

SUMMARY OF LAND AND NEGOTIATIONS EVIDENCE

27 JULY 2026

**THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (WEST BURTON TO
RATCLIFFE-ON-SOAR REFURBISHMENT PROJECT) COMPULSORY PURCHASE
ORDER 2026**

SUMMARY OF STATEMENT OF EVIDENCE

DANIEL HARPER MRICS FAAV
DIRECTOR
ARDENT MANAGEMENT LIMITED

1. **SUMMARY**

- 1.1 My name is Daniel Harper and I am a Director at Ardent Management Limited. I am a Member of the Royal Institution of Chartered Surveyors and a Fellow of the Central Association of Agricultural Valuers. I have extensive experience in land agency matters for utility infrastructure projects, having previously served as a Senior Surveyor for National Grid Electricity Transmission plc. Within my current role, I oversee the land rights negotiations with those affected by the West Burton to Ratcliffe-on-Soar Refurbishment Project and have provided overarching guidance to NGET regarding the Compulsory Purchase Order.
- 1.2 In my statement of evidence (**NGET/DH/1**), I describe the Order Land, the need for the land and rights included in the Order, the acquisition strategy pursued by NGET, the status of negotiations with landowners, NGET's compliance with the CPO Guidance, and NGET's response to objections received.
- 1.3 The Order Land is centred on existing overhead electric lines and comprises a corridor of predominantly agricultural land, together with access routes, construction compound areas and substation sites. The Order Land covers the land and rights required for the whole Project, comprising the WRRE and SCRE sub-projects.
- 1.4 NGET seeks to acquire the freehold of a limited number of plots, principally where NGET already owns the freehold but the land is subject to other interests, and in respect of land required for National Grid Electricity Distribution plc diversion works. For the majority of the Project, NGET seeks to create new rights over the relevant land rather than acquire the freehold, adopting a proportionate approach to compulsory acquisition.
- 1.5 The rights sought have been separated into distinct packages based on their purpose: Overhead Line Rights, Cabling Rights, Access Rights, Construction Compound Rights and Oversail Rights. These packages have been tailored and assigned to specific plots to ensure that the impact on affected landowners and occupiers is limited so far as reasonably practicable.
- 1.6 All land required for the delivery of the Project has been included in the Order, including land subject to existing wayleaves or easements. This approach mitigates the inherent risk of gaps in rights or defects in existing agreements that could render the scheme undeliverable.
- 1.7 The Order Land includes interactions with a number of renewable energy developments at varying stages of project development, as well as Crown Land, open space, common land, allotments and statutory undertaker interests. NGET has made the necessary applications for certificates in relation to open space, allotments and common land, and is in the process of obtaining consent from the relevant Crown bodies. NGET does not consider that any statutory undertaker would suffer serious detriment as a result of the Project.
- 1.8 NGET's preference is to secure land rights on a voluntary basis. The acquisition strategy is in accordance with NGET's Land Rights Strategy, which provides a consistent methodology for acquiring land rights and ensures that voluntary offers adhere to the principle of equivalence. NGET has sought to engage with affected persons as early as possible, commencing negotiations in March 2025.
- 1.9 As at the date of my statement, the status of negotiations is as follows:
 - 1.9.1 Of 32 easements required where no existing agreement is in place, 28 are in negotiation, 3 offers have been accepted and negotiations continue with the remainder.
 - 1.9.2 Of 183 easements required where existing agreements are in place, 107 are in negotiation, 68 offers have been accepted and 3 easements have been completed.
 - 1.9.3 Freehold acquisition negotiations relate to 2 parties in connection with the NGED diversion works, where voluntary agreement is being sought by NGED.

- 1.10 NGET has complied with the CPO Guidance. NGET has taken reasonable steps to acquire all land and rights by agreement, has made reasonable initial offers in accordance with the LRS, has engaged constructively with affected parties, and has complied with its obligations under data protection legislation.
- 1.11 NGET has responded to each objector individually. The principal grounds of objection and NGET's responses are summarised below:
- 1.11.1 Several objectors contend that existing wayleaves or easements are sufficient for the Project. NGET's position is that permanent rights are necessary for the long-term operation, maintenance and protection of the infrastructure. NGET's assessment of any given easement is not based on whether it is in NGET's current preferred form, but rather on whether, in substance it contains the minimum rights necessary to support both the delivery of the project and the long-term operation, maintenance and protection of the infrastructure.
 - 1.11.2 Objectors have raised concerns regarding the scope of rights sought, contending that they are excessive or that temporary rights would suffice. NGET has undertaken a careful assessment of the rights required and considers that the rights sought are no wider than reasonably necessary.
 - 1.11.3 Objectors have raised concerns regarding the impact of the Project on farming operations, equestrian activities and future land uses. NGET is committed to minimising disruption and has engaged with landowners to agree appropriate access arrangements and mitigation measures.
 - 1.11.4 Objectors associated with renewable energy developments have raised concerns regarding the interface between the Project and their developments. NGET's position is that the Project is compatible with those developments and NGET is progressing negotiations to ensure the interface is properly managed through formal legal agreements.
 - 1.11.5 Objectors have contended that NGET has not made reasonable efforts to acquire by agreement. NGET does not accept this position and has demonstrated extensive engagement with all affected parties through correspondence, telephone calls, site visits and meetings.
 - 1.11.6 NGET has made good progress in dealing with objectors. Agreements or terms have been reached with a number of objectors and NGET is hopeful of reaching agreements with most of the remaining objectors before the inquiry.
- 1.12 Accordingly, I consider that NGET has taken a proportionate approach to compulsory acquisition, has made reasonable endeavours to acquire the necessary land and rights by agreement, and that there is a compelling case in the public interest for the confirmation of the Order.

2. **DECLARATION**

I confirm that the opinions expressed in this proof of evidence are my true and professional opinions. I confirm that I have understood and complied with my duty to the Inquiry as an Expert Witness and have provided my evidence impartially and objectively. I confirm that I have no conflicts of interest.

Signed



Daniel Harper

27 July 2026