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**From:** George Tiley <[George.Tiley@carterjonas.co.uk](mailto:George.Tiley@carterjonas.co.uk)>

**Sent:** 29 May 2025 15:09

**To:** McKenna, John (Energy Security) <[John.McKenna@energysecurity.gov.uk](mailto:John.McKenna@energysecurity.gov.uk)>

**Subject:** The National Grid Electricity Transmission PLC (NGET) Cotswolds Visual Impact Provision Project Compulsory Purchase Order 2025

Dear Sir,

Landowners- Tom Howard Nicholas and Jack Thomas Frank Nicholas, Westlands Farm, Westlands Lane Beanacre, Melksham, Wiltshire, SN12 7QE.

Plots 011-001, 011-002, 011-003, 011-004, and 011-005.

We write in relation to the above Compulsory Purchase Order (CPO), specifically concerning land adjoining the Melksham substation (Plot 011-005) which is owned freehold by our client. Our client has been engaged in ongoing negotiations with National Grid's appointed agent regarding the proposed sale of this land. Following several meetings, heads of terms (HoTs) were agreed for an option agreement, and these were subsequently passed to legal representatives to formalise.

A key provision within the agreed HoTs related to the access route to Plot 011-005, specifically covering Plots 011-001, 011-002, 011-003, and 011-004. At the time, all parties agreed on the proposed access arrangements. However, it has now come to our attention that the access route currently detailed in the Statement of Reasons and accompanying planning application is inconsistent with what was agreed. As a result, National Grid has reopened negotiations on the HoTs to revise this element.

During the initial consultation phase, it was clearly indicated by our client that the proposed access route raised significant concerns, particularly due to its proximity to their family homes. At the time, National Grid's agent suggested that the majority of construction works could be undertaken via the existing substation, with the access track only used to facilitate the realignment of our client's existing track and the construction of the new boundary. It is now apparent that this position has changed.

In light of the above, we submit that the Acquiring Authority has failed to exhaust all reasonable alternatives for securing the land necessary to deliver the proposed scheme prior to seeking compulsory acquisition powers. Specifically, the suggestion that access for construction works could be achieved through the existing substation demonstrates that viable alternatives exist without the need to resort to compulsory acquisition powers.

Negotiations are ongoing, and our client remains committed to achieving a positive and cooperative resolution. However, they retain significant concerns regarding the current proposals and the unresolved issues surrounding the relevant plots.

Kind regards

George

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**George Tiley** MRICS FAAV  
Associate

# Carter Jonas

T: 0117 403 9964 | M: 07775 562 042 | [carterjonas.co.uk](http://carterjonas.co.uk)  
St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ



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Place of Registration: England and Wales  
Registration Number: OC304417  
Address of Registered Office: One Chapel Place, London, W1G 0BG.