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**THE ELECTRICITY ACT 1989**

**AND**

**THE ACQUISITION OF LAND ACT 1981**

**THE NATIONAL GRID ELECTRICITY TRANSMISSION (LITTLE HORSTED SUBSTATION CONNECTION) COMPULSORY PURCHASE ORDER 2022**

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**OUTLINE STATEMENT**

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## 1. INTRODUCTION

1.1 This document is the Outline Statement of National Grid Electricity Transmission Plc ("**NGET**") prepared pursuant to Rule 5(2) of the Compulsory Purchase (Inquiries Procedure) Rules 2007 in connection with the National Grid Electricity Transmission (Little Horsted Substation Connection) Compulsory Purchase Order 2022 ("**the Order**"), which was made by NGET on 24 March 2022 and submitted to the Secretary of State for Business, Energy and Industrial Strategy ("**Secretary of State**") on 5 May 2022.

1.2 The principal submissions which NGET intend to make at the inquiry are set out in the Statement of Reasons which accompanied the Order and was submitted to the Secretary of State on 5 May 2022 ("**Statement of Reasons**"). This Outline Statement provides a summary of NGET's engagement with landowners and NGET's responses to the remaining objections to the Order, noting that the objection made by Southern Gas Networks has now been withdrawn, and negotiations with the remaining objectors continue.

## 2. RESPONSE TO OBJECTIONS

2.1 The table at Appendix 1 summarises the remaining objections to the Order and NGET's responses to them.

## 3. ENGAGEMENT AND NEGOTIATIONS WITH LANDOWNERS

3.1 A summary of the stages and timelines of landowner interaction is provided below. This is an updated version of the table at Appendix 2 to the Statement of Reasons. Text coloured blue indicates engagement that has taken place since submission of the Order and Statement of Reasons to the Secretary of State:

Date	Description of engagement
May 2020	Option agreement for substation site completed
August 2020	Site meeting with owner of Crockstead Farm (option land) to discuss project details  Survey access request issued to main landowners  Contact referencing commenced
September 2020	Survey access requests sent to PILs (Persons with an Interest in Land) bordering substation location and other key locations
April 2021	Initial letters sent to Phase 1 PILs (for the main works & easements) with datasheet request (seeking confirmation of land interests and contact details)
May 2021	Letters sent to Phase 1 PILs to chase unreturned datasheets
July 2021	HoTs (Heads of Terms) letters sent to Phase 1 PILs

	<p>Follow-up letter sent to Phase 1 PILs (2<sup>nd</sup> attempt) concerning HoTs</p> <p>Calls with PILs &amp; agents to discuss queries and provide explanations</p>
August 2021	<p>Follow-up emails and calls to Phase 1 PILs to seek to confirm details</p> <p>Site meetings with PILs and agents where requested</p>
September 2021	<p>Project programme update letters sent to Phase 1 PILs</p> <p>Initial letters sent to Phase 2 PILs (regarding additional access rights where apparatus not accessible from the nearest public highway under existing rights) with datasheet requests</p> <p>Site meetings with PILs &amp; agents</p>
October 2021	<p>Letters sent to Phase 1 PILs advising them formally of NGET's intention to seek a CPO (Compulsory Purchase Order)</p>
November 2021	<p>Letters sent to Phase 2 PILs advising them formally of NGET's intention to seek a CPO</p> <p>Initial letters sent to Phase 3 PILs (upgrade wayleave to easement where named grantor out of date and/or to obtain rights to undertake works) with datasheet request</p> <p>Follow-up letter sent to Phase 1 PILs (3<sup>rd</sup> attempt) to seek to agree HoTs</p> <p>Negotiation of easement terms with responsive PILs</p> <p>Ongoing responses to PIL &amp; agent queries</p>
December 2021	<p>Letters sent to Phase 2 &amp; 3 PILs to follow-up unreturned datasheets</p> <p>Discussion with landowner re. Option land and works to clear spoil from it prior to exercise of the Option</p>
January 2022	<p>Letters with datasheets sent to 16 additional Phase 3 PILs (additional access over private roads, or where additional titles identified as affected by colour plate working areas)</p> <p>8 datasheets received back from Phase 3 PILs</p>
February 2022	<p>Letters sent to 11 Phase 3 PILs enclosing HoTs, and followed up at end of month</p>
March 2022	<p>Arrange access for surveys and ecology mitigation works on Crockstead Farm</p> <p>Continued correspondence with PILs and agent to seek voluntary rights</p>

	Book of Reference prepared CPO made
April 2022	Activate option and acquire land for substation  Erect and monitor CPO site notices at plots with no registered title or unknown beneficiaries  Continued correspondence with PILs and agents to seek voluntary rights, including Crockstead Farm, and answer queries relating to CPO notices including misunderstanding over acquisition of land
May 2022	Monitor and remove CPO site notices  Continued correspondence and site meetings with PILs and agents to seek voluntary rights
June 2022	Continued correspondence and site meetings with PILs and agents to seek voluntary rights
July 2022	Responses to formal objections sent, and followed up informally  Continued correspondence with PILs and agents to seek voluntary rights
August 2022	Continued correspondence and site meetings with PILs and agents to seek voluntary rights  Further informal responses to objections seeking to agree works and withdraw objections  11 (of 36 agreements) detailed HoTs sent where PILs willing to negotiate, with 5 agreed and solicitors instructed.

3.2 The table below summarises the current position with regard to private treaty negotiations:

Stage	Total No. required
<b>No. of agreements sought</b>	<b>36</b>
<b>Discussions engaged</b>	<b>22</b>
<b>Detailed Heads of Terms sent</b>	<b>11</b>
<b>Solicitors instructed</b>	<b>5</b>
<b>Agreements completed</b>	<b>0 (excl. Option)</b>

#### 4. **FURTHER INFORMATION**

##### **Negotiation of acquisitions**

- 4.1 Owners and occupiers of land affected by the Project who wish to negotiate a voluntary agreement or discuss matters of compensation should contact NGET's appointed land agent, Fisher German by telephone on 01227 477870 or in writing to Address: Fisher German, Court Lodge Farm Offices, Godmersham Park, Canterbury, Kent CT4 7DT.

##### **Compensation**

- 4.2 Provision is made by statute with regard to compensation for the compulsory acquisition of land and the depreciation in value of properties as a result of the Project. More information is given in the series of booklets published by the Department for Housing, Communities and Local Government entitled "Compulsory Purchase and Compensation" listed below:
- Booklet No. 1 - Compulsory Purchase Procedure.
  - Booklet No. 2 - Compensation to Business Owners and Occupiers.
  - Booklet No. 3 - Compensation to Agricultural Owners and Occupiers.
  - Booklet No. 4 - Compensation for Residential Owners and Occupiers.
- 4.3 These booklets are available to download for free online at: <https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>
- 4.4 A copy of the Statement of Reasons, the Order and maps are available for inspection at <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/little-horsted>

## APPENDIX 1

### Objections response table

Objector and Agent	Plot number(s)	Interest to be Acquired	Rights package (if applicable)	Issues/concerns raised in Objection	NGET response
<b>Ibstock Bricks (1996) Limited [and others] OBJ1</b>  <b>Represented by M.Banton of Gerald Eve</b>	83	Rights	Colour Plate Access Rights	<ul style="list-style-type: none"> <li>Ibstock Bricks advise they hold an interest in plots 83, 84, 85, 86, 149, 150, 151, 152 and 153.</li> <li>NGET are seeking powers to acquire the freehold of these plots and deprive the landowner of occupation of them.</li> <li>The acquisition of part of their land will cause significant disruption, inconvenience, considerable capital costs and potentially increased operational costs.</li> </ul>	<p>Plot number 152 was not used in the Order and is marked "Number not used".</p> <p>NGET are only seeking rights (Colour Plate Access Rights or Colour Plate Rights) over the plots of land owned by Ibstock Bricks which should in practice have minimal impact.</p> <p>NGET seeks Colour Plate Access Rights and Colour Plate Rights over the plots in which Ibstock Bricks has an interest. The exercise of the access rights will involve NGET's appointed contractors taking access over the relevant plots (most likely on foot) in order to gain access to existing towers for the purpose of replacing Colour Plates.</p> <p>Minor works may be required on the land in order to</p>
	84		Colour Plate Rights		
	85		Colour Plate Access Rights		
	86		Colour Plate Rights		
	149		Colour Plate Rights		
	150		Colour Plate Access Rights		
	151		Colour Plate Rights		
	[152]		<i>Number not used</i>		

				<p>facilitate such access, such as vegetation clearance. These rights will be exercised on one occasion during the construction phase of the project and so the physical impact will be limited and temporary in nature.</p> <p>Colour Plate Rights are needed over some plots to enable appointed contractors to climb the existing towers to change the Colour Plates on them, ensuring a sufficient exclusion zone is in place around the tower to enable a safe operation and allow for emergency procedures if required. Once in place operatives will change the Colour Plates. This operation will need to take place during an electricity outage and be completed before the circuit can be re energised. This is a safety requirement of the National Grid to ensure the new circuits can be correctly identified after the addition of the new circuits to the system.</p>
				<ul style="list-style-type: none"> <li>• NGET has not demonstrated that there is a sufficiently</li> </ul>
				<p>It is essential for health and safety reasons for the Colour</p>



				<p>compelling case in the public interest to justify interfering their rights.</p> <ul style="list-style-type: none"> <li>• NGET already has sufficient rights over their land to enable NGET to undertake the proposed works without the need for the proposed CPO.</li> </ul>	<p>Plates to be replaced. Unless and until the Colour Plates are replaced it will not be possible for the important new infrastructure comprised in the Project to commence operation. While the works to replace the Colour Plates are relatively minor in nature it is essential that NGET have the ability to access the towers to change the Colour Plates at any time it is necessary to do so. It is therefore vital that NGET secures the rights it needs to enable it to lawfully replace the Colour Plates. NGET are committed to securing these voluntarily if at all possible.</p> <p>In respect of plots 83, 84, 85 and 86, NGET holds rights for the existing apparatus and access under historic/implied wayleaves. An offer has been made (July 2021) to convert these rights to a permanent easement. The critical nature (see above) and timing of the works (they must be carried out during scheduled electricity outages) requires NGET to have more certainty of access than under historic or implied rights, hence the need to protect its position by</p>
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				<ul style="list-style-type: none"> <li>No offer has been made to purchase their leasehold interest so it cannot be said that compulsory purchase powers are required on the grounds that it is not possible to acquire the interest by agreement.</li> </ul>	<p>including the required rights within the Order.</p> <p>In respect of plots 149, 150, 151 and 153 NGET holds rights for the existing apparatus on a 1967 deed of easement. The access route to the apparatus NGET has historically been directed to use by Ibstock Bricks falls outside these rights and an offer has been made (February 2022) to vary the deed to include these rights.</p>
<b>Swynson Limited OBJ 2</b>  <b>Represented by James White of Savills</b>	2	Rights	Arcing Horn Rights	Raises concerns about: <ul style="list-style-type: none"> <li>the size of the working area on plot 7, particularly the area extending into the fairway, and the duration for which it will be used; and</li> <li>the location of the proposed construction access route across plot 8 and its proximity to a tee box and greens comprised in the golf course.</li> </ul>	<p>NGET is seeking to acquire "Working Area Rights" over plot 7 to enable it to carry out works to the towers and "Construction Access Rights" over plot 8 to enable NGET to take access over land during and for the purposes of construction of the Project.</p> <p>The working area around pylon 071 is required to enable reconductoring of the overhead lines on the existing towers. This working area has been designed to enable the safest and most efficient method for the works to be carried out, whilst still allowing flexibility for the</p>
	3		Arcing Horn Access Rights		
	4		Arcing Horn Rights		
	5		Arcing Horn Access Rights		
	6		Arcing Horn Rights		
	7		Working Area Rights		
	8		Construction Access Rights		
	1 (Table 2 interest)		Arcing Horn Access Rights		
	9 (Table 2 interest)		Construction Access Rights		
	11 (Table 2 interest)		Construction Access Rights		

<b>East Sussex National OBJ 3</b>  <b>Represented by James White of Savills</b>	1	Rights	Arcing Horn Access Rights	<p>appointed contractor to utilise their preferred working methods. Key to the size and shape of the working area required, is the positions required for winches to pull conductors along the overhead line; one of the winch positions will need to be close to or on the course due to the minimum working distance (of the machines from the live wire) required by health and safety protocols. Once NGET's contractors enter on the land, they will identify the specific working methods that will be adopted and NGET will liaise with Swynson Limited and East Sussex National further to minimise any interference as far as practicable.</p> <p>NGET is committed to working with Swynson Limited and East Sussex National now to alleviate concerns regarding the impact of the working area and construction access route, upon the operation of the golf course. NGET is keen to discuss potential ways of mitigating the impact of the works through appropriate screening</p>
	2		Arcing Horn Rights	
	3		Arcing Horn Access Rights	
	4		Arcing Horn Rights	
	5		Arcing Horn Access Rights	
	6		Arcing Horn Rights	
	7		Working Area Rights	
	8		Construction Access Rights	
	9 (Table 2 interest)		Construction Access Rights	

					<p>and (where possible) adjustments to the working area layout and access route.</p> <p>It is expected that the part of plot 7 overlapping the golf course will be required for a relatively short period of time approximately 3 to 4 months. NGET's appointed land agents, Fisher German, have been liaising with Swynson Limited's and East Sussex National's land agent to arrange a meeting to discuss all of this on site, along with NGET's engineers. It would be most helpful if a meeting could be arranged as soon as possible.</p> <p>The Objection also raised concerns regarding engagement with Fisher German prior to the making of the Order. Fisher German have explained to East Sussex National that the working area included in the Order has been designed to enable the safest and most efficient method for the requisite works to be carried out. The precise details of the layout and use of the working area, such as the duration of works and number and</p>
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					<p>frequency of vehicles taking access to it, will be finalised by the main works contractor, and that contractor has not yet been selected/appointed.</p> <p>While NGET cannot pre-empt the contractor's exact methods or requirements, NGET believe there is scope to discuss reasonable mitigation measures at this stage.</p> <p>NGET remain committed to resolving the concerns regarding the construction of the Project and to reaching a voluntary agreement Swynson Limited and East Sussex National in order to secure the rights it needs for the Project.</p>
<b>Ridgewood Holdings Limited OBJ 4</b>  <b>Represented by James Ashcroft</b>	33	Rights and Freehold	Working Area Rights	<p>No objection to the scheme in principle but object to the compulsory purchase of the freehold of plots 58a and 58b for ecological mitigation.</p> <p>Object on the following basis:</p> <ul style="list-style-type: none"> <li>• Compulsory purchase of plots 58a and 58b is not 'required' for the stated purpose</li> </ul>	<p>A large proportion of the land on which the NGET, GSP and SPEN substations will be constructed (Plot 35) comprises habitat suitable for protected species including great crested newt (GCN), common reptiles, hazel dormice, breeding birds, badgers and foraging bats. The construction of the new substations will result in the loss of the majority of these</p>
	35		<b>Freehold</b>		
	37		Construction Compound Rights		
	43		Construction Access Rights		
	46		Drainage Rights		
	48		Ecological Mitigation Rights		

	49		Overhead Line Rights	<p>habitats. Off-site land (Plots 58a and 58b) is required to compensate for the loss of these habitats and mitigate the impacts on the aforementioned protected species.</p> <p>The proposed mitigation is to provide alternative, or compensatory habitat suitable for the protected species. Given that the habitat to be lost (9.3ha) exceeds the site area to be provided as compensatory habitat (8.3ha), the quantitative loss must be addressed through qualitative improvements, or 'enhancements' to plots 58a/b.</p> <p>The creation of compensatory habitat on plots 58a/b is required in order to deliver the Project, as a result of the requirements of the planning permission and protected species licences secured from Natural England.</p> <p>The planning permission obtained for construction of the substations (detailed in</p>
	50		Ecological Mitigation Access Rights	
	51		Working Area Rights	
	52		Construction Access Rights	
	53		Construction and Ecological Mitigation Access Rights	
	54		Construction and Ecological Mitigation Access Rights	
	55		Working Area and Ecological Mitigation Access Rights	
	56		Working Area Rights	
	57		Construction and Ecological Mitigation Access Rights	
	58a		<b>Freehold</b>	
	58b		<b>Freehold</b>	
	59		Working Area Rights	
	23 (Table 2 interest)		Overhead Line Rights	
	25 (Table 2 interest)		Working Area Rights	

	29 (Table 2 interest)		Working Area Rights		<p>section 6 above), included a pre-commencement condition relating to ecology. In order to discharge that condition, an ecological mitigation and management strategy was prepared and approved by the local planning authority in April 2022. NGET has also secured a protected species licence from Natural England to carry out works on Plot 35 that would otherwise constitute an offence under wildlife legislation. In order to secure the licence, NGET has committed to provide compensatory habitat on plots 58a/b to mitigate the impacts on protected species so as to ensure that their conservation status is maintained. The creation of compensatory habitat on plots 58a/b is therefore a legal requirement, pursuant to the Natural England licence, with which NGET must comply in order to deliver the Project.</p> <p>NGET requires the freehold of plots 58a and 58b because it is necessary for the compensatory habitat to be secured in the long term, and</p>
	40 (Table 2 interest)		Working Area Rights		
	42 (Table 2 interest)		Overhead Line Rights		
	44 (Table 2 interest)		Working Area Rights		
	45 (Table 2 interest)		Overhead Line Rights		
	3 (Table 2 interest)		Arcing Horn Access Rights		
	4 (Table 2 interest)		Arcing Horn Rights		
	5 (Table 2 interest)		Arcing Horn Access Rights		
	6 (Table 2 interest)		Arcing Horn Rights		
	7 (Table 2 interest)		Working Area Rights		
	8 (Table 2 interest)		Construction Access Rights		

				<ul style="list-style-type: none"> <li>Impact on farm and businesses (primarily impact of waste soil, creating a major constructions site immediately adjacent to field used for outdoor events and holiday 'yurts')</li> </ul>	<p>not reversed by subsequent development of, or incompatible uses of, the land, that are not in keeping with maintaining the favourable conservation status of the species covered by Natural England and the protected species licences.</p> <p>NGET acknowledge that in correspondence with RHL, NGET had suggested that it may wish to use plots 58a and 58b to relocate soil removed from the GSP land/plot 35 during construction of the new substations. That is no longer the case. The land is required and intended for use only as ecological mitigation land, as set out above and in the Statement of Reasons.</p> <p>Reference is made at p.ii (on page 2) of the Objection to alleged severance of the holding by the compulsory acquisition of plots 58a and 58b, but with no explanation of how this severance is perceived to occur or of the claimed significant adverse impact. Plots 58a and 58b lie on the eastern side of the holding, and if the perceived</p>
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				<ul style="list-style-type: none"> <li>• Alternatives to compulsory acquisition have not been considered</li> </ul>	<p>severance claimed is to land owned to the north, access is still readily available over land owned to the west of plots 58a and 58b with existing gateways through to the land to the north. NGET would welcome the opportunity to discuss this further in order to better understand the nature of the concerns.</p> <p>P10 of the Objection refers to the case of <i>R (Hall) v First Secretary of State</i> and in particular to three circumstances in which compulsory purchase could not be justified in the public interest, namely:</p> <ul style="list-style-type: none"> <li>i. Land proposed to be acquired may be excessive because development proposals can be constructed without needing that land to be acquired</li> <li>ii. Acquisition of a right over the land, rather than its</li> </ul>
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					<p>acquisition, might suffice</p> <p>iii. Land may be necessary for the development, but [the] landowner may be willing to agree to sell.</p> <p>The Objection states that "With reference to point 'ii', in so far as any off-site habitat creation is required to re-create the compensatory habitat (including of woodland for enhancement to satisfy the dormouse mitigation recommendations), compulsory purchase powers are not required because they could be achieved by the use of lesser powers than compulsory purchase (temporary possession and acquisition of rights of maintenance)".</p> <p>Firstly it should be noted that while the Housing and Planning Act 2016 includes temporary possession powers, these are not yet in force so are not available to NGET. As to the acquisition</p>
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					<p>of new rights, as explained at paragraph 8.12 of the Statement of Reasons, "NGET is taking a proportionate approach to acquisition and only seeks to acquire the freehold title to the Order Land for the purposes of above ground permanent infrastructure, namely the NGET GSP substation and the SEPN substation (CPO Plot 35), and to mitigate the impacts of the new substations on the habitat of protected species (CPO Plots 58a and 58b). In all other instances rights in land will be acquired."</p> <p>NGET requires the freehold of plots 58a and 58b because it is necessary for the compensatory habitat to be secured in the long term, and not reversed by subsequent development of, or incompatible uses of, the land, that are not in keeping with maintaining the favourable conservation status of the species covered by Natural England and the protected species licences.</p> <p>Protected species licences can only be issued if they meet</p>
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				<ul style="list-style-type: none"> <li>• Alternatives locations to plots 58a and 58b have not been properly considered</li> </ul>	<p>three "licensing tests". One of the questions that must be addressed in order to secure a licence is whether the action authorised will be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range ('the FCS test'). Therefore, the land required to compensate for the loss of the protected species habitats and maintain the species favourable conservation status should constitute the following:</p> <p>a) be located in a place that would not risk wildlife mortality; this would be achieved by locating the compensatory habitat on land that avoids crossing highways, such as avoiding land south of the A22;</p> <p>b) be ecologically connected to the GSP land and the wider landscape, and as close to the GSP land as reasonably practicable to benefit protected species affected by the Project;</p>
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					<p>c) be of low ecological value to minimise impacts to any protected species that might already be using the land during any habitat improvement or creation works; and</p> <p>d) be of an appropriate size/quality.</p> <p>In line with the above requirements, two fields (totalling c.13.7 ha) were identified by NEG's ecology advisors as potentially suitable for compensatory habitat as they were within 500m (the typical natural range for GCN) of the proposed substations (located around Pylon 4VM068) and of low ecological value. Both of these fields are owned by Ridgewood Holdings Limited. NGET approached Ridgewood Holdings Limited (represented by James Ascroft) who explained that Ridgewood Holdings Limited were not willing to allow NGET to use these fields but were, in principle, amenable to NGET using an alternative area (included in the Order as plot 58a and 58b) for the</p>
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					<p>creation of compensatory habitat.</p> <p>In addition to the options on land owned by Ridgewood Holdings Limited, four other nearby land parcels (belonging to different landowners) were identified as being potentially suitable for compensatory habitat, on the basis that they were likely to be of low ecological value and were connected to the proposed development site through the wider natural landscape. Of these options, only three could be directly accessed from a road, which would be necessary to facilitate access for the intended long-term management of the land. However, only the Ridgewood Holdings land avoided crossing any highway and was located within the natural range of GCN (500m). The Ridgewood Holdings land was therefore identified as the most suitable option to compensate for impacts arising from the development.</p> <p>Ecological surveys of the Ridgewood Holdings land</p>
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					<p>(Plots 58a and 58b) were carried out to acquire baseline habitat information. In addition, a pond located immediately south of plots 58a/b was confirmed to have a low population of GCN and as such enhancing this land would provide benefits to the metapopulation of GCN in the area thus, ensuring the species remained at a favourable conservation status. The information demonstrated that plots 51a/b met all the requirements outlined at a)-d) above ('Ecological mitigation/compensation land requirements'), making these plots appropriate for compensatory habitat.</p> <p>This land is ecologically connected to the GSP land via outgrown hedges and a watercourse. It is approximately 440m from the GSP land, with no barriers in-between to impede species movements (such as roads or major watercourses). It also falls within the normal foraging ranges for many of the protected species associated with the GSP land. Its close proximity and</p>
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					<p>connectivity to the GSP land is such that populations of protected or otherwise notable species that will be affected by the Project will directly benefit from the measures proposed here. Other land options are less favourable/suitable, due to their separation by public highways, which limit their connectivity to the land affected by development.</p> <p>Furthermore, the land is currently of low ecological value and would provide the gains for protected species and wider biodiversity, following the implementation of the compensation measures proposed. As noted above, it is also directly accessible from Sand Hill Lane. As well as avoiding adverse impacts associated with creating site access to alternative plots, this will enable ongoing access to complete the necessary monitoring surveys and long-term (at least c.25-30 years) management of the newly created and improved habitats. In addition, this</p>
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					<p>option would avoid any severance of the remaining RHL (Plate 1).</p> <p>As indicated above, NGET did consider several alternative locations for ecological compensation/mitigation. However, plots 58a and 58b are the most ecologically suitable and their use for this purposes was, in fact, suggested by Ridgewood Holdings Limited. Moreover, Ridgewood Holdings Limited confirmed, in the context of NGET's applications for protected species licences, that this land could be used as compensatory habitat.</p> <p>The Objection confirms that Ridgewood Holdings Limited do not object to the principle of the Project which is welcomed by NGET. It acknowledges that the GSP land was acquired by NGET from Ridgewood Holdings Limited by voluntary agreement, and that there has been a long history of engagement/negotiation between NGET and Ridgewood Holdings Limited on the Project proposals.</p>
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					<p>Ridgewood Holdings Limited were consulted on and fully aware of the need for compensatory habitat and indeed suggested that the land included in the Order as plots 58a and 58b be used for that purpose in preference to other Ridgewood Holdings land identified by NGET.</p> <p>Following an initial offer to acquire land for compensatory habitat in March 2021, discussions have continued and NGET's intention is to continue those discussions in an amicable and constructive manner in order to secure the land and rights needed for the Project without the use of CPO powers.</p>
<b>Southern Power Networks OBJ 5</b>	<b>Objection withdrawn</b>				
<b>Hamilton Palace Limited OBJ 6</b>  <b>Represented by Robert Gates and Co.</b>	38	Rights	Ecological Mitigation Rights	'Holding objections' pending conclusion of negotiations with NGET.  Acknowledge that discussions are progressing well with NGET, matters are agreed in principle, and that	NGET welcome confirmation that discussions are progressing in a positive manner; that the majority of matters have been agreed in principle; and that upon formal documentation of the
	40		Working Area Rights		
	42		Overhead Line Rights		

<b>Agnes Gnomou OBJ 7</b>  <b>Represented by Robert Gates and Co.</b>	32	Rights	Overhead Line Rights	once agreement is reached on the detailed scope of works the objections will be withdrawn.	<p>matters agreed in principle, the objections will be formally withdrawn.</p> <p>NGET remain committed to reaching voluntary agreement and as such, NGET's agents, Fisher German, will continue to be in regular contact to ensure that outstanding matters can be resolved as soon as possible.</p>
	34		Working Area Rights		
	36		Ecological Mitigation Rights		
	39		Overhead Line Rights		
<b>Ahmed Ben-Zarti OBJ 8</b> <b>Represented by Robert Gates and Co.</b>	44	Rights	Working Area Rights		