

LANDS EVIDENCE

**THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (GRAIN
TO TILBURY) COMPULSORY PURCHASE ORDER 2024**

STATEMENT OF EVIDENCE - APPENDICES

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AA/DK/2

Appendix 1 – Contact Log

APPENDIX 1 – CONTACT LOG

NRIL

Date	Name of stakeholder/organisation	Contact In/Out	Channel used	Reason for contact	Issue Type	Details of contact
7/11/24	Network Rail	In	Meeting		BAPA	Team meeting with ASPRO and Property Teams regarding the project and requirements. DK explained a CPO was running in parallel
11/11/24	Network Rail	In	Email		BAPA	Provided relevant forms for completion a shadow CPO form to inform NR of the proposed scheme explaining that they will form part of the Clearance Process.
13/11/24	National Grid	Out	Email		BAPA	Put forward dates for a meeting
13/11/24	Network Rail	In	Email		BAPA	Confirmed availability for 5/12/24
15/11/24	National Grid	Out	Email		BAPA	Waiting for availability for a site meeting. Confirmed NR have been formally consulted and have responded.
15/11/24	Network Rail	In	Email		BAPA	Confirming he will be on leave all of December, asked when the BAPA will be signed and a PO raised.
15/11/24	National Grid	Out	Email		BAPA	Mentioned a call with legal takes place next week and will respond following on from that, meanwhile will review the documents from Stephen.
15/11/24	National Grid	Out	Email		BAPA	Confirmed he would complete the Shadow CPO document but asked if the others were duplicates from previous applications.
15/11/24	Network Rail	In	Email		BAPA	Explained the paperwork was additional to what has been submitted already
15/11/24	National Grid	Out	Email		CPO Documents	Will arrange for the paperwork to be sent through Monday requested a quick call to understand a few queries on the documents

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15/11/24	Network Rail	In	Email		CPO Documents	Asked if we could have a call Monday
15/11/24	National Grid	Out	Email		CPO Documents	suggested 10 and 11
20/11/24	National Grid	Out	Email		BAPA	Email regarding BAPA and raising issues with certain sections, explained that the CPO notices will be issued the following day and explained waiting on Stephen to call me back.
20/11/24	Network Rail	In	Email		BAPA	Providing a response from the Corporate Commercial Team
20/11/24	National Grid	Out	Email		BAPA	Thanked NR for the email but mentioned DK was away from his laptop but would respond when back at his desk.
21/11/24	National Grid	Out	Email		CPO Documents	Issued electronic copies of the CPO Notices
22/11/24	Network Rail	In	Email		CPO Documents	Acknowledged email
26/11/25	National Grid	Out	Email		BAPA	Responded to his own email of 20th November making comments that the indemnity should be reconsidered, identifying the road as a public road and people aren't entering BAPAs to us it.
12/12/24	National Grid	Out	Email		CPO Documents	Chased for a meeting to run through the Shadow CPO form
12/12/24	Network Rail	In	Email		CPO Documents	Requested availability of a meeting
12/12/24	National Grid	Out	Email		CPO Documents	Proposed 10:30
12/12/24	Network Rail	In	Email		CPO Documents	Confirmed time was acceptable
13/12/24	Network Rail	In	Email		CPO Documents	Email informing they were late due to overrunning meeting
13/12/24	Network Rail	In	Email		CPO Documents	Apologised but will be late to the call
13/12/24	Network Rail	In	Email		CPO Documents	Apologised but will be late to the call

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13/12/24	National Grid	Out	Email		CPO Documents	Emailed all relevant documents across including plan, schedule of minimum requirements and Shadow CPO form
17/12/24	National Grid	Out	Email		CPO Documents	Email to GK for an update on the agreement for access
17/12/24	Network Rail	In	Email		License	Confirmed he would catch up with Stephen but understood the position would be to enter into a license for access.
17/12/24	National Grid	Out	Email		License	Explained availability with the festive season upon us.
9/1/25	Network Rail	In	Email		License	Confirmed he would catch up with Stephen but understood the position would be to enter into a license for access. Requested Stephen provide a valuation.
9/1/25	National Grid	Out	Email		License	Thanked him for the email and explain National Grid were keen to avoid unnecessary paperwork and get the objection removed.
21/1/25	Network Rail	In	Email		BAPA	Requested signed BAPA and PO.
21/1/25	National Grid	Out	Email		License	Confirmed BAPA had been signed and a PO number issued, explained DK was waiting on Gregg and Stephen to get an access agreement in place.
21/1/25	Network Rail	In	Email		License	Update stating an objection had been received from TfL and looking at a resolution. They confirmed that Dentons are instructed to draft a framework agreement.
21/1/25	National Grid	Out	Email		License	Requested who at Dentons and confirmed that National Grid would be using Eversheds and would like to get a document in place quickly to remove the objection. Proposed a call with TfL to help with their concerns.
21/1/25	Network Rail	In	Email		BAPA	Requested the electronic/pdf copy of the PO rather than the number.
27/1/25	Network Rail	In	Email		CPO Documents	requested a site meeting and teams call availability

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27/1/25	National Grid	Out	Email		CPO Documents	Confirmed availability for face to face and a call
27/1/25	TfL (Crossrail)	In	Email		CPO Documents	Confirmed available Wednesday.
7/2/25	National Grid	Out	Email		CPO Documents	Issued the TBM Programme and requested an update and timescales for removing the objection.
11/2/25	Network Rail	In	Email		CPO Documents	Sent over the template document ahead of Thursdays meeting and it would need to be amended to reflect the site specifics.
10/2/25	National Grid	Out	Email		CPO Documents	Responded to Greggs email and would pick up with Liliana the next day in the office.
11/2/25	Network Rail	In	Email		CPO Documents	Confirmed replacement attendance and suggested including Gregg and Stephen for the visit.
11/2/25	National Grid	Out	Email		CPO Documents	Provided site address
11/2/25	Network Rail	In	Email		CPO Documents	Explained Steve Reeves would be attending site in his absence.
11/2/25	National Grid	Out	Email		CPO Documents	Explained she was on leave but Darren was available.
12/2/25	Network Rail	In	Email		CPO Documents	Confirmed when they would arrive on site for the site meeting and requested if someone was available to pick them up from the station
12/2/25	National Grid	Out	Email		CPO Documents	Confirmed he would be on site and can pick them up
12/2/25	Network Rail	In	Email		CPO Documents	One comment through the clearance process is in relation to the migration of landfill gas and Stephen will be in touch with the mining engineers.
12/2/25	National Grid	Out	Email		CPO Documents	Suggested a map be attached to the preconstruction information pack.
13/2/25	All		Meeting		CPO Documents	Site meeting, DK talked through the project and requirements, discussions over access, construction works and TM

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14/2/25	Network Rail	In	Email		CPO Documents	Stated it was good to meet on site and while normally the Solicitors would not work without an undertaking NR have requested the Framework Agreement be drafted.
17/2/25	National Grid	Out	Email		CPO Documents	Confirmed funds request has been issued and approved so should have the money by the end of the week.
17/2/25	Network Rail	In	Email		CPO Documents	Confirmed that Dentons are instructed to draft the Framework Agreement, subject to clearances being granted.
19/2/25	National Grid	Out	Email		CPO Documents	Confirmed he had circulated the email to the team to see if there is anything we can provide as the project.
19/2/25	Network Rail	In	Email		CPO Documents	Confirmed he was instructing Dentons to draft the license.

SGN

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Date	Name of stakeholder/organisation	Contact In/Out	Channel used	Reason for contact	Issue Type	Details of contact
9/1/25	SGN	In	Email		CPO	Email proposing a Teams call to discuss the objection
9/1/25	National Grid	Out	Email		CPO	Proposed a time for later tomorrow 16:00
9/1/25	SGN	In	Email		CPO	Unable to make that time but requested availability for the following week.
10/1/25	National Grid	Out	Email		CPO	Provided a list of dates and times and suggested that there were no SGN assets in the area.
10/1/25	SGN	In	Email		CPO	Confirmed that a gas main is within the boundary and will be bringing the Asset Engineer to the meeting.
10/1/25	National Grid	Out	Email		CPO	Confirmed the location of the assets and its locality and the impact the project would have on the main.
14/1/25	SGN	In	Meeting		CPO	Set up meeting, run through the project and discuss the access and impact to the main.
14/1/25	SGN	In	Email		CPO	Issue of the Plant protection guidance and requested regular engagement with the contractor particularly around the TBM removal. Proposed removing the TBM from the North site to avoid impacting the assets and confirmed Legal were being consulted on the CPO position. Details of local plant protection officers were also provided.
14/1/25	National Grid	Out	Email		CPO	Acknowledged the plant protection process and proposed a call with the Contractors when appropriate to pick up on the TBM removal. Suggested we act quickly to remove the objection in the future.
16/1/25	SGN	In	Email		CPO	Confirmed they were consulting with a panel firm to best address the objection and capturing some form of agreement.
17/1/25	National Grid	Out	Email		CPO	Accepted the position of SGN and indicated an agreement on a project that may have an existing document to use as a precedent but tailored to the project specifics.

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17/1/25	SGN	In	Email		CPO	Requested drawings, dimensions and weight limits of the vehicles to be used. Suggested that if there were no issues from a PP point of view he sees no reason why the objection could not be removed subject to legal sign off.
21/2/25	National Grid	Out	Email		CPO	Following up on previous email and explained a chaser email had been sent. Funds were approved so the undertaking should be available early next week.
21/2/25	National Grid	Out	Email		CPO	Provided details of the TBM removal but until a contractor was on board we wouldn't have the detail
4/3/25	National Grid	Out	Email		CPO	Requested if the email had been reviewed, undertakings were provided and suggested an all parties call.
4/3/25	SGN	In	Email		CPO	Explained a call with CMS had taken place and open to an all parties call requesting availability for the next week.
4/3/25	National Grid	Out	Email		CPO	Provided availability over the next week for a call
4/3/25	SGN	In	Email		CPO	Confirmation of availability
29/4/25	National Grid	Out	Email		CPO	Referred to Steve being on leave but provided an update on wheel loadings being in line with UK Highway maximum guidelines and hoped that this would allow SGN to remove their objection.
29/4/25	SGN	In	Email		CPO	Confirmed that the information will be reviewed.
29/4/25	National Grid	Out	Email		CPO	Reiterated that with the new position we would still work with the asset protection team going forward but as it stands there risk is no higher than the use of the roads by existing HGV's
29/4/25	National Grid	Out	Email		CPO	Follow up email suggesting a call to speed negotiations up.

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1/5/25	National Grid	Out	Email		CPO	Requested an update on the agreement and whether there was a requirement to continue in light of the new information on wheel loadings.
6/5/25	National Grid	Out	Telephone		CPO	Called Steven Whitlock following his return to work from leave and confirmed the latest position and that SGN needed to respond.
6/5/25	SGN	In	Email		CPO	Email confirming the new information posed no issued to the gas assets and with ongoing communication could be managed and therefore had no issue with the Objection being removed.
7/5/25	National Grid	Out	Email		CPO	Thanked Steve for the email and hoped the objection can be removed quickly, requested timescales for the removal.
7/5/25	National Grid	Out	Email		CPO	Email confirming timescales for the objection to be removed and requesting timescales.
7/5/25	SGN	In	Email		CPO	Confirmed a meeting with Solicitors (CMS) is being arranged and will advise.
7/5/25	National Grid	Out	Telephone		CPO	Message left with Philip Zimnicki to confirm timescales around the objection removal.
14/2/25	SGN	In	Email		CPO	Requested drawings, dimensions and weight limits of the vehicles to be used. Suggested that if there were no issues from a PP point of view he sees no reason why the objection could not be removed subject to legal sign off.

RSPB

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Date	Name of stakeholder/organisation	Contact In/Out	Channel used	Reason for contact	Issue Type	Details of contact
17/10/22	National Grid	Out	Email		Access for Surveys	Identifying landownerships, freehold and leasehold at the site
5/10/23	National Grid	Out	Email		HoTs	Email HoTs regarding OHL Variation and Tunnel Deed. Identified the construction agreement area. Requested if there are any comparable figures that the RSPB could provide. Explained there was a public event locally and suggested meeting up to discuss further.
6/10/24	RSPB	In	Email		HoTs	Confirmed that she had the information required to take to the Board on 2nd November.
6/10/24	National Grid	Out	Email		HoTs	Acknowledge the email and suggested getting all documents with Solicitors to start moving matters forward.
8/11/23	National Grid	Out	Email		HoTs	Chaser email to confirm the outcome from the board
29/11/23	National Grid	Out	Email		HoTs	Chaser email to confirm the outcome from the board
11/12/23	National Grid	Out	Email		HoTs	Chaser email to confirm the outcome from the board and provided copies of the RFI being issued by Carter Jonas.
15/12/23	RSPB	In	Email		HoTs	Email confirming no Objection in principle and requested plans impacting RSPB land.
15/12/23	National Grid	Out	Email		HoTs	Requesting a call to clarify the position on the plans, easement plans haven't be drawn up.
2/1/24	National Grid	Out	Email		HoTs	Email showing the plans for OHL, Tunnel area and confirming the Tunnel does not affect RSPB land and a plan showing the lease requirement. HoTs revisited and reissued and chased for the comparable information for price per metre for the lease site. proposed having a call if required.

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30/1/24	National Grid	Out	Email		HoTs	Chase to email of 2nd January
30/1/24	RSPB	In	Email		HoTs	Apologising for delay and will respond by Friday.
30/1/24	National Grid	Out	Email		HoTs	Requested whether Board Approval was given in November
2/2/24	RSPB	In	Email		HoTs	Confirmed in principle the RSPB has no objection but wanted clarity on what is needed. Confirmed HoTs received and will respond to the Construction Lease next week. Additional information requested, dismantling area required for the OHL and duration on site. The Met Police will need to be a party as it impacts their lease. Struggled to open one of the plans. Chased for easement plans. The RFI has been completed and returned that day. The approvals paper is drafted but waiting on Plans. Confirmed that she will be leaving on 16th February.
19/3/24	RSPB	In	Email		HoTs	Explained that Clifford Retires at the end of the week and unsure of the new contact but provided Elizabeth Bridges details
19/3/24	National Grid	Out	Email		HoTs	Requested that someone pick the matter up the RSPB have had the information for some time and conscious we will be promoting a CPO. Suggested sending through an relevant paperwork for review while a replacement was found to save delaying the project.
19/3/24	National Grid	Out	Email		HoTs	Email to Julian Nash requesting help in terms of support to obtain the lease for land because of pressure from the MET Police to circulate HoTs
19/3/24	RSPB	In	Email		HoTs	Acknowledging email and will come back to me.
19/3/24	National Grid	Out	Email		HoTs	Follow up to Julian reiterating timescales and the need to instruct Solicitors.

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20/3/24	RSPB	In	Email		HoTs	Response on why the urgency for the HoTs in light of a 2028 start date. Suggested a tripartite agreement would be needed for the area being leased between NG,RSPB and MET. Requested confirmation legal fee's will be picked up.
20/3/24	National Grid	Out	Email		HoTs	Confirmed that it was Anna Brookman's proposal to use existing template information from the RSPB. Confirmed Fee's would be covered and clarified that the OHL works were planned for 2028 but the leased area was needed before that to accommodate the shaft sinking and tunnel works.
20/3/24	National Grid	Out	Meeting		HoTs	Teams call set up to run through the project.
20/3/24	National Grid	Out	Email		HoTs	Following Teams call supplied revised HoTs and plans for consideration having explained the project to Clifford and Elizabeth
21/3/24	RSPB	In	Email		HoTs	Acknowledged the area can be leased but with a few suggested changes to the HoTs
21/3/24	National Grid	Out	Email		HoTs	Thanking Julian for the email and explaining there will be some amendments
21/3/24	RSPB	In	Email		HoTs	Acknowledged email from Darren
21/3/24	RSPB	In	Email		HoTs	Asked if Anna discussed Rent with NG for the compound.
22/3/24	National Grid	Out	Email		HoTs	Responded that Anna was going to provide comparable examples she had agreed.
21/3/24	RSPB	In	Email		HoTs	Explains that there is no record or examples the he is aware of is asked for a rental figure from NG
25/3/24	National Grid	Out	Email		HoTs	Construction Lease HoTs issued noting it is Clifford last week and a phone call would be a quick way to deal with any queries.
21/3/24	RSPB	In	Email		HoTs	Handing over the matter to Liz Bridges until his return in mid May on a part time basis. But stated that the rental figure needed reviewing.

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28/3/24	National Grid	Out	Email		HoTs	Wished Clifford all the best and would review the rental.
23/4/24	National Grid	Out	Email		HoTs	Emailed Elizabeth explaining that the HoTs had been issued to the MET for review to try and save delay to the agreements. The points were largely agreed with the exception of the consideration payment and how it would be split once agreed. Suggested a joint call.
30/4/24	RSPB	In	Email		HoTs	confirmed that a split would be required and that the it will be seen as a disposal through the charity commission and therefore RSPB need to demonstrate best value and would need a report from an RICS Member. Requested the area taken for the compound.
1/5/24	National Grid	Out	Email		HoTs	reiterated the position for the overhead lines and confirmed the land take but wanted timescales associated with the report.
14/5/24	National Grid	Out	Email		HoTs	Chaser email on 1/5/24
15/5/24	RSPB	In	Email		HoTs	Confirming a fair split should be made between RSPB (1 third) and MET (2 thirds), the Charity report will be an inhouse RSPB Surveyor but cannot be instructed until the HoTs are agreed. Put forward a figure for consideration but identified concerns with the Lower Thames Crossing interaction while our project is live. Proposed a Teams call.
16/5/24	National Grid	Out	Email		HoTs	confirmed the approach was sensible and agreed to a meeting.
20/5/24	RSPB	In	Email		HoTs	Requested the meeting be set up including Jonathan Scott-Smith and Julian Nash.
16/5/24	National Grid	Out	Email		HoTs	Proposed Friday 25th May
20/5/24	RSPB	In	Email		HoTs	Requested the meeting be set up including Jonathan Scott-Smith and Julian Nash.

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14/6/24	National Grid	Out	Meeting		HoTs	Revised HoTs issued including the split and added reinstatement wording. Confirmed to MET that we would work with them to reduce impacting their operations.
17/6/24	RSPB	In	Email		HoTs	Following meeting and circulation of HoTs explained that the consideration proposed was a weekly rate so this needs addressing.
17/6/24	MET	In	Email		HoTs	Emailed confirming Elizabeths position and requesting fee's are recovered and the removal of a restriction for planning on the area.
17/6/24	National Grid	Out	Email		HoTs	Requested details of METs Agents fee scales and confirmed DK would meet with the project team and respond formally.
17/6/24	MET	In	Email		HoTs	Responded with fees to follow and questions the planning application point in the HoTs
17/6/24	National Grid	Out	Email		HoTs	Confirmed that NG wouldn't want an application being made on land occupied.
17/6/24	National Grid	Out	Telephone		HoTs	Explaining the project team were meeting and would respond on the HoTs, also requested Elizabeths contact number.
18/6/24	MET	In	Email		Access Road	Copy of Mark Lane MPSTC Survey
18/6/24	MET	In	Email		HoTs	Updated HoTs
19/6/24	RSPB	In	Email		HoTs	Confirming contact number
19/6/24	National Grid	Out	Email		HoTs	Confirmed NG had left a voicemail to agree the lease figure and updated the HoTs following comments.
19/6/24	National Grid	Out	Telephone		HoTs	Discussed the position from a project view and agreed a figure with RSPB
19/6/24	National Grid	Out	Telephone		HoTs	Confirmed to the MET the figure agreed with RSPB
19/6/24	National Grid	Out	Telephone		HoTs	Call to discuss figure proposed for the site and NG position including value sanctioned for.

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19/6/24	National Grid	Out	Email		HoTs	Follow up email following consultation with the Project of £20k per annum for the lease of land with explanation as to why. Including longer term than comparable and NG are offering betterment when carrying out reinstatements.
19/6/24	RSPB	In	Email		HoTs	Confirming lump sum payment is accepted although disappointing to drop the figure.
19/6/24	National Grid	Out	Email		HoTs	Explaining that despite a drop in consideration there will be opportunities within the project in addition to the betterment that will benefit the RSPB such as Volunteering.
19/6/24	National Grid	Out	Email		HoTs	Responding to Jonathan on his fee's and ongoing works after the Agreement is in place.
20/6/24	MET	In	Email		HoTs	Confirming fee proposal
26/6/24	National Grid	Out	Email		HoTs	Chase email to MET and RSPB
23/7/24	National Grid	Out	Email		HoTs	Chase email to MET and RSPB
23/7/24	National Grid	Out	Email		CPO	Email requesting confirmation of ownership for plot 7/116 which is unregistered
5/9/24	RSPB	In	Email		HoTs	Email confirming that RSPB accepted the HoTs and Cliff Percival will now be leading on the matter
5/9/24	National Grid	Out	Email		HoTs	Requested the HoTs be signed and returned to us
6/9/24	RSPB	In	Email		HoTs	provide a copy of the signed HoTs explaining they don't normally approve HoTs.
6/9/24	National Grid	Out	Email		HoTs	Thanked Liz for the signature and confirmed it was for audit purposes and instructing Solicitors. DK requested that the MET countersign the document. DK requested that the RSPB also sign the deed of variation HoTs.
28/10/24	National Grid	Out	Email		Lease	Following discussion with Solicitors suggested a call with all parties to try and turn the agreement around quickly.
28/10/24	MET	In	Email		Lease	Provided availability.

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28/10/24	National Grid	Out	Email		Lease	Suggested legal reps be present to try and bottom out any points in the agreement.
28/10/24	MET	In	Email		Lease	explained he will chase his colleague.
29/11/24	National Grid	Out	Email		Lease	Meeting invite issued for 5th November
29/10/24	National Grid	Out	Email		Lease	Chased up Solicitors and asked if JSS could chase up. Confirmed target of the end of the year for completion.
30/10/24	MET	In	Email		Lease	Confirmed chased up and the issue is specification for upgrading the north access road would be happy to go through it in advance of the call next week, requested availability.
30/10/24	National Grid	Out	Email		Lease	Confirming availability for a call. Requested confirmation of the access road referred to in his email. Also chased Solicitors position.
30/10/24	MET	In	Email		Lease	Apologising for confusion regarding LTC and will chase the agreement and confirmed a call was not necessary.
5/11/24	National Grid	Out	Email		Lease	Explained that a meeting would be rescheduled once hearing back from RSPB but asked for a response from Solicitors.
5/11/24	MET	In	Email		Lease	Confirmed that they would target the end of the week for comments back from Solicitors.
5/11/24	National Grid	Out	Email		Lease	Thanking Cliff for accepting the invite and requested if comments could be back ahead of the call on Tuesday.
5/11/24	RSPB	In	Email		Lease	Explained they will not have comments back.
12/11/24	National Grid	In	Meeting		Lease	Meeting to run through main points of the document, only had RSPB comments on 12/11 but discussed headline points. Requested MET chase their Solicitors and put in a provisional date for two weeks later to meet.
12/11/24	MET	In	Email		Lease	Confirmed that the approvals process will be carried out by delegated powers, but expects it to be a quick return.

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21/11/24	National Grid	Out	Email		Lease	Requested comments back from the Solicitors ahead of a meeting planned for the following week.
21/11/24	MET	In	Telephone		Lease	Call to explain that JSS is on leave but will chase for comments on the document.
27/11/24	National Grid	Out	Email		Lease	Issued electronic copies of the CPO notices
27/11/24	RSPB	In	Email		Lease	Thanked us for the electronic copies and asked if NG had reviewed the lease yet.
27/11/24	National Grid	Out	Email		Lease	Confirmed we had reviewed the document but waiting to hear back from MOPAC
27/11/24	RSPB	In	Email		Lease	welcomed the update and looked forward to hearing back once we heard from MOPAC
27/11/24	National Grid	Out	Email		Lease	Chase MET for a response from Solicitors
27/11/24	MET	In	Email		Lease	Jonathan has exchanged emails with their Solicitor and there were a few questions on the drafting sat with his colleague to pick up on.
27/11/24	National Grid	Out	Email		Lease	requested a response before Friday if possible
5/12/24	National Grid	Out	Email		Lease	Chase MET for a response from Solicitors
5/12/24	National Grid	Out	Email		Lease	Chase MET for a response from Solicitors
12/12/24	National Grid	Out	Telephone		Lease	Chase MET for a response from Solicitors
12/12/24	MET	In	Email		Lease	Confirmed he would chase.
12/12/24	MET	In	Email		Lease	Confirmed Solicitors responded last Thursday.
12/12/24	National Grid	Out	Email		Lease	Explained that a response has been had but still awaiting response from the MET so our Solicitors will not review the document until they have had a response.
12/12/24	MET	In	Email		Lease	Will follow up with legal team
19/2/25	National Grid	Out	Email		Lease	Confirmed that the documents were back with RSPB and MOPAC Solicitors and requested a meeting next week.
19/2/25	MET	In	Email		Lease	Explained he had received an update on Monday and the Solicitor was reviewing.

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19/2/25	RSPB	In	Email		Lease	Explained they have had nothing since December but will follow up with his Solicitor.
19/2/25	National Grid	Out	Email		Lease	Confirmed the delay was with MOPAC
19/2/25	RSPB	In	Email		Lease	Confirmed an out of office from his Solicitor and explained an update will be received next week

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DENTON WHARF PROPERTY LIMITED

Date	Name of stakeholder/organisation	Contact In/Out	Channel used	Reason for contact	Issue Type	Details of contact
10/7/24	National Grid	Out	Telephone		Access	Contacted Agent of Dentons Wharf to introduce the project and explain that access will be required over part of their clients land
10/7/24	National Grid	Out	Email		Access	Email identifying area of land affected and requirement for use of HGV movements to be discussed with his Client and suggested a call if required
23/7/24	National Grid	Out	Email		Access	Chase email to the above
7/8/24	National Grid	Out	Email		Access	Follow up chaser
12/8/24	National Grid	Out	Telephone		Access	Message left for an update
14/8/24	National Grid	Out	Telephone		Access	Spoke with Andrew and explained that he would look at it now he is back from leave
4/9/24	National Grid	Out	Email		Access	Another chase up email
4/9/24	Dentons Wharf	In	Email		Access	Explained he was out the country until next week but will address it on his return.
4/9/24	National Grid	Out	Email		Access	Acknowledged the email
30/9/24	National Grid	Out	Email		Access	Chase up email explaining NG were speaking with NR and looking to carry out surveys.
30/9/24	Dentons Wharf	In	Email		Access	Apologised for the delay in responding and explained he would respond this week
30/9/24	National Grid	Out	Email		Access	Suggested putting time in the diary to facilitate a meeting (if required) or put aside time to allow Andrew to respond.
4/10/24	Dentons Wharf	In	Email		Access	Emailed to explain he wouldn't be able to attend the meeting today but has a call with his Client on Tuesday
4/10/24	Dentons Wharf	In	Email		Access	Declined meeting

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4/10/24	National Grid	Out	Email		Access	emailed confirming it was acceptable and if they needed anything more to get back in touch.
4/10/24	National Grid	Out	Email		Access	Cancelled meeting
8/10/24	Dentons Wharf	In	Email		Access	Has met with his client and suggested a site visit after 28th October
8/10/24	National Grid	Out	Email		Access	Responded with 30th October and suggested a teams call before hand
9/10/24	Dentons Wharf	In	Email		Access	Requested a site meeting for 28th October while his client is in the country. And asked if we still needed a call.
11/10/24	National Grid	Out	Email		Access	Issued a meeting invite
11/10/24	National Grid	Out	Email		Access	Email confirming invite sent and confirmed a call would be helpful ahead of the site meeting.
11/10/24	National Grid	Out	Email		Access	Email confirming invite sent and confirmed a call would be helpful ahead of the site meeting.
11/10/24	Dentons Wharf	In	Email		Access	Confirmed availability and suggested 18th October at 11:00
11/10/24	Dentons Wharf	In	Email		Access	Accepted calendar invite
14/10/24	National Grid	Out	Email		Access	Issued Calendar invite for site meeting
18/10/24	National Grid	Out	Email		Access	Site meeting with Owners to discuss requirements for the project and the proposal during the projects duration.
5/11/24	National Grid	Out	Email		Access	Chased for a response following the site meeting
5/11/24	National Grid	Out	Telephone		Access	Message left for an update
29/11/24	National Grid	Out	Email		Access	Chased for a response
29/11/24	Dentons Wharf	In	Email		Access	Confirmed a response will be received next week.
5/12/24	National Grid	Out	Email		Access	Chased for a response
8/12/24	Dentons Wharf	In	Email		Access	Requested availability for a call
9/12/24	National Grid	Out	Email		Access	Provided a time for a call
9/12/24	Dentons Wharf	In	Email		Access	Confirmed meeting time

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16/12/24	National Grid	Out	Email		CPO	Issued the documents and explanation as requested on the call
16/12/24	Dentons Wharf	In	Email		CPO	Confirmed difficulty to contact his client over Christmas but hope to set up a call this week and then come back to me.
7/1/25	National Grid	Out	Email		CPO	Chase for a response following email of documents, acknowledged receipt of the objection but would like to negotiate a way forward.
21/1/25	National Grid	Out	Telephone		CPO	Chase up on position
21/1/25	Dentons Wharf	In	Email		CPO	Confirmed he had not been in contact with his client.
22/1/25	National Grid	Out	Telephone		CPO	Thanked for the email and explained the process was now underway and ideally would prefer to avoid a hearing but without his client position we were unable to negotiate.
4/2/25	National Grid	Out	Telephone		CPO	Chaser on clients position
4/2/25	National Grid	Out	Email		CPO	Follow up email from the answerphone message on 3rd February.
4/2/25	Dentons Wharf	In	Email		CPO	Apologized for not returning Darrens call. He has suggested that NG will not make an offer attractive enough for them to withdraw the objection or enter an agreement in advance. Andrew is working on getting his client to move on the point and requested we leave it until the end of February to come back to me.
4/2/25	National Grid	Out	Email		CPO	Thanked Andrew for the update. Explained that we were hoping to avoid the works load associated with a hearing and that NG would not cover costs for an objection. Explained the offer could be revised but no counter offer has been made. Requested a response next week and hoped for an amicable position. reminded Andrew that compensation would be minimal for the slither of land.
4/2/25	Dentons Wharf	In	Email		CPO	Accepted the position

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10/2/25	National Grid	Out	Email		CPO	Suggested setting up a call early the following week putting Monday and Tuesday forward.
11/2/25	Dentons Wharf	In	Email		CPO	Proposed 20th due to availability
12/2/25	National Grid	Out	Email		CPO	Issued Calendar invite
13/2/25	Dentons Wharf	In	Email		CPO	Accepted calendar invite

APPENDIX 1 – CONTACT LOG

KENT COUNTY COUNCIL

Date	Name of stakeholder/organisation	Contact In/Out	Channel used	Reason for contact	Issue Type	Details of contact
10/1/25	Kent County Council	In	Email		CPO	Joshua had reviewed the plans for the CPO but was unsure of KCC interest and wanted clarity on what was proposed.
	National Grid	Out	Telephone		CPO	Call to discuss the project and explain the interaction. Identifying the access road as the identified ownership. Joshua requested better plan which I confirmed would be sent over.
21/1/25	National Grid	Out	Email		CPO	Plan issued to the Council.
28/1/25	National Grid	Out	Email		CPO	Follow up email to see if there were any issues following on from issuing the plan.

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ENVIRONMENT AGENCY

23/8/24	National Grid	Out	Email		CPO	Contacted the EA to introduce DK to set up a call with their property counterparts
28/8/24	Environmental Agency	In	Email		CPO	Email confirming initial contact to be through him and will then decide if further support is required.
4/9/24	National Grid	Out	Telephone		CPO	Call to Paul to explain the position on the Tunnel and limits of deviation meaning they will be within the CPO red line boundary.
4/9/24	National Grid	Out	Email		CPO	Follow up email providing summary and a plan of the tunnel route.
25/11/24	National Grid	Out	Email		CPO	Email explaining that the CPO notices have gone out but chased whether a discussion was required with the Property team in respect of an agreement.
16/12/24	National Grid	Out	Email		CPO	Follow up email update on the EA position and corridor affecting EA's land providing depth plans and email correspondence between DK and Paul Britten.
17/12/24	Environmental Agency	In	Email		CPO	Asked if the CPO extension had been granted.
17/12/24	National Grid	Out	Email		CPO	Responded copying DK into the emails to respond to the CPO extension request
17/12/24	National Grid	Out	Email		CPO	Confirmed the extension was declined
18/12/24	Environmental Agency	In	Email		CPO	Thanking Martin for the extension to review the CPO documents.
19/12/24	Eversheds Sutherland	Out	Email		CPO	Email confirming the objection could be extended to 13 th January
19/12/24	Environmental Agency	In	Email		CPO	Thanking Martin for the extension to review the CPO documents.

APPENDIX 1 – CONTACT LOG

PLA

Date	Name of stakeholder/organisation	Contact In/Out	Channel used	Reason for contact	Issue Type	Details of contact
23/8/24	National Grid	Out	Email		CPO	Contacted the EA to introduce DK to set up a call with their property counterparts
27/8/24	PLA	In	Email		License	Thanked Lee for the confirmation but flagged consent may be required.
16/9/24	PLA	In	Email		License	Stated one outstanding point within PLA but will be issuing for approval. The Estates team requested tunnel and shaft specifications to finalise the consideration for the license.
16/9/24	National Grid	Out	Email		License	Issued a plan showing the tunnel route, confirming the tunnel diameter and the protection either side. Explained the easement protection zone is for potential level of deviation and sits outside the agreement.
17/9/24	National Grid	Out	Email		License	Issued an additional plan showing the vertical shaft.
17/9/24	National Grid	Out	Email		License	Forgot to add the vertical shafts are outside mean high water springs so not required under the license,
18/9/24	PLA	In	Email		License	Asked if there was an additional shaft other than Tilbury and asked if there was another drawing.
18/9/24	National Grid	Out	Email		License	Confirmed there would be a shaft at Gravesend and Tilbury and provided a design.
18/9/24	PLA	In	Email		License	Issued plans to the Estates team to ensure shafts are outside their ownership. Confirmed consultation period was over and will issue to the licensing committee.
8/10/24	PLA	In	Email		License	Confirmed application has been approved in principle and will shortly draft the license. Requested start date for construction.
8/10/24	National Grid	Out	Email		License	Confirmed site access for 5 th February

APPENDIX 1 – CONTACT LOG

8/10/24	National Grid	Out	Email		License	Asked if this included the permanent agreement as well and explained he had been liaising with Ben Fanning and would like to run both in tandem.
8/10/24	PLA	In	Email		License	Explained the approval in principle was for the river works license and to speak with Ben Fanning. Requested Company number and registered address.
9/10/24	PLA	In	Email		License	Drafting the license and requires the Company registered address and number for the agreement.
9/10/24	National Grid	Out	Email		License	Confirmation of National Grids Strand Address
5/11/24	National Grid	Out	Email		License	Chase for the License.
6/11/24	PLA	In	Email		License	Confirmation that the license has been drafted and sites with PLA's legal team, waiting on an update on the CPO to factor into the agreement.
21/11/24	National Grid	Out	Email		CPO	Copy of the CPO documents issued.
22/11/24	PLA	In	Email		CPO	Acknowledged receipt of the notice.
26/11/24	National Grid	Out	Telephone		CPO	Message left with Ben Fanning chasing the license.
26/11/24	National Grid	Out	Email		CPO	Email to Sue to confirm that the notices have now been issued but explained that we would still want a voluntary agreement and therefore requested the license.
2/12/24	PLA	In	Email		CPO	Confirmed that they are waiting on the Estates team but will share the license as soon as they have it.
3/12/24	National Grid	Out	Email		License	Requesting timescales for the license, due to contract award and needing to see a draft document
2/12/24	PLA	In	Email		License	Stating we should have a response within two weeks.
4/12/24	National Grid	Out	Email		License	Thanking Sue
4/12/24	National Grid	Out	Email		License	follow up email proposing a response before Christmas and a meeting in the new year

APPENDIX 1 – CONTACT LOG

6/12/24	PLA	In	Email		License	License issued but is subject to approval and change.
18/12/24	National Grid	Out	Email		License	Requested the annual costs to allow NG to forecast appropriately.
18/12/24	PLA	In	Email		License	The License is being reviewed by the Estates Department and will be chased.

NATIONAL HIGHWAYS – LTC

Date	Name of stakeholder/organisation	z\sdContact In/Out	Channel used	Reason for contact	Issue Type	Details of contact
28/11/24	LTC	In	Email		CPO	Contacted the EA to introduce DK to set up a call with their property counterparts
21/11/24	National Grid	Out	Email		CPO	Issued electronic notices.
21/11/24	LTC	In	Email		CPO	Requested a copy of the notices.
22/11/24	National Grid	Out	Email		CPO	Provided the documents requested and a plan showing the boundaries of the project. Explained that the OHL affects the DCO order limits.
25/11/24	LTC	In	Email		CPO	Informed that the construction and utilities teams will need to look at the document and then have a meeting to answer any technical questions. Stated they would let us know when the review would be completed and flagged it as urgent.

APPENDIX 1 – CONTACT LOG

27/11/24	National Grid	Out	Email		CPO	Pointed out the notice started on the third page of the third attachment and suggested a call once digested.
28/11/24	LTC	In	Email		CPO	<p>Email explaining that Sarah cannot find a copy of the notice and would like to know when it was served and requirement of tracking. The team have reviewed and have concerns over the access routes and overlap. Confirmed that a DCO side letter is in place where both projects will work together but the overlap is larger than the slithers of land mentioned on the call.</p> <p>Stated that Sarah was not happy with the disingenuous SoR which states that scheme isn't proceeding and wanted to correct us on that. Everything has been passed to the legal team for review.</p> <p>Explained that no contact has been made with the Port about changes to the lease but would welcome a call next week.</p>

Appendix 2 - New Rights Packages

APPENDIX 2

New Rights Packages

TERMS USED IN THE NEW RIGHTS

Term	Meaning
"AIL"	Abnormal Indivisible Load
"Authorised Project"	<p>A new cable tunnel under the River Thames to carry electricity cables including:</p> <ul style="list-style-type: none"> • new cable Sealing End Compounds at each end of the Cable Tunnel; • a new headhouse at each end of the Cable Tunnel; • new Electricity Cable Infrastructure; • new Electric Lines; • temporary construction compounds; • decommissioning of existing Electric Lines; and • ancillary apparatus, works and infrastructure.
"Cable Tunnel"	A concrete cable tunnel with an overall internal diameter not exceeding 4 metres (4.5 metres external diameter) with no part of the tunnel crown being higher than 20 metres below ordnance datum together with any necessary or ancillary apparatus
"Electricity Infrastructure"	Cable Electricity cables (including wires, earth wires, fibre optic cables and other monitoring equipment and communication cables, pipes, coating and ducts) for the transmission and/or distribution of electricity at such voltage as the Acquiring Authority or other licenced operators may for time to time require for the purposes of its or their operations together with other equipment and apparatus associated with or ancillary to such cables
"Electric Lines"	Electric lines and conductors (including wires, earth wires, fibre optic cables and other communication cables, pipes, coatings and ducts and connections) for transmitting and/or distributing electricity at such voltage as the Acquiring Authority or other licenced operators may for time to time require for the purposes of its or their operations together with the towers for supporting the same and any ancillary equipment and apparatus associated with or ancillary to such electric lines and conductors
"Order Land"	The land and rights described in paragraphs 2 and 3 of the Order
"Sealing End Compound"	Sealing end compound consisting of a new tunnel headhouse and new overhead line gantry structures
"Tunnel Protection Zone"	<p>Such part of the subsoil and under surface of the land surrounding the Cable Tunnel comprising a three-dimensional strata of land:</p> <ul style="list-style-type: none"> • the upper limit of which shall be not greater than 6 metres from the top of the Cable Tunnel at the date of the Order;

	<ul style="list-style-type: none"> the lower limit of which shall be not greater than 6 metres below the bottom of the Cable Tunnel at the date of the Order; and The lateral limits of which shall be not greater than 3 metres on each side from the external diameter of the Cable Tunnel, <p>for the purposes of safeguarding that area from third party interference to protect the structural integrity of the Cable Tunnel.</p>
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THE NEW RIGHTS TO BE ACQUIRED

Rights	Description of Rights
"Construction Access Rights"	<p>All rights necessary to access, pass and re-pass over the Order Land and adjoining land with or without vehicles, AIL, plant, machinery, apparatus, equipment, materials, personnel and authorised visitors, for the purposes of constructing, installing, commissioning, removing and decommissioning of the Authorised Project, including to:</p> <ul style="list-style-type: none"> carry out works to facilitate such access including construct, lay down, upgrade, surface, resurface, use and repair the land, form new temporary access, modify road verges and junctions, including any necessary temporary bridging, culverting or diversion of water courses and drains, and the right to remove any such temporary works; bring cranes and crane pads onto the land for the purposes of siting and installation of the crane pad(s) and to position and swing the jib of a crane loaded or unloaded through the airspace above the land for the purposes of removing machinery and equipment from the construction site; prevent access on foot, bicycle and access by other non-motorised vehicles, implement traffic and safety access management measures; install, use, alter, divert, and remove services and utilities, carry out de-watering and drainage works and install, alter or reinstate land drainage systems; temporarily remove and reinstate any access obstructions, street works, street furniture and height restriction barriers; erect, maintain and remove temporary fencing and signage; fell, lop, cut, coppice, uproot trees, shrubs, hedges or bushes and to clear and remove any and all vegetation which may damage, obstruct or interfere with the exercise of the access rights; make good any damage caused in connection with the exercise of these Construction Access Rights; <ul style="list-style-type: none"> install, inspect, maintain, repair, alter, renew, replacing and remove monitoring and survey equipment and apparatus. carry out monitoring, surveys and investigations, including arial surveys (including the right to fly an

	<p>unmanned aircraft over land and to enter and retrieve and recover any such unmanned aircraft from the land); and</p> <ul style="list-style-type: none"> • carry out any activities ancillary or incidental thereto, <p>and rights to prevent and remove any works or use of the land which may interfere with or obstruct such access or the exercise of these Construction Access Rights.</p>
"Construction and Operational Access Rights"	<p>All rights necessary to access, pass and re-pass over the Order Land and adjoining land with or without vehicles, AIL, plant, machinery, apparatus, equipment, materials, personnel, and authorised visitors for the purposes of constructing, installing, commissioning, operating, monitoring, inspecting, maintaining, repairing, altering, renewing, replacing, improving, removing and decommissioning of the Authorised Project, including to:</p> <ul style="list-style-type: none"> • carry out works to facilitate such access including construct, lay down, upgrade, surface, resurface, use and repair the land, form new temporary access, modify road verges and junctions, including any necessary temporary bridging, culverting or diversion of water courses and drains, and the right to remove any such temporary works; • bring cranes and crane pads onto the land for the purposes of siting and installation of the crane pad(s) and to position and swing the jib of a crane loaded or unloaded through the airspace above the land for the purposes of removing machinery and equipment from the construction site; • prevent access on foot, bicycle and access by other non-motorised vehicles, implement traffic and safety access management measures; • install, use, alter, divert, and remove services and utilities, carry out de-watering and drainage works and install, alter or reinstate land drainage systems; • temporarily remove and reinstate any access obstructions, street works, street furniture and height restriction barriers; • erect, maintain and remove temporary fencing and signage; • fell, lop, cut, coppice, uproot trees, shrubs, hedges or bushes and to clear and remove any and all vegetation which may damage, obstruct or interfere with the exercise of the access rights; • make good any damage caused in connection with the exercise of these Construction and Operational Access Rights; • carry out any activities ancillary or incidental thereto <p>and rights to prevent and remove any works or use of the land which may interfere with or obstruct such access or the exercise of these Construction and Operational Access Rights.</p>

"Construction Rights"	Compound	<p>All rights necessary for the purposes of or incidental to the establishment, use and removal of works compounds associated with the construction, installation, commissioning and decommissioning of the Authorised Project, including to:</p> <ul style="list-style-type: none"> • erect, create, use and remove a works compound which may include temporary cabins and offices, welfare facilities including temporary toilets, electricity generators and car parking provision; • store, stockpile and where necessary use, manage and process plant, machinery, piling equipment, emissions stacks, apparatus, materials (including excavated material) and/or equipment; • enter and be on the land and access the Order Land and adjoining land with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel; • bring cranes and crane pads onto the land for the purposes of siting and installation of the crane pad(s) and to position and swing the jib of a crane loaded or unloaded through the airspace above the land for the purposes of removing machinery and equipment from the construction site; • lay down, install, adjust, alter, construct, operate, use, maintain, repair, renew and reinstate a temporary haul road and/or through road; • erect and remove temporary fencing, erect hoardings or signage or otherwise secure the compound; • enter the land and carry out surveys and investigations, including aerial surveys (including the right to fly an unmanned aircraft over the land and to enter and retrieve and recover any such unmanned aircraft from the land); • carry out de-watering and drainage works and install, alter or reinstate land drainage systems; • discharge water into existing drains and watercourses, and install a permanent asset for the purposes of discharging water; • carry out archaeological, environmental and/or ecological mitigation works and create, use, maintain, inspect, and remove ecological mitigation measures; • place, construct, use and remove slurry treatment facilities and associated plant, machinery, apparatus and materials; • install, use and remove artificial lighting; • erect, use, maintain, repair, reinstate and remove temporary scaffolds; • to install, use, alter, divert and remove services and utilities; • fell, lop, cut, coppice, uproot trees, shrubs, hedges or bushes and to clear and remove any and all vegetation
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	<p>which may damage, obstruct or interfere with the exercise of the access rights;</p> <ul style="list-style-type: none"> • reinstate the land and make good any damage caused in connection with the exercise of these Construction Compound Rights; and • carry out any activities ancillary or incidental thereto, <p>and rights to prevent and remove any works or use of the land which may interfere with or obstruct such access or the exercise of these Construction Compound Rights.</p>
"Decommissioning Overhead Lines Rights"	<p>All rights necessary for the purposes of or incidental to the removal and decommissioning of Electric Lines, including to:</p> <ul style="list-style-type: none"> • enter and be on the Order Land and access the land adjoining land with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel; • lay down, install, adjust, alter, construct, operate, use, maintain, repair, renew and reinstate temporary access; • disassemble, remove and fell towers, overhead lines associated apparatus on the land including temporary placement and laydown onto the land for the purposes of removal; • install and remove protection measure for third party structures/assets, including scaffolding; • erect, maintain and remove temporary fencing and signage; • break open the land, excavate and remove tower foundations and reinstate the land; • bring cranes and crane pads onto the land for the purposes of siting and installation of the crane pad(s) and to position and swing the jib of a crane loaded or unloaded through the airspace above the land for the purposes of removing machinery and equipment from the construction site; • store, stockpile and where necessary use, manage and process plant, machinery, piling equipment, emissions stacks, apparatus, materials (including excavated material) and/or equipment; • enter the land and carry out surveys and investigations, including aerial surveys (including the right to fly an unmanned aircraft over the land and to enter and retrieve and recover any such unmanned aircraft from the land); • carry out de-watering and drainage works and install, alter or reinstate land drainage systems; • install, use, alter, divert and remove services and utilities; • carry out archaeological, environmental and/or ecological mitigation works and create, use, maintain, inspect, and remove ecological mitigation measures; • fell, lop, cut, coppice, uproot trees, shrubs, hedges or bushes and to clear and remove any and all vegetation which may

	<p>damage, obstruct or interfere with the exercise of the access rights;</p> <ul style="list-style-type: none"> reinstatement the land and make good any damage caused in connection with the exercise of these Decommissioning Overhead Line Rights; and carry out any activities ancillary or incidental thereto, <p>and rights to prevent and remove any works or use of the land which may interfere with or obstruct such access or the exercise of these Decommissioning Overhead Lines Rights, including to:</p> <ul style="list-style-type: none"> prevent the carrying out of any works, excavations or other activities which could reasonably foreseeably undermine the stability, safety and integrity of, or damage or interfere with the decommissioning of Electric Lines; and prevent any works on or use of the land that would prevent access to the Electric Lines to be decommissioned.
"Drainage Rights"	<p>All rights necessary for the purposes of or incidental to the carrying out of dewatering and drainage works and to install, alter, reinstate or remove land drainage systems and discharge into any drain or watercourse, including to:</p> <ul style="list-style-type: none"> access the Order Land and adjoining land with or without vehicles, personnel and plant, machinery, apparatus, equipment and materials for such purposes; protect and prevent damage to or interference with the operation and maintenance of any de-watering and/or drainage works; make good any damage caused in connection with the exercise of these Drainage Rights; and carry out any activities ancillary or incidental thereto, <p>and rights to prevent and remove any works or use of the land which may interfere with or obstruct such access or the exercise of these Drainage Rights.</p>
"New Overhead Lines Rights"	<p>All rights necessary for the purposes of or incidental to the construction, retention, commissioning, use, operation, protection, maintenance, surveying, inspection, repair, renewal, replacement, removal and decommissioning of Electric Lines, including to:</p> <ul style="list-style-type: none"> access, enter and be on the Order Land and adjoining land with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel for such purposes; lay down, install, adjust, alter, construct, operate, use, maintain, repair, renew and reinstate temporary access; take all necessary rights of support for the Electric Lines; install and remove protection measure for third party structures/assets, including scaffolding;

	<ul style="list-style-type: none"> • erect, maintain and remove temporary fencing and signage; • test and commission the Electric Lines and to remedy initial faults and defaults in them at any time prior to the date on which it is energised and ready for operation; • enter the land and carry out surveys and investigations, including aerial surveys (including the right to fly an unmanned aircraft over the land and to enter and retrieve and recover any such unmanned aircraft from the land); • to pass and re-pass with or without vehicles to temporarily bring cranes and crane pads onto the land for the purposes of siting and installation of the crane pad(s) and to position and swing the jib of a crane loaded or unloaded through the airspace above the land for the purposes of removing machinery and equipment from the construction site; • break open the land, excavate and remove tower foundations and reinstate the land; • carry out de-watering and drainage works and install, alter or reinstate land drainage systems; • install, use, alter, divert and remove services and utilities; • carry out archaeological, environmental and/or ecological mitigation works and create, use, maintain, inspect, and remove ecological mitigation measures; • store, stockpile and where necessary use, manage and process plant, machinery, piling equipment, emissions stacks, apparatus, materials (including excavated material) and/or equipment; • fell, lop, cut, coppice, uproot trees, shrubs, hedges or bushes and to clear and remove any and all vegetation which may damage, obstruct or interfere with the exercise of the access rights; • reinstate the land and make good any damage caused in connection with the exercise of these New Overhead Line Rights; and • carry out any activities ancillary or incidental thereto, <p>and rights to prevent and remove any works, structures, buildings or use of the land which may interfere with or obstruct such access or the exercise of these New Overhead Lines Rights, or cause any damage or risk to safety including to:</p> <ul style="list-style-type: none"> • prevent the carrying out of any works, excavations or other activities which could reasonably foreseeably undermine the stability, safety and integrity of, or damage or interfere with the operation and maintenance of, the overhead Electric Lines; • prevent any works on or use of the land that would prevent access to or the operation and maintenance of the overhead Electric Lines;
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	<ul style="list-style-type: none"> • prevent the erection of any building, works or structure (whether temporary or permanent) or the planting or growing of any plant or tree of any kind in or on the land; • prevent the storing or placing within or under any tower; or • prevent the raising of the level of the surface of the land, <p>without the written consent of the Acquiring Authority (such consent not to be unreasonably withheld or delayed and which consent may be granted subject to reasonable conditions).</p>
"Tunnel and Cable Rights"	<p>All rights necessary for the purposes of or incidental to the construction, retention, commissioning, use, operation, protection, maintenance, surveying, inspection, repair, altering, renewal, replacement, removal and decommissioning of the Electricity Cable Infrastructure, and the construction retention, commissioning, use, operation, retention, maintenance, surveying, inspection, repair, and renewal of the Cable Tunnel, including to:</p> <ul style="list-style-type: none"> • construct and install the Cable Tunnel below the surface of the land; • construct and install the Electricity Cable Infrastructure in the Cable Tunnel; • construct and install cable covers for the Electricity Cable Infrastructure emerging from the Cable Tunnel to the Sealing End Compound; • access the land and enter the Cable Tunnel with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel for the purposes of constructing, commissioning, testing, operating, inspecting, surveying, monitoring, maintaining, repairing and altering the Cable Tunnel and the Electricity Cable Infrastructure; • pass and re-pass with or without vehicles to temporarily bring cranes and crane pads onto the land for the purposes of siting and installation of the crane pad(s) and to position and swing the jib of a crane loaded or unloaded through the airspace above the land for the purposes of removing machinery and equipment from the construction site; • install and retain Cable Tunnel and Electricity Cable Infrastructure monitoring equipment and from time to time, inspect, cleanse, maintain, repair, alter the monitoring equipment; • enter the Cable Tunnel as often as may be required with or without vehicles and at all times with all necessary materials apparatus plant and equipment for the purposes set above and/or for the purpose of access to and egress from other parts of the Acquiring Authority's Cable Tunnel; • take all necessary rights of support for the Cable Tunnel; • test and commission the Electricity Cable Infrastructure and the Cable Tunnel and to remedy initial faults and defects at any time prior to the date on which the Authorised Project is energised and ready for commercial operation;

	<ul style="list-style-type: none"> the right to place, attach and install electricity cables for the transmission and distribution of electricity together with all necessary ancillary cables, pipes, equipment, apparatus and fibre optic cables required in connection with the use and operation of the aforementioned electricity cables; reinstate the land and make good any damage caused in connection with the exercise of these Cable and Tunnel Rights; and carry out any activities ancillary or incidental thereto.
"Tunnel Protection Rights"	<p>All rights necessary for the purposes of or incidental to the protection of the Cable Tunnel and Tunnel Protection Zone to prevent activities which are likely to cause damage or injury to the Cable Tunnel or to obstruct, interrupt or interfere with the Tunnel Protection Zone or the exercise of the Tunnel and Cable Rights or render access to the Cable Tunnel or Tunnel Protection Zone more difficult or expensive, including:</p> <ul style="list-style-type: none"> the building, construction, erection or installation of any permanent building or structure or any work of any kind requiring foundations, footings or other supporting structures within the Tunnel Protection Zone; the withdrawal of lateral or vertical support from the Cable Tunnel and Tunnel Protection Zone; the undertaking of mining, foundation, piling or percussive works, or works of excavation within Tunnel Protection Zone; the monitoring of ground displacement surrounding the Cable Tunnel and within the Tunnel Protection Zone, including in relation to the surface land if required; and the erection, constructing or laying in or upon the land within the Protection Zone any pipes wires cables posts poles timber stone or materials or substance, <p>and rights to enter the Tunnel Protection Zone with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel for the purpose of the exercise of the Tunnel Protection Rights and the Tunnel and Cable Rights.</p>
"Monitoring and Survey Access Rights"	<p>All rights necessary to:</p> <ul style="list-style-type: none"> enter the land and carry out monitoring, surveys and investigations, including arial surveys (including the right to fly an unmanned aircraft over land and to enter and retrieve and recover any such unmanned aircraft from the land) for Cable Tunnel construction purposes for one year following the completion of the Cable Tunnel; and to pass and re-pass with or without vehicles for the purposes of installing, inspecting, maintaining, repairing, altering, renewing, replacing and removing monitoring and survey equipment and apparatus.

Appendix 3 - Land Rights Strategy and Payment Schedule for Assets

Land Rights Strategy and Payment Schedule for Assets

Version 1



The transmission network is critical national infrastructure and therefore it is crucial that National Grid has the necessary land and land rights to install, operate, access, maintain, repair and protect the transmission network as part of the transition to a cleaner and greener future.

National Grid has an approach called the Land Rights Strategy, which provides a consistent methodology for acquiring land and land rights for their infrastructure projects. This approach is applied across infrastructure projects promoted as Development Consent Order (DCO) and Compulsory Purchase Order (CPO) schemes.

National Grid's preference will always be to secure land rights on a voluntary basis, as this enables the rights being acquired to be tailored to the specific requirements of the project. It is also important in supporting ongoing landowner relations.

The strategy has been implemented on all National Grid Transmission projects since 2010 requiring land and rights acquisition and is under continuous review to ensure that it is still fit for purpose, achieves business requirements, and meets the expectations of third-party landowners and occupiers. National Grid was one of the first utility companies to formally adopt and promote this approach. The Land Rights Strategy has evolved to take into account specific requirements of legislation, evolving industry best practice and also to meet the needs of particular projects.

What is the Land Rights Strategy?

1. Provides a consistent methodology for acquiring land and land rights for transmission infrastructure projects;
2. Helps to encourage landowners to voluntarily agree to enter into the required agreements, which then helps to preserve long term stakeholder relationships;
3. Ensures that there is consistency in the payments made to obtain land rights, and that all landowners are treated fairly and equally and in accordance with the expectations of existing legislation;
4. Aligns the approach taken for electricity transmission land rights across the UK National Grid Group Plc companies.

In summary, the overarching strategy is:

All affected landowners are offered Option Agreements to enable National Grid to acquire land, permanent rights over land or to obtain temporary land rights, before the DCO/CPO is granted. National Grid seeks temporary rights for construction activities, and permanent rights (easements) for the "as-built" assets (including all maintenance rights, access, drainage and landscaping/environmental mitigation that may be required for the project).

In parallel with seeking voluntary agreements, through the DCO/CPO process we apply for compulsory acquisition rights as a fall back, should Option Agreements not be secured voluntarily or should there be any issue with implementation of voluntary agreements (e.g. due to events such as insolvency, death/intestacy, loss of capacity etc). National Grid's preference will always be to secure land rights on a voluntary basis.

The payments schedule

1. Payments for surveys and investigation works

Whilst voluntary agreement is always sought, National Grid has statutory rights to gain access to land for surveys and investigation works. As a result, these payments for surveys are not payments for the grant of access rights, but are payments in recognition of damage and disturbance that potentially may be caused by survey and investigation works. National Grid will make the following payments:

Non-intrusive surveys

A payment of **£500** advance compensation, per land holding, for a 12 month period.

For night-time visits between 21:00 – 06:00, an advance payment of compensation of **£250** will be made for a 12 month period.

Intrusive surveys

Boreholes

A one-off **£350** advance payment of compensation for boreholes, per borehole.

Trial pits

A one-off **£350** advance payment of compensation for trial pits/holes, per trial pit.

Water monitoring

For water monitoring equipment an advance payment of compensation of **£150** per gauge will be made per 12 month period, to cover any site visits.

Survey licence signing fee

In addition, a one-off licence signing fee of **£250** will be made if the licence is signed within a two month period.

Notes

Any damage in excess of the above figures would be agreed on an individual basis, on production of evidence and proof of loss.



2. Payments in respect of permanent rights

New overhead lines

A one-off payment in respect of permanent rights per tower and associated oversail, including access rights:

- permanent grass land - **£6000** (or proportion based on land ownership)
- arable land - **£8000** (or proportion based on land ownership)

A one-off payment in respect of permanent rights per oversail (where no tower rights are required):

0-49m	50-99m	100m+
£500	£750	£1000

Existing overhead lines

If there is an easement in place but the terms are not fit for purpose, then a one-off payment to vary the agreement will be offered in the sum of **£1000**.

If there is no easement, or only a wayleave is in place, or if there is no agreement in place at all, then a one-off payment will be made as per the appropriate tower rate for a new easement to be completed.

Underground cables

- agricultural land - **80%** of land value over the easement width.
- non-agricultural land - **50%** of land value over the easement width.

These will be subject to a minimum land value **£7500/hectare**, and a minimum easement payment of **£500**.

Third party access rights

A one-off payment of **£1000** per tower accessed, will be made in return for permanent access rights over third party land for construction and future maintenance activities.

Incentive payments

An incentive payment of **20%** will be applied across any permanent land rights payments (as set out above for new infrastructure), if:

1. the Heads of Terms of agreement are returned to National Grid within an **8 week** period, and;
2. the Option Agreement is legally completed within a further **12 weeks**.

Easement payment instalments

Under the terms of the Option Agreement, National Grid will have an option to take entry onto land to construct new electricity transmission assets and following construction to complete the Easement. The payments will be made in instalments:

- **25%** of the land rights payment is payable on completion of the Option Agreement
- **50%** of the land rights payment is payable on taking entry onto land for construction under the Option Agreement
- **25%** of the land rights payment is payable on completion of Easement following construction together with any other payment(s) already agreed.



3. Injurious affection

National Grid acknowledges that any proposed new work may cause concern to landowners. In addition to the other payments outlined, 'injurious affection' and any other appropriate Heads of Claim will be considered on an individual basis in accordance with current legislation.

4. Crop loss, damage and disturbance claims

This will be assessed and paid on a proven loss basis.

5. Land acquisition

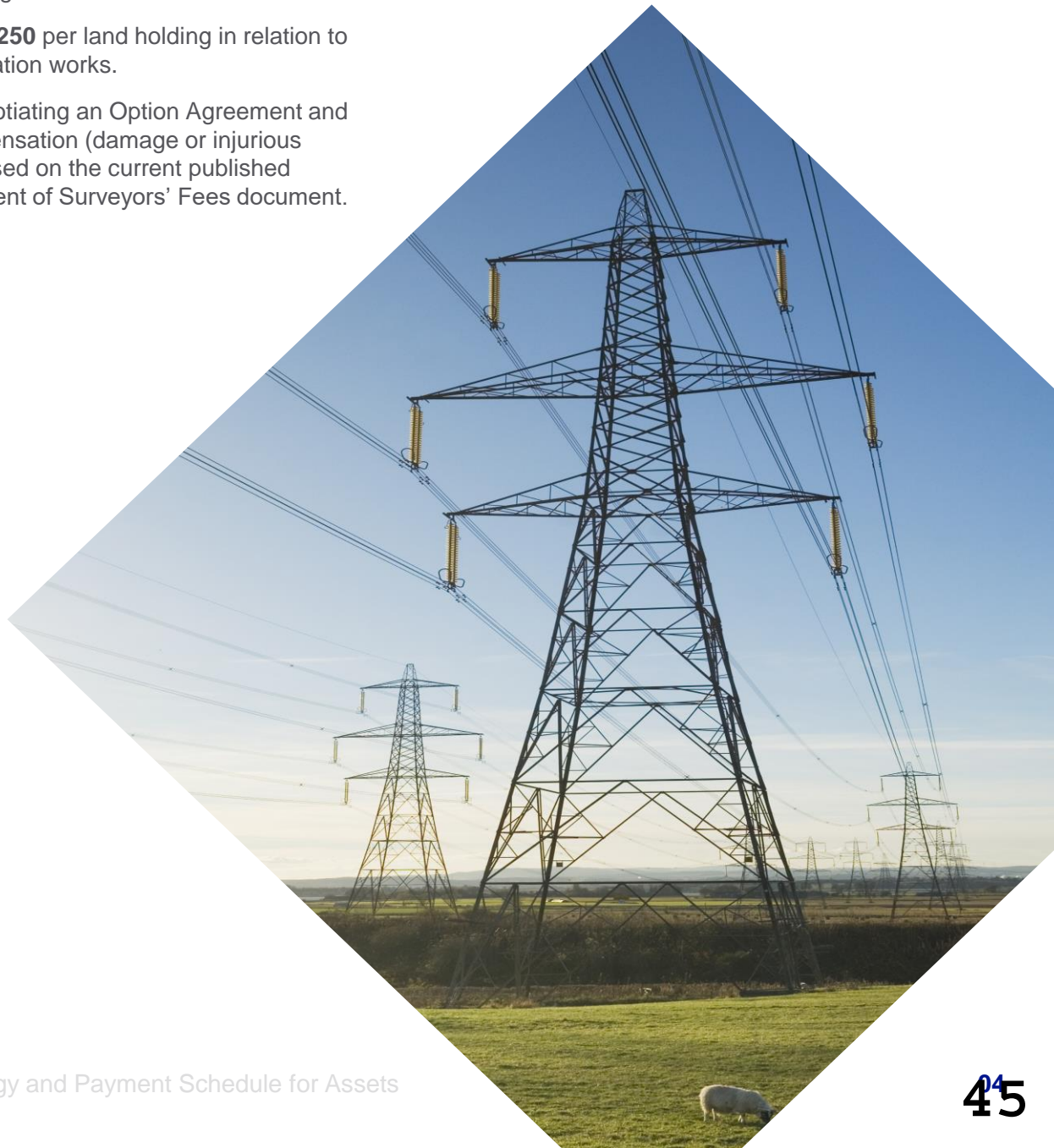
Land acquisitions (permanent or temporary) will be agreed on an individual basis.

6. Agents fees (paid via landowner/occupier)

Fixed fee of **£150** for professional land agency services in relation to the return of a completed and signed Land Interest Questionnaire for each landholding declaring all known land interests.

Single fixed fee of **£250** per land holding in relation to survey and investigation works.

Agents fees for negotiating an Option Agreement and for additional compensation (damage or injurious affection) will be based on the current published National Grid Payment of Surveyors' Fees document.



Appendix 4 - Objections Summary Table and Negotiations Update

APPENDIX 4

OBJECTIONS SUMMARY TABLE AND NEGOTIATIONS UPDATE

Objector and Agent	Plot no's	Order Rights package (if applicable)	Issues/concerns raised in Objection	NGET response
OBJ 1 Network Rail 1 Puddle Dock Queen Victoria Street London EC4V 3DN	1/3 7/19 8/12 8/13 9/1 9/2 9/4 9/5	Construction and Operational Access Rights	<p>29th November 2024 - Network Rail Infrastructure Limited objects to the Order on the grounds that operational railway land is adversely affected and reserves the right to produce additional and further grounds of objection when further details of the Order and their effect on Network Rail's land are available.</p> <p>29th November 2024 - Network Rail Infrastructure Limited has also made representations to the Railways Directorate of The Department of Transport under Section 16 and Schedule 3 Part 11 of the Acquisition of Land Act 1981</p>	<p>NGET was already engaging with NRIL before the Order was made and has continued this process after the objection was submitted.</p> <p>NRIL sent an email to NGET on 11th November 2024 to say that before they can confirm that it is ok to proceed with the Project they would need to run an internal consultation, and will need more information regarding helping them to understand the proposed scheme and to get clearance</p> <p>NRIL sent a basic asset protection agreement (BAPA) to NGET on 17th November 2024 which deals with utilization of the NRIL owned road and the information and obligations on NGET that will apply in order to be able to use the road. It also requires further agreements to be entered in to for the utilization of the road. NGET raised some queries on this, which were</p>
	9/6 9/7 9/8 9/9 9/10	Construction Access Rights	<ul style="list-style-type: none"> Operational land of Network Rail has been included in the above Order to which an objection has been lodged and a copy of Network Rail's objection is enclosed for your use. 	

	Table 2 interest 1/3	In respect of restrictive covenants in a conveyance dated 24 March 1997 registered under title EX574594	<ul style="list-style-type: none"> In the circumstances representations are made to under Section 16 and Schedule 3 Part 11 of the Acquisition of Land Act 1981 and NRIL would request that the above Order not be confirmed as drawn. It is envisaged that negotiations are likely to take place between the parties with a view to securing a resolution. 	<p>answered by NRIL on 20TH November 2025 and the BAPA was subsequently signed by NGET on 24th December 2024.</p> <p>In addition to the BAPA, NRIL has requested a Framework Agreement, and has suggested that it would be willing to enter an access agreement, in respect of the road following completion of which it would be prepared to withdraw its objection. The parties met online to discuss this as well as the Project on 29th January 2025 and a further site visit took place on 13th February 2025 in order to explain the Project, and answer NRIL's queries</p> <p>A letter was sent to NRIL by NGET's solicitors on 24th January 2025 to say that NGET are committed to continued engagement to understand the impact of the Order on their property.</p> <p>A costs undertaking was provided to NRIL's solicitors (Dentons), to allow them to begin a draft suite of agreements, to facilitate the</p>
	Table 2 Interest 9/8	In respect of rights and restrictive covenants in a conveyance dated 1 January 1973 registered under title K546098		

				<p>objection withdrawal on 28th February 2025, and then an updated one on 14th March 2025.</p> <p>Dentons provided NGET's solicitors with a draft Framework Agreement on 4th April 2025 as well as an easement for the relevant rights NGET needs, which would allow for acquisition of the relevant rights from NR voluntarily. Since then, the parties have been actively trying to finalize the framework agreement and easement, which would allow both the objection and the s16 representation to be withdrawn.</p> <p>The above agreements, if they can be concluded, would also lead to NRIL withdrawing its representation under Section 16 and Schedule 3 Part 11 of the Acquisition of Land Act 1981.</p> <p>At the moment, NGET is not aware of any reason why the Order rights cannot be acquired without serious detriment to the carrying on of the undertaking therefore the tests in section 16 and/or paragraph 3 of Schedule 3 to the 1981 Act allowing for the appropriate minister to issue a certificate as appropriate are met.</p>
Objector and Agent	Plot no's	Order Rights package (if applicable)	Issues/concerns raised in Objection	NGET response

OBJ2 Denton Wharf Properties Limited New Derwent House 69-73 Theobold's Road London WC1X 8TA Agent: Andrew Crawford Crawford's Chartered Surveyors The Court The Street Charmouth Dorset DE8 3LT T: 07969 889 799 E: andrew@crawfordscs .net	9/2 9/3 Letter of obj refers to plots 9/011 and 9/010	Construction and Operational Access Rights	Objection to the Order withdrawn on 8 th April 2025	NGET will continue to try to acquire the relevant rights from DWPL voluntarily and only use powers if confirmed as a last resort. The parties have reached agreed HOTs for acquisition of an access easement
Objector and Agent	Plot no's	Order Rights package (if applicable)	Issues/concerns raised in Objection	NGET response
OBJ 3 Southern Gas Networks ("SGN") SGN Land Team – Southern 2 Leasons Hill Orpington Kent BR5 2TN Contact: Land Policy Officer –	N/A	N/A - SGN are listed in the General Entries Table in respect of underground medium and low pressure gas lines	18 th December 2024 - SGN own and operate low and medium pressure gas mains within and in the vicinity of the Order boundary as illustrated on the Infrastructure Plan they have provided SGN objects to the Order due to concerns that it may adversely affect the integrity of and /or access to these gas mains which form an essential part of the local gas	NGET understands that SGN have objected because they are concerned that the Order boundary shows that there are gas mains in Wharf Road /Mark Lane. These may fall outside of the site boundary, but SGN need to be content that none of the gas mains within the Order boundary will be affected by works or abnormally heavy plant/ tunnel boring machinery being transported over them.

<p>Southern</p>			<p>network. They are subject to very specific working practices that must be followed by any third party undertaking works near them. To ensure that these working practices are observed and all reasonable measures are taken prior to any works taking place, SGN will require National Grid Electricity PLC to enter into a legally binding Asset Protection Agreement. SGN will draft the agreement and expect their associated reasonable costs to be met</p>	<p>The parties are in active discussion and met on 14th January 2025 to discuss the Project and whether there is impact on SGN's assets.</p> <p>On 14th January 2025, SGN explained that regarding the low loader move and the transportation of the tunnel boring machine (TBM) through Gravesend, they need to ensure this activity is suitably mitigated, as this abnormal load has the potential to affect SGN's distribution network in the local area.</p> <p>They requested that once NGET has a clearer understanding of the plans for the TBM, that a follow-up meeting is held to determine whether conversations around mitigation measures are necessary. If the TBM can be transported back to Essex via the Thames, it could save significant cost, time, and effort.</p> <p>Additionally, they are likely to ask for an asset protection agreement (APA) and protective provisions.</p> <p>On 17th January 2025, SGN requested that NGET provide a drawing detailing the dimensions, weight, and other relevant specifications of the TBM and the low loader. If no issues are identified, then the CPO objection</p>
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				<p>may be removed subject to discussions with their legal team.</p> <p>On 31st January, NGET lands and SGN met to discuss the TBM further and detail was requested about the TBM</p> <p>On 17th February 2025, SGN's legal team clarified their view that their position is that as long as the engineers are sufficiently concerned about the potential adverse interference with the gas apparatus, then an APA will be required.</p> <p>At the end of February 2025, an undertaking was provided to SGN that their reasonable legal fees would be met, to allow them to draft an asset protection agreement.</p> <p>Since March 2025, the parties have been negotiating appropriate asset protection arrangements between them. SGN provided a first draft Asset Protection agreement to NGET on 2 April 2025. Following a detailed review of its terms and efforts to gather as much advance information about the TBM move as possible, this was returned to SGN with suggested amendments on 29th April 2025.</p> <p>NGET are actively seeking the detail SGN have</p>
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				<p>requested to be able to meet SGN's concerns.</p> <p>This includes as much information as possible regarding the planned TBM move, including the weight and dimensions of the TBM.</p>
Objector and Agent	Plot no's	Order Land	Issues/concerns raised in Objection	NGET response
<p>OBJ 4</p> <p>Port of Tilbury London Limited Leslie Ford House Tilbury Freeport Essex RM18 7EH</p> <p>Contact: Commercial Director</p> <p>PoTLL also own 3/7 but are excluded from acquisition</p>	<p>3/11 3/14 4/2 4/3</p>	<p>All interests</p>	<p>20th December 2024 - Objection to confirmation of the CPO withdrawn on 3rd February 2025 in full, save for the following ground:</p> <p>The CPO purports to exclude PoTLL's interests from the effect of the CPO in respect of plot 3/7. However, the CPO incorrectly refers to "Port of Tilbury Limited". This error must be corrected by modification of the CPO on confirmation to refer to the correct PoTLL entity: Port of Tilbury London Limited.</p>	<p>NGET has written to the Department for Energy Security and Net Zero on 20th February 2025 requesting a modification to Plot 3/7 of the Order, so as to refer to the correct entity being Port of Tilbury London Limited in Column 2 of Table 1 of the Order</p>
	Plot no's	Rights Packages		

	1/1, 1/2 1/3, 1/4 1/5, 1/6, 2/1, 2/2, 2/4, 2/5, 2/7, 2/8, 2/10, 2/11, 3/1, 3/2, 3/3, 3/4	Construction and Operational Access Rights		
	3/8, 3/9,	New Overhead Line Rights		
	3/10, 4/4, 4/7,	Drainage Rights		
	3/12, 3/13 4/8 4/9 4/10 4/13 4/14 4/15 4/16 4/17	Construction Compound Rights		
	4/6, 4/7, 4/8, 4/9, 4/16, 4/17	Tunnel and Cable Rights		

	4/18, 4/19, 4/20, 4/21, 4/22, 4/23, 4/27, 4/28, 4/36, 4/38			
	4/6, 4/7, 4/8, 4/9, 4/16, 4/17, 4/18, 4/19, 4/20, 4/21, 4/22, 4/23, 4/27, 4/28, 4/36, 4/38,	Tunnel protection Rights		
	4/22, 4/24, 4/25, 4/27, 4/35, 4/36, 4/37,	Monitoring and Survey Access Rights		