surveys. 02/12/22 - BK had e-mail discussion with the Agent detailing the CPO timescale, Deed of Easement process and the National Grid standard framework for asset payments. The Agent asked to arrange a meeting to discuss further. 05/01/23 - Agent e-mailed and asked to change the meeting from 19th Jan 2023 to 17th Feb 2023. 16/01/23 - Agent e-mailed asking if BK can meet her and the landowner on 17th Jan. BK replied saying that is too short notice and asked for meeting to be updated to 21st Feb. Agent replied and asked for further drawings/details on the proposed scheme. 18/01/23 - BK provided general information to the Agent on the works, surveys and the CPO timeline. 21/02/23 - BK e-mailed Agent and confirmed they wont be able to attend meeting due to illness. Further e-mail discussion between Agent and BK regarding revised meeting dates. 02/03/23 - E-mail discussion with Agent confirming revised meeting date of 14th March. 14/03/23 - BK conducted meeting with Agent and landowner to discuss the Deed of Easement proposal, preferred access routes and proposed intrusive surveys. 05/04/23 - RFI Letter sent (first mailing - Table 1). 24/04/23 - E-mail discussion with Agent requesting if BK can conduct an inspection of the property for injurious affection purposes. RFI returned - received via e-mail. 27/04/23 - Agent confirmed this inspection is ok to proceed and she will conduct her valuation at the same time. 04/05/23 - BK conducted internal and external inspection of property and towers for injurious affection purposes. 09/05/23 - BK sent initial e-mail to Agent regarding intrusive surveys. 22/05/23 - BK sent formal letter, request for entry form and access plan to Agent in relation to the upcoming intrusive surveys. 25/05/23 - BK spoke to Agent and confirmed access for intrusive surveys. 13/07/23 - BK sent offer letter to Agent for Deed of Easement 14/07/23 - Agent replied asking for breakdown of the offer. 22/07/23 - BK provided breakdown of offer to the Agent. 27/07/23 - BK sent follow up e-mail to the Agent asking if they have reviewed the breakdown. 03/08/23 - Agent replied and queried the offer value due to impact on agricultural development and injurious affection values. 22/08/23 - BK sent revised offer to Agent. 01/09/23 - BK spoke to Agent who confirmed Grantor is on holiday and she will respond to the offer on his return. 06/09/23 - BK sent follow up e-mail to Agent asking for update. 07/09/23 - Agent replied to BK rejecting offer and submitted a counter offer. 14/09/23 - BK tried to contact Agent by phone and followed up with an e-mail requesting breakdown of counter Deed of Easement proposal.	Deed of Easement in negot
Andrew Armstrong	90	05/04/23 - RFI Letter sent (first mailing - Table 1) 24/04/23 - Grantor called back to request why he needs to return RFI. BK explained he has been contacted due to the swing boundary of the line crossing his property. 12/07/23 - BK sent offer letter to Landowner for a Deed of Easement. 26/07/23 - BK attempted to call landowner to discuss offer. 02/08/23 - BK attempted to call landowner to discuss offer. 09/08/23 - BK attempted to call landowner to discuss offer. 11/08/23 - BK attempted to call landowner to discuss offer. 15/08/23 - BK spoke to Grantor regarding offer details and Agent instruction. 16/08/23 - BK had e-mail discussion with Agent regarding the proposal and sent offer letter. Agent requested Easement plan. 22/08/23 - BK sent Easement plan to Agent. 29/08/23 - Freehold owner as per RFI return. 31/08/23 - BK sent follow up e-mail to Agent asking for update. 05/09/23 - Agent sent queries regarding the existing wayleave, Easement plan and rights NGET are looking to secure. 18/09/23 - BK sent revised offer letter and FAQ sheet concerning Deed of Easement to Grantor and Agent.	Deed of Easement in negot

C & D Auction Marts Limited and Thomson, Roddick & Laurie Limited	048, 049, 050, 051, 052, 053, 054, 056, 057, 058, 059, 063	<p>24/10/22 - BK spoke to the Agent and relayed they have taken over the scheme and are looking to secure voluntary Deed of Easements across the scheme. BK asked the Agent for information on previous offers for her clients assets.</p> <p>08/11/22 - spoke to Agent regarding updates of the previous Deed offers.</p> <p>09/01/23 - Agent e-mailed saying no offer had been received for the assets at the cattle market.</p> <p>17/01/23 - BK e-mailed initial offer to Agent for the tower V056.</p> <p>31/01/23 - BK sent follow up e-mail to Agent asking if she has reviewed the offer.</p> <p>13/02/23 - E-mail from Agent confirming she is waiting to hear from the Grantor regarding the offer.</p> <p>09/03/23 - BK sent follow up e-mail asking for update from Agent/Grantor on offer.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>23/04/23 - E-mail from Land Agent with query about RFIs -BK respond and address query.</p> <p>28/04/23 - RFI returned</p> <p>17/05/23 - BK called Agent by phone to advise NGET have requested they would like BK to visit the cattle market to conduct an external inspection of the cattle market and tower in lieu of proposing a revised Deed offer based on injurious affection.</p> <p>17/05/23 - BK attend cattle marker to conduct an inspection.</p> <p>18/05/23 - E-mails between BK and the Agent to discuss a further meeting on site to discuss works and impact of tower to the property as a whole.</p> <p>22/05/23 - E-mail from Agent confirming there are no development plans around pylon situated on cattle market land.</p> <p>19/06/23 - BK sent e-mail to Agent to propose a meeting for the 5th July. The Agent confirmed this isn't possible.</p> <p>23/06/23 - BK sent e-mail to Agent to arrange a meeting for the 17th July.</p> <p>26/06/23 - Agent replied requesting another date.</p> <p>11/07/23 - E-mail discussion between BK and the Agent discussing proposed meeting date of 31st July.</p> <p>12/07/23 - Agent e-mailed to confirm meeting date of 31st July.</p> <p>31/07/23 - Meeting conducted to discuss works and injurious affection.</p> <p>15/08/23 - BK sent revised offer letter to Agent.</p> <p>17/08/23 - Agent requested breakdown of revised offer.</p> <p>11/09/23 - BK sent breakdown of offer to Agent.</p>	Deed of Easement in negot
Castletown Estates (incl. Castletown Trust Lip, Armeria UK Lip & Giles Herchard Gubbins Mounsey-Heysam)	264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 282, 286, 287, 289, 290, 291, 293, 295, 296, 297, 298, 299, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 316, 317, 318, 319, 320, 321, 322, 323, 324, 326, 327, 328, 329, 330, 332, 333, 334, 335	<p>31/08/23 - BK contacted Grantor concerning upcoming surveys.</p> <p>21/09/22 - BK initial contact letter sent concerning the scheme.</p> <p>07/10/22 - BK e-mail sent to Grantor re Deed of Easement and intrusive surveys.</p> <p>08/10/22 - BK arranged meeting with Grantor for 2nd November 2022 to discuss scheme.</p> <p>02/11/22 - BK meeting with Grantor to give an overview of the scheme and the Deed of Easement proposal.</p> <p>21/11/22 - BK met with Agent to discuss Deed of Easement proposal.</p> <p>26/01/23 - BK contacted Agent to try and progress the Deed of Easement and arrange property inspections.</p> <p>02/02/23 - response from Agent advising his client will only allow external inspections of properties.</p> <p>08/02/23 - BK contacted Agent inviting a further meeting on 21st February.</p> <p>07/03/23 - Meeting confirmed between Agent and BK for 16th March.</p> <p>16/03/23 - Meeting at the Estate Office with Agent and Grantor.</p> <p>05/04/23 - Comments raised by Agent on meeting sent to NGET for review with BK further comments and proposals – response to Agent to advise meeting points are being considered. RFI Letter sent</p> <p>20/04/23 - Response from BK to Grantor to advise on CPO statute query.</p> <p>12/05/23 - RFI returned by e-mail.</p> <p>19/05/23 - Letter sent from BK to Grantor outlining offer for Deed of Easement.</p> <p>22/05/23 - Letter sent to Grantor with details of intrusive surveys and offer of compensation.</p> <p>06/06/23 - Details provided by BK to Grantor regarding Deed of Easement.</p> <p>08/06/23 - Response from BK to Grantor on points raised in meeting on 16th March 2023.</p> <p>28/07/23 - Meeting with Grantor on site to discuss Scheme.</p> <p>29/07/23 - Agent sent e-mail confirming he will be formally instructed soon.</p> <p>11/08/23 - BK spoke with Agent who mentioned he needs to inspect the estate before reviewing offer. Agent also mentioned development clauses with solar farm proposals and how this may affect the offer.</p> <p>25/08/23 - BK spoke with Agent who mentioned he is due to inspect the estate in early September and will revert back to us on the offer after this.</p> <p>07/09/23 - BK sent e-mail to Agent asking for update on reviewing the offer.</p> <p>11/09/23 - Agent replied requesting in person meeting to discuss the offer proposal following his inspection.</p> <p>12/09/23 - BK spoke to Agent and discussed potential meeting dates.</p>	Deed of Easement in negot

Christopher Sewell & Audrey Elizabeth Sewell	80	<p>28/02/23 - BK had phone discussion with Grantor regarding the scheme and Deed of Easement process. BK sent follow up e-mail confirming points discussed and advising an inspection would be required in order to calculate a Deed offer.</p> <p>08/03/23 - BK tried to call Grantor regarding inspection. BK sent follow up e-mail asking if the Grantor had reviewed previous e-mail.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>11/04/23 - BK sent e-mail to Grantor asking if she is free for an inspection in early May 2023.</p> <p>15/04/23 - Grantor sent e-mail about expressing her concerns on the CPO and filling out the RFI prior to meeting with BK and the inspection.</p> <p>18/04/23 - Spoke with Grantor appointed Agent regarding concerns raised on the CPO. BK replied to the Grantors concerns and confirmed inspection date.</p> <p>20/04/23 - Inspected property and discussed CPO process and access through garden concerns with Grantor. Grantor sent follow up e-mail following inspection asking for confirmation that NGET will not require access through her garden for the works or any future maintenance on the tower outside the property.</p> <p>22/05/23 - BK sent e-mail to Grantor detailing National Grid's views on garden access and Easement specifics.</p> <p>31/05/23 - Grantor replied saying there will be no need for a demarcation zone around tower as they will not be accessing garden during the works.</p> <p>12/07/23 - BK sent offer letter to the Grantor.</p> <p>31/07/23 - BK sent follow up e-mail to Agent asking for an update on the offer.</p> <p>02/08/23 - BK sent follow up e-mail to Agent asking for an update on the offer.</p> <p>03/08/23 - Agent replied asking for meeting to discuss offer.</p> <p>09/08/23 - BK e-mailed Agent asking to meet afternoon of the 10th August.</p> <p>10/08/23 - Agent replied and agreed to meeting 11th August.</p> <p>11/08/23 - BK met with Agent and discussed Grantors concerns regarding CPO plans. BK sent Agent previous correspondence with Grantor over access to property during the works.</p> <p>21/08/23 - BK e-mailed Agent stating we are drafting a FAQ sheet for the Grantor to explain the scheme and rights required.</p> <p>22/08/23 - Agent requested breakdown of the offer and draft Easement - raising concerns from their client regarding Deed of Easement.</p> <p>18/09/23 - BK sent revised offer, letter and FAQ sheet concerning Deed of Easement to Grantor and Agent.</p>	Deed of Easement in negot
Diocese Of Carlisle	73	<p>05/04/23 - RFI Letter sent (first mailing - Table 1).</p> <p>23/05/23 - RFI re-issued by post.</p> <p>03/06/23 - RFI returned.</p> <p>12/07/23 - BK sent offer letter to the Grantor.</p> <p>17/07/23 - Grantor sent e-mail to BK detailing previous correspondence and querying how the new lines will impact the site.</p> <p>19/07/23 - BK sent e-mail to Grantor addressing previous correspondence and concerns, as well as re-outlining the offer.</p> <p>21/07/23 - BK contacted Grantor following concerns raised by the tenant of the propoerty concerning Electric and Magnetic Fields (EMF's) - NGET's leaflet on EMF's provided to Grantor to share with his tenant.</p> <p>21/07/23 - Grantor contacted BK stating conditions which they need to follow to grant an Easement. BK responded that this should be acceptable.</p> <p>31/07/23 - BK sent follow up e-mail to landowner asking for an update.</p> <p>04/08/23 - Grantor replied saying that correspondence should go through their Agent.</p> <p>10/08/23 - BK attempted to call the Agent and sent a follow up e-mail asking for an update on the offer.</p> <p>11/08/23 - Agent e-mailed to confirm if NGET can provide a fee undertaking. BK sent e-mail to Agent to confirm fee amounts.</p> <p>16/08/23 - BK e-mailed Agent asking for an update. BK spoke with the Agent who requested an offer breakdown.</p> <p>17/08/23 - BK provided offer breakdown to Agent.</p> <p>22/08/23 - BK e-mailed Agent asking for update.</p> <p>25/08/23 - BK spoke to Agent who noted he is awaiting plans before conducting valuation.</p> <p>01/09/23 - BK sent follow up e-mail to Agent for an update.</p> <p>04/09/23 - Agent responded querying the property valuation.</p> <p>18/09/23 - BK sent revised offer letter concerning Deed of Easement to Grantor and Agent.</p>	Deed of Easement in negot
Geoffrey Robinson & Patricia Robinson	78	<p>28/02/23 - BK tried to call Grantor and left VM and sent e-mail concerning the Scheme.</p> <p>08/03/23 - BK tried to call Grantor and left VM again. BK also sent follow up e-mail.</p> <p>31/03/23 - BK tried to contact Grantor again and left VM and follow up e-mail.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1).</p> <p>11/04/23 - BK sent e-mail to neighbour asking for correct contact details.</p> <p>13/04/23 - BK spoke to Grantor and gave an overview of the scheme and Deed of Easement proposal. BK sent follow up e-mail explaining the works and Deed process.</p> <p>18/04/23 - BK spoke to Grantor and confirmed inspection for Thursday 20th April 2023.</p> <p>19/04/23 - Received e-mail from Agent saying they're appointed on behalf of the Grantor.</p> <p>20/04/23 - BK conducted injurious affection inspection of property and discussed Deed of Easement process with Grantor. RFI Returned from Grantor.</p> <p>12/07/23 - BK sent offer letter to the Grantor.</p> <p>13/07/23 - BK sent offer letter to the Agent. Agent replied asking for an Easement plan.</p> <p>26/07/23 - BK sent Easement plan to Agent.</p> <p>02/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>03/08/23 - Agent replied noting they will provide an update shortly.</p> <p>09/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>15/08/23 - BK spoke to Agent and requested an update from the Grantor.</p> <p>18/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>22/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>23/08/23 - Agent replied with further queries and the rights NGET are looking to acquire.</p> <p>18/09/23 - BK sent revised offer letter and FAQ sheet concerning Deed of Easement to Grantor and Agent.</p>	Deed of Easement in negot

Hazel Manson	071, 072	<p>17/01/23 - BK sent e-mail introducing the scheme and asking if the contact was the owner of the property. 30/01/23 - BK sent follow up e-mail to contact. 13/02/23 - BK knocked on property and explained scheme to the Grantor and got the correct contact details. 28/02/23 - BK sent a follow up e-mail detailing the scheme and Deed of Easement process. 08/03/23 - BK spoke to the Grantor and arranged an inspection for Injurious Affection. 14/03/23 - BK conducted inspection of property for injurious affection purposes and discussed the scheme and Deed of Easement process with the Grantor. 05/04/23 - RFI Letter sent (first mailing - Table 1) 05/05/23 - RFI returned 12/07/23 - BK sent offer letter to the Grantor. 13/07/23 - Agent replied asking for the Easement plan to be sent. 26/07/23 - BK sent Easement plan to the Agent. 02/08/23 - BK sent follow up e-mail to Agent asking for update. 03/08/23 - Agent replied noting they will provide a response shortly. 09/08/23 - BK sent follow up e-mail to Agent asking for update. 15/08/23 - BK spoke to Agent and requested an update from the Grantor. 18/08/23 - BK sent follow up e-mail to Agent asking for update. 22/08/23 - BK sent follow up e-mail to Agent asking for update. 23/08/23 - Agent replied with queries around the rights NGET are seeking to acquire. 18/09/23 - BK sent revised offer letter and FAQ sheet concerning Deed of Easement to Grantor and Agent.</p>	Deed of Easement in negot
Ian Coulthard	108, 110, 112, 114, 115	<p>21/09/22 - Initial correspondence letter sent to Grantor. 06/10/22 - BK spoke with Grantors son and discussed the scheme, Deed of Easement process and Agents details. BK sent the Agent an e-mail regarding the Deed of Easement process, bare land tower rates and potential intrusive surveys. 25/10/22 - Agent replied saying he is discussing the offer with his client. 12/01/22 - Agent e-mailed and said the Grantor does not wish to convert the wayleave to a Deed. 17/01/23 - BK sent e-mail to Agent re-outlining CPO process and bare land offer. 31/01/23 - BK sent follow up e-mail to Agent asking if he has reviewed the proposal. 19/02/23 - Agent replied saying his client doesn't want to enter Deed of Easement as the offer amount isn't enough to compensate for the assets on their land. 28/02/23 - BK e-mailed Agent reiterating CPO process and asking if they have a counter offer in mind. 09/03/23 - BK sent follow up e-mail to Agent asking for update and suggested arranging an onsite meeting. 03/04/23 - e-mail from Agent saying he will speak to his client this week and revert back to BK. 05/04/23 - RFI Letter sent (first mailing - Table 1) 24/04/23 - e-mail from Agent asking to arrange meeting to discuss the Deed proposal and RFI notices. BK agreed meeting with the Agent for 5th May 2023. 05/05/23 - BK met the Agent to discuss Deed of Easement proposal. Agent confirmed he is happy to agree a Deed in principle subject to the offer. 19/05/23 - BK e-mailed Agent to chase RFI 27/07/23 - BK sent revised offer to Agent. 02/08/23 - BK sent follow up e-mail to Agent asking for update. 03/08/23 - Agent replied to advise his client rejects the offer. 10/08/23 - BK e-mailed Agent detailing the offer cannot be uplifted due to NGET fixed rates on bare land assets 15/08/23 - BK attempted to contact Agent for an update. Agent replied confirming his client is reviewing the offer and he will revert back soon. 22/08/23 - BK attempted to contact Agent for an update. 25/08/23 - BK attempted to contact Agent for an update. 30/08/23 - BK attempted to contact Agent for an update.</p> <p>31/08/23 - Agent responded with a query over the Easement payment. BK responded answering the query. 04/09/23 - e-mail discussion with Agent regarding Easement payment query. 07/09/23 - BK chased e-mail for update. Agent said Grantor is busy with harvest and will revert back to us next week. 13/09/23 - BK attempted to call Agent to chase RFI but no response</p>	Deed of Easement in negot

Ian Joseph Teasdale & Shirley Anne Teasdale	172, 173	<p>05/04/23 - RFI Letter sent (first mailing - Table 1) to Grantor 11/04/23 - Agent e-mailed and queried the required land use/land take after receiving an RFI. 14/04/23 - BK replied to Agent with details on the required land in relation to the CPO drawings and the NGET framework for Deed payments for oversails. 21/04/23 - BK met with Agent and discussed the oversail offer. Agent highlighted one of their clients plots appears to need access rights. BK relayed they will need to check the payment schedule and propose a combined offer for both land plots. Agent confirmed his client should accept in principle. 19/05/23 - BK e-mailed Agent to chase RFI 22/05/23 - Agent advised meeting with client to complete RFI 06/06/23 - BK sent offer for oversail and access rights to the Agent. 19/06/23 - BK sent follow up e-mail to the Agent asking if they have reviewed the offer with their client. 26/06/23 - BK sent follow up e-mail to the Agent asking if they have reviewed the offer with their client. 13/07/23 - BK tried to call Agent and sent follow up e-mail to the Agent asking if he has reviewed the previous e-mail/offer with his client. 14/07/23 - E-mail from Agent saying he will revert back to his client and take instructions. 26/07/23 - BK attempted to call Agent and sent follow up e-mail to Agent asking for update. 31/07/23 - BK sent follow up e-mail to Agent asking for update. Agent replied saying he will take instructions from client and revert back to BK. 09/08/23 - BK attempted to call Agent and sent follow up e-mail to Agent asking for update. 15/08/23 - BK attempted to contact Agent for an update. 16/08/23 - Agent replied confirming his client accepts the offer in principle but wanted confirmation on the Easement access width and fees. 22/08/23 - BK replied to the Agent answering queries. 30/08/23 - BK sent follow up e-mail to Agent for an update.</p> <p>01/09/23 - BK attempted to contact the Agent for an update. The Agent responded to advise they feel injurious affection is applicable to the Deed proposal as NGET's asset is within sight of the Grantors property 13/09/23 - BK chased Agent for completed RFI 13/09/23 - Agent advised RFI was posted back. BK requested digital copy 15/09/23 BK responded to Agent concerning injurious affection proposal and seeking further clarification/evidence</p>	Deed of Easement in negot
James and Richard Westoll	001, 002, 003, 004, 005, 006, 007, 009, 010, 011, 012, 013, 015, 016, 017, 024, 226, 236, 237, 239	<p>21/09/22 - Initial correspondence letter sent to Grantor. 13/10/22 - BK spoke with Grantor regarding Deeds of Easement - provisional meeting booked for 2nd Nov 22. 02/11/22 - Meeting with Grantor discussing Deed of Easement proposal. BK confirmed several properties were liable for injurious affection so they will arrange to complete inspections soon and propose a formal offer following this. 18/11/22 - BK spoke with Grantor to arrange property viewings for the 5 properties valid for injurious affection. 28/11/22 - BK met Grantor and completed inspections of the 5 properties. BK confirmed they will review property values and injurious affection percentages and propose a formal offer. 05/04/23 - RFI Letter sent (first mailing - Table 1) 17/04/23 - BK sent offer to the Grantor. 18/04/23 - BK spoke to the Grantor who relayed his concerns about the two new towers being erected. The Grantor requested further information and plans regarding the new towers and informed BK he is looking to employ an Agent to deal with the Deed proposal further. 28/04/23 - RFI returned. 05/05/23 - BK sent an e-mail to the Grantor detailing the locations of the new towers. 30/05/23 - BK sent follow up e-mail to the Grantor regarding the new tower location plans and instructing an Agent. 05/06/23 - BK attempted to call the Grantor and sent a follow up e-mail asking if they have reviewed the Deed proposal or employed an Agent as of yet. BK also requested dates for a further site meeting. 18/08/23 - BK visited property, no answer, calling card left. 19/06/23 - BK attempted to call the Grantor and sent a follow up e-mail asking if they have reviewed the Deed proposal or employed an Agent as of yet. BK also requested dates for a further site meeting. 22/06/23 - BK e-mailed the Grantor to follow up on the offer proposal and to arrange a meeting. 12/07/23 - BK spoke to the Grantor and arranged a meeting for 17th July. 17/07/23 - BK conducted site meeting with Grantor and discussed Deed of Easement offer and proposed works. 27/07/23 - BK sent follow up e-mail to Grantor following the meeting. Grantor replied informing BK they have appointed an Agent.</p> <p>29/07/23 - Agent sent e-mail confirming he will be formally instructed soon. 02/08/23 - BK sent e-mail to Grantor asking to confirm all occupiers/tenants on the estate. 11/08/23 - BK sent follow up e-mail to Grantor asking to confirm all occupiers/tenants on the estate. 16/08/23 - BK sent follow up e-mail to Grantor asking to confirm all occupiers/tenants on the estate. 24/08/23 - BK sent follow up e-mail to Grantor asking to confirm all occupiers/tenants on the estate. 25/08/23 - BK spoke with Agent who mentioned he is due to inspect the estate in early September and will revert back to us on the offer after this. 07/09/23 - BK sent follow up e-mail to Agent asking for an update on reviewing the offer proposal. 11/09/23 - Agent replied requesting in person meeting to discuss the offer proposal following his inspection. 12/09/23 - BK spoke to Agent and discussed potential meeting dates. Grantor e-mailed to confirm the query regarding occupiers/tenants on the estate has been passed to their Agent.</p>	Deed of Easement in negot

Thomas James Alexander Thompson	131, 134, 136, 141, 142, 144, 145 147, 149, 150, 151, 154, 164	<p>27/08/22 - BK sent e-mail to Agent confirming takeover of scheme.</p> <p>21/09/22 - Initial correspondence letter sent to Grantor.</p> <p>06/10/22 - BK tried to call Agent but left voice-mail. BK sent follow up e-mail to Agent detailing the scheme, Deed of Easement process and potential surveys.</p> <p>09/10/22 - Agent replied saying he will discuss the Deed of Easement with client this week.</p> <p>13/10/22 - e-mail discussion with Agent regarding potential meeting dates in early November to discuss the Deed proposal.</p> <p>19/10/22 - e-mail discussion with the Agent to confirm a meeting for 3rd November.</p> <p>24/10/22 BK met with Agent to discuss assets and Deeds for all his clients - Agent advised the land was owned by his client, Mr Henderson and not Mr Thompson.</p> <p>03/12/22 - BK completed inspection of the Grantors property for injurious inspection purposes.</p> <p>15/03/23 - BK met with the Agent to discuss clients offers and surveys. Agent asked for an update on the offer for his client. BK relayed this is still awaiting approval.</p> <p>31/03/23 - BK sent an e-mail to the Agent updating him on the Deed of Easement offer which is still under review.</p> <p>03/04/23 - BK sent an offer letter to the Agent for all assets on the Grantors land.</p> <p>05/04/23 - e-mail from Agent confirming he has received the offer letter for the client and he will respond soon. RFI Letter sent</p> <p>28/04/23 - RFI returned.</p> <p>29/05/23 - Agent sent e-mail regarding confirmation of ownership relating to RFI and confirming that Mr Thompson is a relative of Mr Henderson but does not have any management control or ownership of the land currently.</p> <p>19/06/23 - BK sent e-mail to Agent chasing for formal acceptance of the offer. Agent replied with a later confirming his client has rejected the offer.</p> <p>21/06/23 - BK sent response letter asking for further evidence to support the revised offer the Agent put forward.</p> <p>11/08/23 - BK met with Agent and discussed the offer proposal. Agent noted he will recommend the offer to his client once re-submitted.</p> <p>14/08/23 - BK sent e-mail to Agent to clarify ownership of the Grantors assets.</p> <p>20/08/23 - Agent replied regarding ownership of assets.</p> <p>23/08/23 - E-mail discussion between BK and Agent regarding ownership of assets.</p> <p>25/08/23 - E-mail discussion between BK and Agent regarding ownership of assets.</p> <p>01/09/23 - BK spoke to Agent who noted he is still investigating the ownership of assets and will revert back soon.</p> <p>05/09/23 - BK sent follow up e-mail to Agent asking for an update.</p> <p>06/09/23 - Agent informed BK he will revert back to us soon.</p> <p>11/09/23 - Agent e-mailed BK with information regarding clients ownership of land and assets.</p> <p>12/09/23 - Agent provided information regarding the Grantors ownership and confirmed the land is actually owned by Mr Thompson.</p> <p>14/09/23 - BK respond to Agent to advise they will now need to approach Mr Thompson seperately to confirm ownership of land and propose new offer.</p>	Deed of Easement in negot
John George Lawman & Susan Lawman	77	<p>07/03/23 - BK attempted to call the Grantor. BK sent an initial follow up e-mail asking to contact us to explain the scheme and Deed of Easement process.</p> <p>08/03/23 - BK spoke to the Grantor and outlined the scheme and Deed of Easement process. BK mentioned we are undertaking inspections next week and said we would pass on Agent details. BK sent follow up e-mail confirming the key points discussed.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>12/07/23 - BK sent offer letter for a proposed Deed of Variation to the Grantor.</p> <p>13/07/23 - E-mail from Agent confirming they are acting on behalf of the Grantor. BK replied with the offer letter and original Deed which was posted to the Grantor.</p> <p>26/07/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>02/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>03/08/23 - Agent replied noting they will provide an update on 7th August.</p> <p>09/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>15/08/23 - BK spoke to Agent and requested an update from the Grantor.</p> <p>18/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>18/08/23 - BK visited property on site visit. No answer, calling card left.</p> <p>22/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>23/08/23 - Agent replied with queries around existing wayleaves and the rights NGET are looking to acquire.</p> <p>25/08/23 - BK replied answering queries.</p> <p>01/09/23 - BK sent follow up e-mail to Agent asking for an update.</p> <p>05/09/23 - BK sent follow up e-mail to Agent asking for an update.</p> <p>11/09/23 - Agent replied querying a previous offer letter sent to the Grantor prior to BK's instruction on the scheme.</p> <p>13/09/23 - BK contacted Agent to chase RFI response</p>	Deed of Easement in negot

Paul Alan Brown & Pauline Margaret Brown	084, 085	<p>28/02/23 - BK spoke to the Grantor and introduced them to the scheme, CPO and Deed of Easement process and the need to inspect for injurious affection purposes. BK sent initial follow up e-mail.</p> <p>08/03/23 - BK tried to call the Grantor to arrange an inspection. BK sent follow up e-mail. BK spoke to the Grantor and arranged an inspection for 14th March.</p> <p>14/03/23 - BK conducted inspection of property for injurious affection purposes and discussed the scheme and Deed of Easement process with the Grantor.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>20/04/23 - RFI returned</p> <p>12/07/23 - BK sent offer letter to the Grantor.</p> <p>26/07/23 - BK spoke to Grantor regarding offer. Grantor enquired about potential uplift and mentioned they will instruct a solicitor.</p> <p>02/08/23 - BK spoke to Grantor who said they are meeting with a solicitor on 3rd august to discuss offer.</p> <p>04/08/23 - Grantors solicitor e-mailed BK asking for a breakdown of the offer compared against neighbouring properties.</p> <p>08/08/23 - BK e-mailed solicitor detailing we will review the offer and revert back.</p> <p>10/08/23 - Solicitor replied and asked for the original offer letter to be sent.</p> <p>14/08/23 - Chase up e-mail sent</p> <p>18/09/23 - BK sent revised offer letter and FAQ sheet to Grantor and Agent.</p>	Deed of Easement in negot
Richard Hilton Ferguson & David Hilton Ferguson	021, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037	<p>30/08/22 - BK sent introduction e-mail to the Grantor.</p> <p>25/10/22 - BK sent an e-mail to the Grantor asking if a Deed of Easement offer was made prior to our involvement.</p> <p>01/11/22 - BK sent a follow up e-mail to the Grantor asking if they have reviewed the previous e-mail sent.</p> <p>03/11/22 - Grantor replied saying no offer was submitted, but there is an existing Deed for V058.</p> <p>13/01/23 - BK sent an offer to the Grantor for the remaining towers without a Deed.</p> <p>31/01/23 - BK sent a follow up e-mail to the Grantor asking if they have reviewed the proposal.</p> <p>08/02/23 - BK spoke to the Grantor who said they have appointed a land Agent and they're meeting with him next Monday to discuss the offer.</p> <p>14/02/23 - Agent e-mailed BK asking for a scope of works and to send over any previous correspondence with Grantor regarding the Deed of Easement proposal along with plans.</p> <p>15/02/23 - BK replied to the Agent with the current Deed for tower V058 and previous correspondence with the Grantor regarding the Deed of Easement proposal.</p> <p>07/03/23 - e-mail discussion between BK and the Agent confirming a site meeting for the 15th march with the Agent and Grantor.</p> <p>15/03/23 - Site meeting cancelled. BK spoke to the Agent and confirmed we will re-arrange the site meeting.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>11/04/23 - BK sent e-mail sent to the Agent to arrange a meeting for early may.</p> <p>17/04/23 - Agent replied with dates he is free for a meeting the w/c 1st may.</p> <p>28/04/23 - BK sent e-mail to the Agent to confirm the meeting for 4th may. Agent confirmed the meeting date.</p> <p>05/05/23 - BK met the Agent and discussed the Deed of Easement proposal and accesses for the works. The Agent confirmed the Grantor was happy to agree a Deed in principle but the property will need to be inspected for injurious affection purposes.</p> <p>23/06/23 - BK sent e-mail to Agent asking to inspect property for injurious affection.</p> <p>10/08/23 - BK sent offer letter to Agent.</p> <p>16/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>18/08/23 - BK spoke to Agent who noted he is meeting his client next week to review the offer.</p> <p>18/08/23 - BK visited property on site visit. No answer, calling card left</p> <p>22/08/23 - BK sent follow up e-mail to Agent asking for update. Agent replied saying he will revert back later in the week.</p> <p>25/08/23 - BK spoke to Agent who said he will revert back to by letter next week.</p> <p>29/08/23 - RFI returned and confirmed owner status.</p> <p>30/08/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>01/09/23 - BK sent follow up e-mail to Agent asking for update.</p> <p>04/09/23 - Agent sent queries to BK regarding the specifics of the works.</p> <p>15/09/23 - Response to Grantor agent on queries raised concerning construction works in connection with the scheme</p>	Existing Deed for some Plo Deed of Easement in negot for remainder of Plots

<p>Robin Purdie Fisher & Moira Rachel Fisher</p>	<p>092, 093, 095, 096, 097, 098, 099, 102, 103, 105, 106, 107, 216, 217, 218, 219, 221, 222, 223, 224, 225</p>	<p>30/08/23 - BK sent e-mail to the Agent detailing introduction to the scheme. 24/10/22 - BK spoke with the Agent and discussed the potential Deed of Easement. Agent informed us that the Grantor is not interested in securing an Easement due to the land having development potential. BK informed the Agent National Grid are looking to CPO if a voluntary Deed can't be agreed. BK sent a follow up e-mail with the initial letter included to discuss the proposal. 15/11/22 - BK e-mailed the Agent following up on the previous discussion and he said his client is likely to accept a Deed of Easement. 16/11/22 - Following discussions with the previous owner, the Grantor is confirmed as the new owner of towers AL58-62. 01/12/22 - BK sent e-mail to Agent detailing the Easement offer process and enquired about property ownership to review potential injurious affection. 12/01/23 - BK sent a follow up e-mail to the Agent asking if he has reviewed the previous proposal with his client. 08/02/23 -BK sent a follow up e-mail to the Agent asking if he has reviewed the proposal with his client. BK spoke to the Agent explained the Deed of Easement and offer processes again. BK suggested a meeting on site to discuss surveys and Deed of Easement offer in further detail. 10/02/23 - BK spoke with the Agent regarding Deed of Easement offer. the Agent said his client is willing to accept in principle. BK arranged a meeting for early march time to discuss this further. 02/03/23 - BK sent an e-mail to the Agent asking if he is free for a meeting in mid-march to discuss the Deed offer in more detail. 06/03/23 - The Agent replied and confirmed the 15th March would be fine for a meeting. 15/03/23 - BK conducted meeting with Agent discussing Deed offer and formalities of Deed. BK also conducted an external inspection of the property and the impact of the towers. BK confirmed the towers were not impactful enough to warrant injurious affection. 05/04/23 - RFI Letter sent (first mailing - Table 1) 19/05/23 - BK e-mailed Agent to chase RFI 24/05/23 - BK sent an offer to the Agent. 25/05/23 - Agent replied to confirm he will review the offer with his client and respond accordingly. 19/06/23 - BK sent follow up e-mail to Agent asking for an update on the offer. 26/06/23 - BK sent follow up e-mail to Agent asking for an update on the offer. 13/07/23 - BK sent e-mail to the Agent asking for a meeting to discuss the offer plan on the 17th or 18th July.</p> <p>17/07/23 - BK conducted meeting with Agent to discuss Deed of Easement proposal. Agent mentioned the Grantor would like variation to the access routes to towers AL58-AL60 which the Grantor also owns. 27/07/23 - BK sent e-mail to Agent concerning issues with the proposed changes to the access routes. 09/08/23 - BK sent follow up e-mail to Agent asking for an update. 15/08/23 - BK attempted to contact Agent for an update. 18/08/23 - BK attempted to contact Agent for an update. BK spoke to Agent who confirmed he will discuss the offer and changes to access routes with his client early next week. 23/08/23 - Agent e-mailed confirmation of acceptance e-mail to BK on the condition that access routes are specified. BK replied to the Agent querying errors in the offer letter. 07/09/23 - BK sent e-mail to Agent asking for supporting evidence of injurious affection and answered queries on defined access routes within the pre-existing Easement. 12/09/23 - BK spoke to the Agent regarding IA for the property and discussed the original offer. Agent raised a query regarding tower V052 damaging the Grantors pre-existing drain infrastructure.</p>	<p>Existing Deed for some Plots Deed of Easement in negot for remainder of Plots</p>
<p>Roger Gordon Khan & Michelle Lillian Khan</p>	<p>87</p>	<p>28/02/23 - BK spoke to the Grantor and introduced the details of the scheme, CPO and Deed of Easement process. BK sent an initial e-mail detailing key points discussed and mentioned a property inspection will need to take place soon to assess injurious affection. 03/03/23 - Grantor e-mailed querying what a Deed of Easement is. 07/03/23 - e-mail discussion between BK and the Grantor arranging the property inspection and passing on details of Agent to act on behalf of them for the Deed of Easement. BK also sent e-mail to the Grantor further explaining the Deed of Easement process. Arranged inspection for 15th march. 15/03/23 - BK conducted inspection of the property to assess for injurious affection purposes. BK also discussed the scope of the works and formalities of the CPO with the Grantor during the inspection. 05/04/23 - RFI Letter sent (first mailing - Table 1) 06/04/23 - e-mail discussion between BK and the Agent providing an update on offer. 06/06/23 - BK spoke with the Agent to confirm the offer is still in the process of being approved. 20/04/23 - RFI returned 12/07/23 - BK sent offer letter to the Grantor. 24/07/23 - Grantors solicitor requested an update on the matter. 27/07/23 - BK e-mailed solicitor noting the offer had been sent to the Agent. 31/07/23 - BK e-mailed Agent asking for an update. 02/08/23 - BK e-mailed Agent asking for an update. 03/08/23 - Agent replied and asked for a meeting to discuss the offer. 09/08/23 - BK e-mailed Agent and suggested a meeting on the 10th august. 10/08/23 - BK confirmed meeting for 11th August. 11/08/23 - BK met with Agent and discussed Grantors concerns regarding CPO plans. BK sent Agent previous correspondence with Grantor over access to property during the works. 14/08/23 - Chase up e-mail sent 18/08/23 - JQ visited property on site visit. No answer, calling card left.</p> <p>21/08/23 - BK e-mailed Agent stating we are drafting a FAQ sheet for the Grantor to explain the scheme and rights required. 22/08/23 - Agent requested breakdown of the offer and draft Easement alongside the FAQ sheet. 18/09/23 - BK sent revised offer letter and FAQ sheet concerning Deed of Easement to Grantor and Agent.</p>	<p>Deed of Easement in negot</p>

Annette Elizabeth Trotter	214	<p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>20/04/23 - RFI returned</p> <p>20/06/23 - BK posted offer letter to the Grantor</p> <p>13/07/23 - BK spoke to Grantors mother who said all correspondance they have received has been passed to their land Agent. BK attempted to contact the Agent and e-mailed the Agent to ask for a meeting on the 17th or 18th July.</p> <p>20/07/23 - BK attempted to contact the Agent and left a message asking him to revert back to us regarding the offer.</p> <p>26/07/23 - BK attempted to contact the Agent and left a message asking him to revert back to us regarding the offer.</p> <p>02/08/23 - BK attempted to contact the Agent and left a message asking him to revert back to us regarding the offer.</p> <p>09/08/23 - BK attempted to contact the Agent and left a message asking him to revert back to us regarding the offer.</p> <p>11/08/23 - BK attempted to contact the Agent and left a message asking him to revert back to us regarding the offer.</p> <p>15/08/23 - BK attempted to contact the Agent and left a message asking him to revert back to us regarding the offer.</p> <p>18/08/23 - BK spoke to the Agent who confirmed the Grantors acceptance. BK requested Grantors solicitor details.</p> <p>21/08/23 - Agent queried Agent and solicitor fees. BK answered these queries.</p> <p>23/08/23 - Agent confirmed his client was happy to proceed and provided solicitor details.</p> <p>23/08/23 - BK confirmed they will request NGET solicitors to complete the Deed.</p>	Deed of Easement offer ac
Bridgehill Holdings Limited	194, 195, 198, 199, 200	<p>03/04/23 - New owner and Agent details have been passed by the Agent of the previous landowner.</p> <p>05/04/23 - BK sent e-mail to the new Agent detailing the key points of the scheme and the bare land offer for towers V028 & V030. Reply from Agent asking for information regarding the restrictions on the land and the terms of the Easement.</p> <p>11/04/23 - BK sent a reply to the Agent detailing the main restrictions on the land and confirmed we can prepare a heads of Easement. Reply from Agent confirming V030 has been sold to a different landowner. BK revised the offer in accordance with this.</p> <p>28/04/23 - BK sent a follow up e-mail to the Agent asking for an update on if they have reviewed the offer with their client.</p> <p>29/04/23 - Agent replied noting he still wants the heads of terms for the Easement before proceeding with the offer.</p> <p>19/05/23 - RFI letter sent (first mailing - Table 1)</p> <p>05/06/23 - BK replied to the Agent with rights and provisions of the Easement for review.</p> <p>19/06/23 - BK sent follow up e-mail to the Agent asking if they have reviewed the terms.</p> <p>26/06/23 - BK sent follow up e-mail to the Agent asking if they have reviewed the terms. Agent replied saying their client is looking at installing a solar panel farm on the field and so he has passed on the terms of Easement to the associated company for review.</p> <p>13/07/23 - BK e-mailed Agent asking for a meeting on the 18th July. Agent replied and confirmed meeting date.</p> <p>18/07/23 - BK met Agent on site to discuss Deed of Easement offer and affects of the proposed solar farm development.</p> <p>22/07/23 - BK sent follow up e-mail to Agent requesting evidence and documentation of solar farm development.</p> <p>24/07/23 - Agent replied with evidence for solar farm proposal.</p> <p>27/07/23 - BK sent e-mail to Agent noting they are reviewing evidence.</p> <p>28/07/23 - Agent e-mailed requesting Easement matters be progressed.</p> <p>09/08/23 - Agent e-mailed requesting an update.</p> <p>18/08/23 - BK sent revised offer letter to Agent. Agent responded with a counter-offer.</p> <p>30/08/23 - BK sent revised offer to Agent. Agent confirmed acceptance subject to Deed amendments to reflect the solar proposal.</p> <p>13/09/23 - BK chased Agent for RFI response and update. BK sent e-mail to Agent confirming amendments to the Deed wording are acceptable and they will now instruct solicitors to progress the Deed.</p>	Deed of Easement offer ac
Charles R W Pollock & Sylvia F Pollock & David W A Pollock	068, 069, 070, 079	<p>27/08/22 - BK sent e-mail to Agent concerning scheme and to confirm the Deed of Easement previously agreed with Fisher German prior to BK being instructed.</p> <p>09/10/22 - Agent e-mailed asking for update on Deed of Easement progress.</p> <p>24/10/22 - BK replied to Agent stating the Deed documents had been sent to NGET solicitors.</p> <p>03/11/22 - Meeting with Agent to discuss Deed of Easement progress and upcoming surveys for all clients. e-mail discussion between Agent and BK regarding key points from meeting, including a proposed uplift of the original offer to match offers elsewhere across the scheme.</p> <p>15/03/23 - meeting with Agent to discuss update on Easement progress and proposed surveys for all clients.</p> <p>31/03/23 - BK sent e-mail to Agent providing update on Easement progress.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>28/04/23 - RFI returned.</p> <p>22/05/23 - BK sent formal letter, request for entry form and access plan to agent in relation to the upcoming intrusive surveys.</p> <p>25/05/23 - Call with Agent discussing intrusive surveys and update on Deed of Easement progress.</p> <p>24/07/23 - E-mail to Agent to confirm Deed offer has been uplifted as requested and the Deed will now be progressed.</p> <p>11/08/23 - Meeting with Agent - BK confirmed the revised Deed of Easement offer is now being progressed through solicitors.</p> <p>31/05/23 - BK answered agents queries and requested machinery to be left on site overnight.</p> <p>06/06/23 - BK sent chaser email to agent in relation to requesting regarding intrusive survey machinery.</p> <p>03/07/23 - Agent sent details of land damage claim in relation to the intrusive surveys.</p> <p>16/08/23 - Email discussion with agent reviewing elements of the intrusive survey claim.</p> <p>17/08/23 - Email discussion with agent confirming resolution of the land damage claim.</p>	Deed of Easement offer ac

Craig Bradbury	211, 212, 213	<p>17/11/22 - Agent informed BK of change of ownership and said the new owner is ready to receive information regarding a potential Deed of Easement.</p> <p>29/11/22 - BK sent an offer letter to the Agent. The Agent replied requesting a plan of the works and further information on the CPO timescale.</p> <p>16/12/23 - BK e-mailed the Agent a plan of the access route and relayed details about the timescales of the works and CPO.</p> <p>06/01/23 - Agent replied saying he is meeting with his client this week to discuss the offer further. The Agent also requested more detailed plan and information on timescales.</p> <p>10/01/23 - BK replied to the Agent detailing information on the timescale for the works.</p> <p>31/01/23 - BK sent follow up e-mail to the Agent asking if he has reviewed the proposal with his client.</p> <p>01/02/23 - Agent replied saying Grantor is willing to accept offer the offer in principle and requested an offer letter template to be sent over.</p> <p>03/02/23 - BK sent offer letter template to the Agent to review.</p> <p>27/02/23 - BK sent follow up e-mail to the Agent asking for an update. The Agent replied asking for BK to re-address the letter. BK sent the revised offer letter to the Agent.</p> <p>09/03/23 - BK sent follow up e-mail to the Agent asking for an update.</p> <p>11/04/23 - BK rang the Agent and left a VM to chase for an update on the offer letter.</p> <p>19/04/23 - BK sent follow up e-mail to the Agent asking for an update on the offer letter.</p> <p>20/04/23 - BK spoke to the Agent who confirmed their clients acceptance.</p> <p>24/04/23 - HOT/acceptance e-mail sent to BK by the Agent.</p> <p>24/04/23 BK confirm to Agent that Deed will now be progressed through NGET's solicitors.</p> <p>19/05/23 - RFI letter sent.</p> <p>13/06/23 - e-mail from Agent confirming ownership details relating to RFI.</p> <p>17/08/23 - Confirmation received via RFI of Craig Bradbury's ownership interest.</p>	Deed of Easement offer ac
Daniel Irving John Bell	157, 160	<p>21/09/22 - Initial correspondence letter sent to Grantor outlining the scheme and Deed of Easement process.</p> <p>06/10/22 - BK spoke to Grantor and discussed scheme and Deed of Easement process. BK sent follow up e-mail asking to review letter.</p> <p>13/01/23 - BK sent offer e-mail to Grantor.</p> <p>31/01/23 - BK sent follow up e-mail asking if Grantor had reviewed the proposal. Reply from Agent saying she will act on behalf of Grantor as his Agent.</p> <p>09/02/23 - BK sent offer letter to Agent for review.</p> <p>09/03/23 - BK sent follow up e-mail asking Agent for update from her client.</p> <p>20/03/23 - BK had a call and e-mail discussion with Agent regarding sending plans of the Easement and access route to discuss with Grantor.</p> <p>06/04/23 - E-mail from Agent detailing their client is due to use land for housing development. Therefore, she is requesting the offer be re-evaluated in line with this.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>24/05/23 - BK sent e-mail to Agent asking for development potential land on plan so BK can review this appropriately.</p> <p>19/06/23 - BK sent a follow up e-mail to the Agent asking for the plan.</p> <p>26/06/23 - BK sent a follow up e-mail to the Agent asking for the plan.</p> <p>27/06/23 - Agent replied saying the plan is still being drafted.</p> <p>13/07/23 - BK sent follow up e-mail for the plan.</p> <p>14/07/23 - Agent replied with site appraisal and plan.</p> <p>22/07/23 - BK replied to the Agent stating the original offer remains as there is insufficient evidence of development.</p> <p>02/08/23 - BK sent follow up e-mail to Agent asking for an update.</p> <p>03/08/23 - Agent replied to BK requesting an uplift to reflect hope value.</p> <p>14/08/23 - BK e-mailed Agent confirming no uplift can be applied for hope value.</p> <p>15/08/23 - Agent confirmed she will take client instructions and revert back.</p> <p>22/08/23 - BK e-mailed Agent for update. Agent replied confirming her client's acceptance of the offer. BK requested solicitor details.</p> <p>25/08/23 - BK requested solicitor details.</p> <p>29/08/23 - Agent provided solicitor details for Grantor.</p> <p>15/09/23 - BK confirmed to agent that the Deed will now be progressed and NGET's solicitor will be in contact with the Grantors solicitor in due course</p>	Deed of Easement offer ac

David Stockbridge Coulthard	165	<p>24/10/22 - BK sent e-mail to Agent asking if an offer was sent previously in relation to the scheme.. Agent replied requesting can we send a formal offer across.</p> <p>01/11/22 - BK replied to Agent saying they will investigate and see if an offer had been made.</p> <p>30/11/22 - BK sent offer to Agent for the oversail to the Grantor. Agent replied saying he will review with his client.</p> <p>12/01/23 - BK sent follow up e-mail to Agent seeing if the Agent had reviewed the offer with the Grantor.</p> <p>31/01/23 - BK sent follow up e-mail to Agent seeing if the Agent had reviewed the offer with the Grantor.</p> <p>08/02/23 - BK called the Agent and chased to review offer with client,. The Agent said it will be next week.</p> <p>28/02/23 - BK sent follow up e-mail to Agent seeing if the Agent had reviewed the offer with the Grantor.</p> <p>09/03/23 - BK tried to ring the Agent for an update and left a voice-mail. BK sent follow up e-mail to Agent seeing if the Agent had reviewed the offer with the Grantor.</p> <p>31/03/23 -BK sent further follow up e-mail to Agent seeing if the Agent had reviewed the offer with the Grantor.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1).</p> <p>11/04/23 - The Agent replied stating he will take instructions from client this week.</p> <p>19/04/23 - BK e-mailed the Agent to arrange a meeting for the 20th/21st April 2023.</p> <p>20/04/23 - BK met with Agent and discussed offer, Agent said if he receives plan with defined access route and the Easement only covers the route and area under land as opposed to whole title, his client will accept. completed RFI returned in meeting.</p> <p>05/06/23 - BK sent e-mail to Agent with Easement width details and proposed access route plan.</p> <p>19/06/23 - BK sent follow up e-mail to the Agent asking if he has reviewed the previous e-mail/offer with his client.</p> <p>26/06/23 - BK sent further follow up e-mail to the Agent asking if he has reviewed the previous e-mail/offer with his client.</p> <p>13/07/23 - BK tried to call Agent and sent follow up e-mail to the Agent asking if he has reviewed the previous e-mail/offer with his client.</p> <p>14/07/23 - Agent replied saying the Grantor is concerned about the access route de-valuing the land and wants BK to reconsider this offer.</p> <p>01/08/23 - BK e-mailed Agent detailing access route will only be used in exceptional circumstances and the offer remains as stated.</p> <p>09/08/23 - BK sent follow up e-mail to Agent asking for update. Agent replied and asked when the offer deadline is.</p> <p>10/08/23 - BK sent information regarding CPO deadline to Agent.</p> <p>15/08/23 - BK attempted to contact the Agent for an update.</p> <p>18/08/23 - BK attempted to contact the Agent for an update. Agent responded noting his client agrees in principle but requested if access can be defined depending on what is in the field.</p> <p>29/08/23 - BK sent e-mail to Agent confirming the request is agreeable and asked for confirmation of acceptance letter and Grantors solicitor details.</p> <p>01/09/23 - BK attempted to contact Agent. Agent responded confirming acceptance subject to a fee payment query.</p> <p>04/09/23 - e-mail discussion with Agent regarding fees.</p> <p>07/09/23 - Agent confirmed acceptance of offer and gave solicitor details.</p> <p>15/09/23 - E-mail to agent to confirm BK are preparing paperwork for the Deed and will be passing to NGET's solicitor shortly.</p>	Deed of Easement offer ac
David Watson	122, 125, 127, 128, 129, 130	<p>27/08/22 - BK sent e-mail to Agent regarding scheme.</p> <p>09/10/22 - Agent e-mailed asking for update on Deed of Easement progress (an offer was previously agreed and confirmed between Fisher German and Grantor).</p> <p>24/10/22 - BK replied to Agent stating the Deed documents had previously been sent to National Grid's solicitors by Fisher German.</p> <p>03/11/22 - Meeting with Agent to discuss Deed of Easement progress and upcoming surveys for all clients. Agent sent follow up e-mail to BK detailing key points from meeting.</p> <p>14/11/22 - BK sent e-mail to Agent providing comments on the key meeting points.</p> <p>15/11/22 - E-mail discussion between BK and Agent regarding inspecting Grantors property for injurious affection.</p> <p>15/03/23 - BK met with the Agent to discuss clients offers and surveys. Agent noted client was not satisfied with original accepted offer due to a previous initial letter saying he will be eligible for injurious affection. BK relayed there is a pre-existing Deed which covers towers V039-V041 and therefore a new offer cannot be proposed. Agent proposed compromise and said client would accept uplifted offer for the oversail.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1).</p> <p>20/04/23 - RFI returned.</p> <p>06/04/23 - BK sent revised offer to Agent.</p> <p>23/04/23 - Agent confirmed client accepts in principle but wants hard letter sent to his client to sign and return.</p> <p>28/04/23 - BK sent hard copy to Grantor.</p> <p>31/05/23 - Agent confirmed Grantor's acceptance and sent acceptance letter to BK.</p> <p>11/08/23 - BK confirmed in meeting with Agent that the Easement is currently being progressed through NGET's solicitors.</p>	Existing Deed for some Plo Deed of Easement offer accepted for remainder of

Dorothy Frances Nicholson & Stephen John Nicholson	171, 179, 181, 182, 183, 184, 185	<p>21/09/22 - Initial correspondence letter sent to Grantor.</p> <p>07/10/22 - BK spoke with Grantor and discussed the initial letter. He had passed info on regarding Deed of Easement to his Agent. BK sent follow up e-mail with letter and info on intrusive surveys.</p> <p>30/11/22 - BK e-mailed Agent detailing standard frameworks rates for bare land towers and further information regarding the scheme/Deed of Easement process. The Agent referred BK to a different Agent who is dealing with the matter.</p> <p>01/12/22 - BK e-mailed the new Agent regarding the Deed of Easement proposal and standard rates for bare land towers.</p> <p>12/01/22 - BK sent follow up follow up e-mail to Agent regarding previous e-mail.</p> <p>31/01/23 - BK sent follow up e-mail asking if the Agent had reviewed the proposal with his client. Agent replied saying he should be able to progress now.</p> <p>08/02/23 - BK sent follow up e-mail asking if reviewed proposal with client. BK called Agent and ran through offer processes. BK suggested meeting on site to discuss surveys and Deed proposal.</p> <p>10/02/23 - BK spoke with Agent regarding Deed of Easements. Agent said he is willing to accept a Deed in principle, subject to figures etc. BK arranged meeting for 15th March 2023.</p> <p>15/03/23 - BK conducted meeting with Agent discussing Deed offer and formalities of Deed.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>24/04/23 - BK sent offer to Agent.</p> <p>12/05/23 - BK sent follow up e-mail asking if the Agent had reviewed the proposal with his client.</p> <p>19/05/23 - BK e-mailed Agent to chase RFI</p> <p>22/05/23 - BK sent follow up e-mail asking if the Agent had reviewed the proposal with his client.</p> <p>22/05/23 - Agent responded and advised he is not aware of any interest over and above the land registry interest and that he would not be returning the RFI.</p> <p>23/05/23 - BK spoke to Agent who queried if an arable uplift is viable as the field is arable 50% of time.</p> <p>05/06/23 - BK sent reply to Agent asking for evidence of arable nature of field.</p> <p>26/06/23 - BK sent follow up e-mail to the Agent asking for evidence of arable field.</p> <p>28/06/23 - Agent sent BK evidence of arable field.</p> <p>11/07/23 - Agent sent follow up asking for an update on the revised offer following sending arable evidence.</p> <p>13/07/23 - BK sent revised offer letter to Agent.</p> <p>26/07/23 - BK attempted to call the Agent and sent a follow up e-mail asking for an update on the offer.</p> <p>02/08/23 - BK sent a follow up e-mail asking for an update on the offer.</p> <p>09/08/23 - BK sent a follow up e-mail asking for an update on the offer</p> <p>15/08/23 - BK attempted to contact Agent for an update.</p> <p>18/08/23 - BK attempted to contact Agent for an update. BK spoke to Agent who confirmed his client accepts the offer.</p> <p>21/08/23 - Agent sent confirmation of acceptance e-mail to BK.</p> <p>15/09/23 - BK confirmed acceptance of Deed of Easement proposal and advise documents were being prepared to send to NGET solicitors to complete the deed.</p>	Deed of Easement offer ac
Electricity North West Limited	155	<p>12/10/22 - Initial correspondence letter sent to Grantor. BK sent e-mail to Grantor asking for appropriate contact.</p> <p>14/10/23 - Grantor replied to BK and raised queries about the details of the scheme and Deed of Easement proposal.</p> <p>16/01/23 - BK sent e-mail to Grantor answering queries regarding the scope of works and sent offer e-mail for the oversail.</p> <p>31/01/23 - BK sent follow up e-mail to Agent asking if reviewed proposal.</p> <p>16/02/23 - Grantor e-mailed saying they will need to review the proposal internally and requested drawings from BK.</p> <p>13/03/23 - BK sent e-mail to Grantor with draft CPO plans and standard wording of no build restrictions of Deed.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1).</p> <p>06/04/23 - e-mail from Grantor asking for detailed drawings.</p> <p>17/04/23 - BK sent plans over to Grantor.</p> <p>21/04/23 - RFI returned.</p> <p>24/04/23 - Grantor replied saying they're reviewing internally this week.</p> <p>12/05/23 - BK sent follow up e-mail to Grantor who replied saying they're awaiting internal comments.</p> <p>30/05/23 - Grantor e-mailed to advise NGET's proposal has been approved internally but queried the restrictive covenants within the Deed wording.</p> <p>06/06/23 - BK replied to Grantor answering their queries concerning Deed of Easement wording.</p> <p>19/06/23 - BK sent a follow up e-mail to Grantor asking if they have reviewed the previous e-mail.</p> <p>20/06/23 - Grantor replied with a counter offer for the oversail.</p> <p>04/07/23 - Grantor chased BK for a response to their counter offer.</p> <p>14/07/23 - BK replied to the counter offer stating NGET have set rates for assets over private land and therefore cannot uplift the offer.</p> <p>22/07/23 - BK sent follow up e-mail to Grantor for an update on the offer.</p> <p>24/07/23 - E-mail from Grantor confirming they will review offer and revert back.</p> <p>02/08/23 - BK sent follow up e-mail to Grantor asking for an update on the offer.</p> <p>03/08/23 - Grantor confirmed they are happy to proceed with the Deed of Easement.</p> <p>16/08/23 - Grantor contact confirmed they will deed with the Deed of Easement in house as ENWLs Property Counsel.</p> <p>15/09/23 - BK contacted Grantor contact to confirm they are drafting Easement paperwork and NGET's solicitor will be in contact with them in due course.</p>	Deed of Easement offer ac

Heather Elizabeth Ferguson & Brian Jolly	168	<p>16/01/23 - BK called Grantor to discuss the scope of works and Deed of Easement process. BK sent follow up e-mail detailing the works and sent offer for the oversail.</p> <p>31/01/23 - BK sent follow up e-mail asking the Grantor if they have reviewed the proposal.</p> <p>09/02/23 - The Grantor said they're happy to accept the proposal and asked how to proceed.</p> <p>28/02/23 - BK sent follow up e-mail to Grantor asking if they have employed a solicitor.</p> <p>06/03/23 - Grantor (Brian Jolly) provided solicitor details.</p> <p>07/03/23 - BK acknowledged receipt of solicitor details - paperwork to be processed through NGET's solicitor to complete Deed</p> <p>31/03/23 - E-mail to Grantor to advise of forthcoming intrusive surveys</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>23/05/23 - RFI re-issued by post</p> <p>21/08/23 - Brian Jolly contacted BK via e-mail to respond to the RFI issued. Brian said that he owns the railway track north of Meadow View still, however he no longer has any interest within Meadow View.</p> <p>31/08/23 - BK successful door knock contact. Mr Ferguson claimed he has no interest in the land. Doesnt wish to be contacted about the scheme again and doesnt wish to complete an RFI</p>	Deed of Easement offer ac
Isabel Harrison & Richard Harrison	132, 133, 135, 137, 138, 139, 148, 153	<p>21/09/22 - Initial correspondence letter sent to Grantor</p> <p>06/10/22 - BK attempted to contact the Agent. BK also sent an e-mail to the Agent detailing the scheme, Deed of Easement process and potential intrusive surveys.</p> <p>20/10/22 - BK spoke to Agent and detailed the scheme, Deed of Easement process and standard bare land rates as per National Grid's standard framework.</p> <p>13/01/23 - BK sent follow up to the Agent e-mailing relaying specifics of the scheme and Deed of Easement process, along with an offer for the two towers.</p> <p>31/01/23 - BK sent follow up e-mail to the Agent asking if they have reviewed the proposal with their client.</p> <p>08/02/23 - BK tried to call Agent and left a voice-mail to chase their response to the offer.</p> <p>27/02/23 - BK tried to call Agent and left a voice-mail to chase their response to the offer. BK also sent follow up e-mail.</p> <p>28/02/23 - BK spoke to Agent who queried if the bare land tower offer was final. BK mentioned there is a potential uplift for arable land and the Agent said he would refer back to his client and e-mail me update regarding the arable nature of the land.</p> <p>09/03/23 - BK spoke to Agent who said he will e-mail BK updates for each clients so we can review uplifts if required.</p> <p>31/03/23 - BK sent follow up e-mail to Agent to ask if they have referred to their client.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1)</p> <p>11/04/23 - BK sent e-mail to Agent asking if he was available for a meeting to run through the Deed proposal.</p> <p>21/04/23 - BK met with Agent and discussed Deed of Easement proposal. Agent agreed if the offer can be uplifted for the 2 long access routes then their client will accept.</p> <p>12/05/23 - BK sent a revised offer letter to the Agent.</p> <p>19/05/23 - e-mail from Agent detailing their clients acceptance of offer and solicitor details - BK confirm Deed of Easement will now be processed.</p> <p>21/06/23 - BK emailed agent to advise of forthcoming non intrusive surveys.</p> <p>13/09/23 - BK called and left VM and e-mailed Agent to chase RFI.</p>	Deed of Easement offer ac
Isabella Sharpe Dixon & Doreen Dixon Beck	227, 228, 229, 231, 233, 234	<p>30/08/22 - BK spoke to the Agent concerning the scheme and sent follow up e-mail with details of upcoming surveys.</p> <p>20/10/22 - BK spoke to Agent regarding a previous offer sent by Fisher German. The Agent advised that their client had decided to reject the original offer. BK agreed to review the original offer. BK sent follow up e-mail confirming the key points discussed.</p> <p>01/02/23 - BK sent e-mail to Agent confirming the details of scheme and that there is no room to uplift the original offer as it was based on NGET's standard rates.</p> <p>08/02/23 - BK tried to call Agent to chase their response to the offer and left a voice-mail.</p> <p>27/02/23 - BK tried to call Agent to chase their response to the offer and left a voice-mail and sent a follow up e-mail asking for updates from his clients.</p> <p>28/02/23 - BK spoke to the Agent who said he would refer back to his client and respond in due course.</p> <p>09/03/23 - BK spoke to Agent who said he would speak to his client regarding the offer and e-mail me an update.</p> <p>31/03/23 - BK chased the Agent via phone and e-mail again for a response to the offer.</p> <p>05/04/23 - RFI Letter sent (first mailing - Table 1).</p> <p>11/04/23 - BK e-mailed the Agent reiterating there can be no uplift on offer and asked to arrange a meeting to discuss the proposal for early May.</p> <p>12/04/23 - Agent replied saying he's free for a meeting to discuss all his clients three offers w/c 1st may.</p> <p>20/04/23 - BK met with Agent and detailed the difficulty in matching the injurious affection of the previous offer. Agent detailed how the offer should be reviewed and noted if the offer could be uplifted in line with this clients would likely accept. RFI returned. 09/05/23 - BK sent initial email to agent regarding intrusive surveys.</p> <p>22/05/23 - BK sent formal letter, request for entry form and access plan to agent in relation to the upcoming intrusive surveys.</p> <p>28/05/23 - Agent emailed BK to confirm access for intrusive surveys.</p> <p>05/06/23 - BK sent revised offer letter to the Agent.</p> <p>07/06/23 - Agent replied confirming offer acceptance and providing solicitor details - BK proceed to prepare paperwork for the Deed and instruct solicitors.</p> <p>09/06/23 - BK emailed agent to confirm a change to the survey schedule and requested access to AL63.</p> <p>12/06/23 - Agent replied confirming access to AL63 is not viable until the grantor returns from holiday.</p> <p>22/06/23 - Email discussion with Agent regarding the dates for remaining intrusive surveys.</p> <p>30/06/23 - BK attempted to contact Agent to request access for the intrusive surveys due to a change of schedule.</p> <p>03/07/23 - Email from agent detailing potential claim in relation to the intrusive surveys.</p> <p>29/08/23 - BK sent email to agent requesting further details about the damage claim for the intrusive surveys.</p> <p>14/09/23 - BK sent chaser email to agent requesting further details about the damage claim for the intrusive surveys.</p>	Deed of Easement offer ac

John Fisher & Alan Fisher	167, 169, 170, 175, 176, 284, 285	21/09/23 - BK noted that Deed of Easement proposal had been agreed by Fisher German and that this is currently with NGET solicitors to process deed. 16/08/23 - BK sent e-mail of unregistered land to Grantor for confirmation of ownership for Deed plan. 18/08/23 - Grantor replied to BK confirming ownership boundary.	Deed of Easement offer ac
John R Wharton & Jennifer A Wharton	186, 187, 190, 191, 192	05/04/23 - RFI Letter sent (first mailing - Table 1) 11/04/23 - BK spoke to Grantor and sent a follow up e-mail explaining the scheme and Deed of Easement process along with the standard bare land rates and offer for Deed of Easement 19/04/23 - BK sent follow up e-mail to the Grantor asking if they have reviewed the proposal. Grantor replied saying they have instructed an Agent. 24/04/23 - e-mail from Agent requesting an uplift to the offer. RFI returned. 10/05/23 - BK sent an e-mail to the Agent detailing we cannot uplift the offer as we need to be consistent with offers for bare land assets across the scheme. 11/05/23 - Agent replied confirming their client accepts the offer and he wants to review the HOT/terms of the Easement before proceeding. 05/06/23 - BK sent the terms of the Easement to the Agent. 06/06/23 - Agent replied confirming the Grantor is happy to proceed. 14/06/23 - BK sent e-mail to Agent to confirm we will draft the appropriate documentation. 15/08/23 - Their Agent is holding out as they're querying payments for the intrusive surveys still. 12/09/23 - BK e-mailed Agent regarding the proposed compound area on the Grantors land. 13/09/23 - Agent replied confirming the Grantor is happy to receive further information regarding the proposed compound. 15/09/23 - BK confirmed to Agent of fees and to advise proposal for compound will be sent in due course	Existing Deed for some Plo Deed of Easement offer accepted for remainder of
John Stalker Hewson & Evelyn Cynthia Hewson	158, 161, 162, 163	21/09/22 - Initial correspondence letter sent to Grantor. 06/10/22 - BK spoke with Grantor following up on the letter. BK also sent follow up e-mail detailing the scheme, Deed of Easement process and standard bare land rates as per the National Grid framework. 13/01/23 - BK sent offer e-mail to the Grantor. 31/01/23 - BK sent follow up e-mail to the Grantor asking if they have reviewed the proposal. 08/02/23 - BK tried to call the Grantor to chase for a response to the offer and left a VM. 27/02/23 - BK spoke to the Grantor who said they have instructed an Agent. 28/02/23 - BK spoke to the Agent who queried the offer amount. Agent said he would revert back to his client and e-mail me updates for all clients so BK can look into any uplifts. 09/03/23 - BK rang Agent who noted the tower is on arable land and he will send a follow up e-mail with updates. 31/03/23 - BK sent a follow up e-mail to the Agent to ask if they have referred to their client for evidence of arable nature of the land. 05/04/23 - RFI Letter sent (first mailing - Table 1) 11/04/23 - BK sent an e-mail to the Agent asking to arrange a meeting in May to review the Deed of Easement proposal. 12/04/23 - Agent replied saying he is free for a meeting to discuss the offer the w/c 1st may. 19/04/23 - BK spoke to the Agent and agreed to meet on 20th April. 20/04/23 - BK met with the Agent and discussed the Deed of Easement offer. The Agent agreed if the offer can be uplifted for arable land then his client will accept. RFI returned. 12/05/23 - BK sent a revised offer letter to the Agent. 19/05/23 - e-mail from the Agent detailing his clients acceptance of the offer and solicitor details -BK to progress to deed of Easement and pass details to NGET solicitors	Deed of Easement offer ac
Leonard Maurice Park	300	05/04/23 - RFI Letter sent (first mailing - Table 1) 11/04/23 - Agent queried land use and requirement of land for CPO after her client received an RFI. 14/04/23 - BK replied with details of the required land take and NGET framework payments for oversail. 20/04/23 - RFI returned 25/04/23 - BK sent an offer letter to the Agent. 12/05/23 - BK sent follow up e-mail to the Agent enquiring if they have reviewed the proposal with their client. 22/05/23 - BK sent a follow up e-mail for an update. The Agent replied saying she will review with her client this week. 26/05/23 - e-mail from Agent confirming offer acceptance 09/06/23 - Solicitor details passed to BK from agent - BK confirm Deed will now be progressed through NGET's solicitor	Deed of Easement offer ac
Michael John Hunter & Julie Hunter	062, 063, 064, 065, 066, 067	21/09/22 - BK noted that Deed of Easement proposal had been agreed by Fisher German and that this is currently with NGET solicitors to process deed. 05/04/23 - RFI Letter sent (first mailing - Table 1) 13/04/23 - Grantor called to confirm what the forms were for and queries. 20/04/23 - RFI returned 03/08/23 - Michael Hunter contacted BK to inform him that RFI's have been filled out and signed and returned.	Deed of Easement offer ac

Partners Foundation Limited	81	05/04/23 - RFI Letter sent (first mailing - Table 1) 23/04/23 - RFI returned from Agent with letter advising "Please note that our client is a Registered Social Housing provider who provides accommodation for vulnerable person and often adults with learning and other difficulties. Whilst we have provided the tenants basic information on the reply form, we would ask that you refrain from contacting them directly." 13/07/23 - BK sent offer letter to Grantor Agent for Deed of Variation and also to confirm "My client acknowledges that your client is a Registered Social Housing provider who provides accommodation for vulnerable person and often adults with learning and other difficulties,therefore appreciates the sensitivity around contacting the tenant directly." 24/07/23 - BK sent follow up e-mail to Agent asking for update. 31/07/23 - BK sent follow up e-mail to Agent asking for update. 09/08/23 - BK attempted to call Agent and sent follow up e-mail to Agent asking for update. 14/08/23 - BK sent follow up e-mail 16/08/23 - BK attempted to contact Agent for an update. Agent replied confirming Grantor is agreeable in principle but wanted confirmation on the height of the OH lines and standard NGET notice period prior to access. 18/08/23 - BK replied to Agent answering queries. 25/08/23 - BK attempted to contact Agent for an update. 30/08/23 - Agent confirmed clients acceptance of Deed of Variation. 15/09/23 - BK confirmed they will now instruct NGET solicitors to progress Deed of Variation.	Deed of Easement offer ac
Peter J H Turner & Sheila Turner & Martyn Turner	038, 039	21/09/22 - BK noted that Deed of Easement proposal had been agreed by Fisher German and that this is currently with NGET solicitors to process deed. 05/04/23 - RFI Letter sent (first mailing - Table 1) 20/04/23 - RFI returned 21/08/23 - RFI received and Grantor has stated a change of address from the business address. 23/08/23 - second RFI returned in response to follow up letter.	Deed of Easement offer ac
Robert A A Rutherford & Andrew W Rutherford	241, 242, 249	30/08/22 - BK sent an e-mail to the landowner introducing to the scheme. 24/10/22 - BK spoke to the Grantor regarding a Deed of Easement. He said an offer was put forward previously and he was happy to accept. BK sent a follow up e-mail to the Grantor enquiring about solicitor details and specifics of the offer. 30/11/23 - BK proposed an uplifted offer to keep consistency across the scheme with bare land rates. 21/12/22 - BK spoke to Grantor who confirmed he accepts the offer. 05/04/23 - RFI Letter sent (first mailing - Table 1) 12/04/23 - e-mail from Agent saying he has received the forms 21/04/23 - RFI returned	Deed of Easement offer ac
Sandysike Pumping Station Limited	123, 124, 126	24/10/22 - BK spoke to the Agent and enquired about a potential Deed of Easement for the oversail. The Agent said there was a previous agreement offered prior to BK's instruction. 09/01/23 - Agent replied confirming the Deed offer put forward to the Grantor prior to BK's instruction. 17/01/23 - BK sent an amended offer for the oversail to show consistency across the route in terms of bare land asset payments. 31/01/23 - BK sent follow up e-mail to the Agent asking if they had reviewed the proposal with their client. The Agent replied saying they will not accept less than original offer. 02/03/23 - BK replied to the Agent confirming the original offer can be honoured. 23/03/23 - Agent e-mailed to confirm the solicitor details. 05/04/23 - RFI Letter sent (first mailing - Table 1) 23/05/23 - RFI re-issued by post 19/07/23 - BK sent e-mail to Agent confirming solicitor and Agents fees. RFI returned.	Deed of Easement offer ac
Graham Staverton Walker & Caroline Elizabeth Walker	118	21/09/22 - Initial correspondence letter sent to Grantor concerning the Scheme. 05/04/23 - RFI Letter sent (first mailing - Table 1) 14/04/23 BK contacted Grantor by e-mail re forthcoming surveys 15/04/23 Grantor confirmed by e-mail, surveys fine to proceed 23/05/23 - RFI re-issued by post 12/06/23 - BK spoke to the Grantor to inform them of the works and discuss the pre-existing Deed of Easement. Follow up sent by e-mail following conversation and Deed attached to e-mail. 12/06/23 Grantor responded to previous email with query as existing Deed is with a Mr Carter who owned the land years ago and it has since been sold. 13/06/23 - BK replied to Grantor query by e-mail and explained the Deed is in perpetuity and includes successors in the title, therefore as the Grantor is now the owner of the land, the Deed has transferred to him. 18/08/23 - BK answered a call from Grantor who queried what the RFI forms were for and BK advised. Grantor then queried what the Easement payments will be. Client confirmed as there is an existing easement no payments will be due.	Existing Deed
Mark T Armstrong & Allison Armstrong & Fiona A Kay	116, 117	05/04/23 - RFI Letter sent (first mailing - Table 1) 19/05/23 - BK e-mailed Agent to chase RFI 17/08/23 - BK tried to call but call cut out and didn't ring through	Existing Deed
Mark Thomas Armstrong	119, 120	05/04/23 - RFI Letter sent (first mailing - Table 1) 19/05/23 - BK e-mailed Agent to chase RFI 17/08/23 - BK tried to call 22/08/23 - Matthew Bell from Edwin Thompson e-mailed BK with queries, advised the RFI would be posted back on 15.08.23 29/08/23 - As per RFI, freehold owner	Existing Deed

Sheila Bonner	082, 088, 091	20/07/23 - BK sent e-mail to Agent enquiring regarding land ownership. 04/08/23 - BK sent follow up e-mail to Agent enquiring regarding land ownership. 07/08/23 - Agent replied and confirmed Grantors ownership. 10/08/23 - BK sent land ownership plan to Agent for Grantor to sign. 14/08/23 - e-mail discussion between BK and Agent regarding signed ownership plan. 29/08/23 - BK sent follow up e-mail to Agent for signed ownership plan. 30/08/23 - Agent sent signed plan of ownership and BK sent copy existing Deed for information	Existing Deed
William Swailes	189, 196	05/04/23 - RFI Letter sent (first mailing - Table 1) 23/05/23 - RFI re-issued by post 13/09/23 - BK called Grantor to follow up with RFI (Second Mailing - Table 2) . No answer, left voice-mail .	Existing Deed
Church Commissioners For England	318, 319, 320	05/04/23 - RFI Letter sent (first mailing - Table 1) 23/05/23 - RFI re-issued by post 04/08/23 - e-mail correspondence between Neal Andrews and BK to evidence the fact that CCoE have no interest within the Diocese land.	No Deed required - Mines : Minerals Rights Only
Cumberland Council	008, 019, 023, 026, 044, 048, 049, 050, 051, 055, 058, 070, 074, 075, 076, 086, 094, 097, 113, 121, 156, 159, 174, 177, 178, 180, 193, 201, 203, 204, 215, 216, 218, 220, 230, 232, 238, 270, 273, 281, 283, 288, 291, 295, 296, 297, 298, 299, 315	04/08/23 - RFI issued. 15/08/23 - RFI follow up sent.	No Deed required - Public Adopted Highway
The Honourable William James Lowther Ninth Earl of Lonsdale	136, 139, 142, 148, 153, 157, 160, 167, 169, 170, 171, 172, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 189, 191, 192, 193, 194, 196, 198, 199, 200, 201, 204, 205, 206, 207, 208, 209, 210, 271, 274, 276, 277, 281, 282, 284, 285, 286, 287, 288, 289, 290, 291, 293, 294, 295, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 329, 330, 331	05/04/23 - RFI Letter sent (first mailing - Table 1) 17/05/23 - BK sent e-mail to Agent regarding mines and mineral rights which the Lonsdale Estate claim. BK enquired about the minerals involved and requested meeting dates. Agent replied noting they will arrange for the minerals titles to be provided and offer dates for a meeting soon. 23/05/23 - RFI re-issued by post 07/06/23 - BK sent a reminder e-mail to Agent asking for the titles and meeting dates. 19/06/23 - BK sent a reminder e-mail to Agent asking for the titles and meeting dates. 20/06/23 - Agent replied with title information along with a first registration report. Agent also provided meeting dates between the 27th-29th June 2023. 13/07/23 - BK e-mailed Agent asking for revised meeting dates. Agent replied with available dates. 14/07/23 - BK replied asking if the afternoon of the 27th July 2023 is suitable for a meeting. 27/07/23 - BK conducted teams meeting with the Agent and discussed impact of works on mines and minerals titles. 04/08/23 - BK issued RFI (second mailing - Table 2) via e-mail contact. 14/08/23 - BK contacted Agent in relation to setting up a meeting to discuss the Lonsdale estates M&M interest in the scheme in relation to RFI. 14/08/23 - Meeting arranged with Agent. 16/08/23 - Agent e-mailed BK informing they only have an interest in the mines and minerals in the area in relation to RFI. 21/08/23 - BK attended scheduled teams call with Agent to discuss interest and RFI. Agent provided some background knowledge of the Lonsdale and Lowther Estates and queried if the team could send him copies of the registered ownership information so that he can cross reference. BK supplied the data and Agent is to review and come back with a response. Lowther/Lonsdale are two sister estates. Originally was one large estate. 20-30 years ago it was split. Lonsdale estate has mineral rights under the substation, Lonsdale estates own the Solway Estuary. 22/08/23 - BK sent e-mail to Agent confirming no compensation will be available in respect of mines and mineral rights along the scheme.	No Deed required - - Mines: Minerals Rights Only

James Fergus Surtees Graham Bt	001, 002, 003, 004, 005, 006, 007, 010, 011, 012, 013, 015, 016, 017, 021, 024, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 043, 048, 049, 050, 051, 052, 053, 055, 069, 070, 071, 072, 073, 074, 075, 077, 078, 079, 080, 081, 082, 084, 089, 090, 211, 212, 213, 214, 216, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 331, 233, 234, 236, 237, 238, 239	05/04/23 RFI Letter sent 23/05/23 - RFI re-issued by post 13/09/23 - BK followed up on RFI	No Deed required - Mines & Minerals Rights Only
National Highways Limited	100, 101, 102, 240,	05/04/23 - RFI Letter sent (first mailing - Table 1) 21/08/23 - BK received e-mail update from Jo Walker at NH. She advised that they will respond to the RFI by the 04/09/23 and will provide progress updates prior to this. 23/08/23 - RFI response from NH confirming no interest on CU117092	No Deed required - Public Adopted Highway
National Highways Limited	256	05/04/23 - RFI Letter sent (first mailing - Table 1) 21/08/23 - BK received e-mail update from Jo Walker at NH. She advised that they will respond to the RFI by the 04/09/23 and will provide progress updates prior to this. 25/09/23 - Email to National Highways proposing Deed of Easement offer for access only	Deed of Easement in negot