

DATED 13 OCTOBER

2021

THE NATIONAL GRID (HINKLEY POINT C CONNECTION
PROJECT) ORDER 2016

GENERAL VESTING DECLARATION



BDB PITMANS

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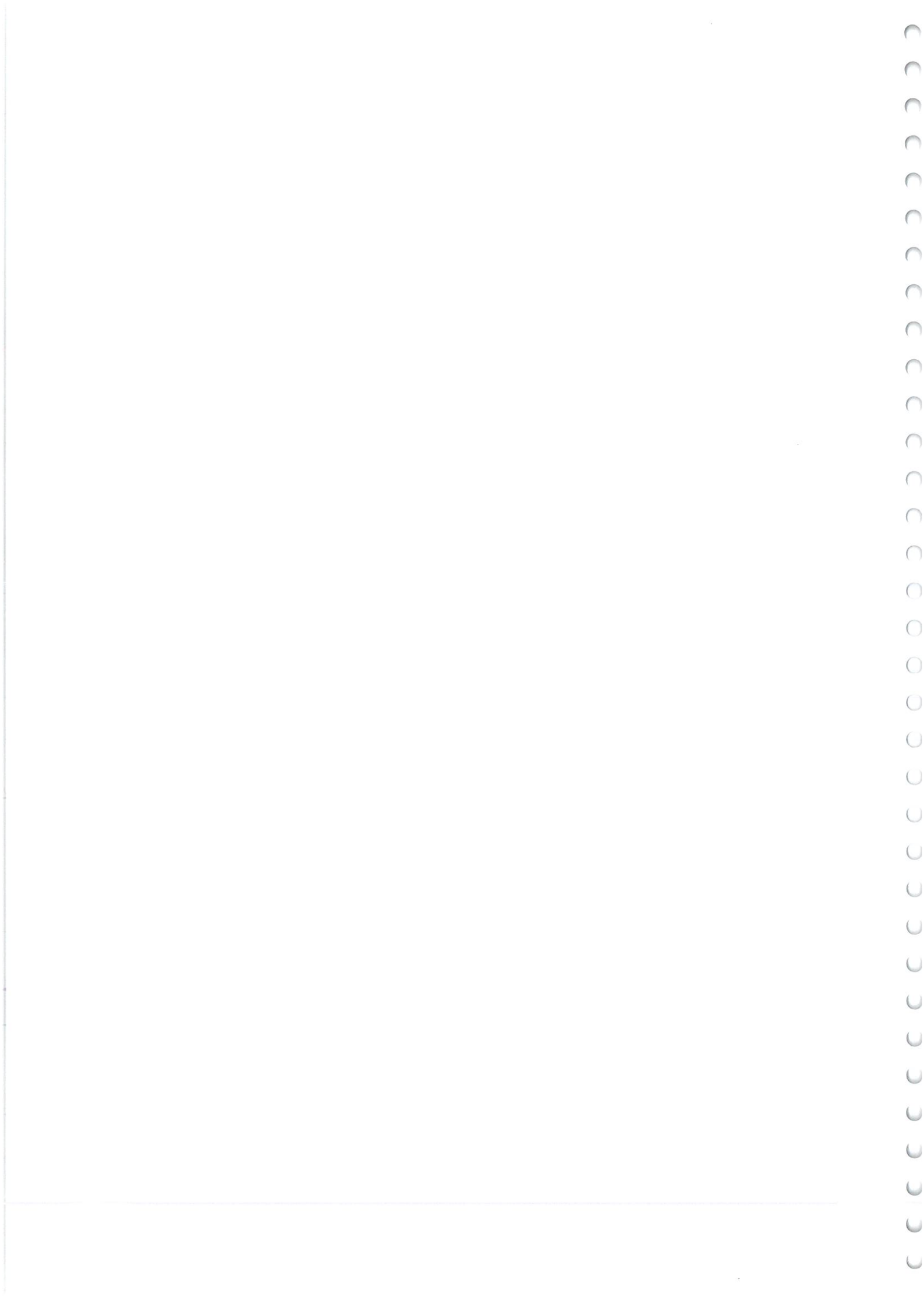
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THE NATIONAL GRID (HINKLEY POINT C CONNECTION PROJECT) ORDER 2016

THIS GENERAL VESTING DECLARATION is made on the 13th day of OCTOBER 2021 by the Company

WHEREAS:

- (A) On 19 January 2016 the Order was made by authority of the Secretary of State for Energy and Climate Change under the powers conferred on her by section 114 of the Planning Act 2008 authorising the Company to acquire the rights and to impose the restrictions specified in the Second Schedule.
- (B) The Order came into force on 9 February 2016.
- (C) A subsequent notice given and published in the North Somerset Times on 4th August 2021 (the **s3 Notice**), before the service of any notice to treat in respect of any of the rights and restrictions described in the Second Schedule, included the particulars specified in section 3(3) of the Act, as modified by the Order.
- (D) The s3 Notice did not specify a period longer than two months beginning with the date of publication of the s3 Notice as the period before the end of which this general vesting declaration could not be executed.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on it by section 4 of the Act as applied and modified by article 25 of the Order, the Company hereby declares as follows:

1 Vesting of the benefit of Rights and Restrictions

As from the end of the period of 28 days from the date on which the service of notices required by section 6 of the Act is completed (save insofar that they comprise or affect interests of Excluded Persons in such land) in relation to each Plot listed in column 1 of the Second Schedule:

- 1.1 the Rights listed in column 3 of the Second Schedule;
 - 1.2 the right to enforce the Overhead Restrictions listed in column 4 of the Second Schedule; and
 - 1.3 the right to enforce the Access Restrictions listed in column 4 of the Second Schedule,
- shall vest in the Company.

2 Interests to benefit from Rights and Restrictions

In relation to each Plot the Rights described in column 3 of the Second Schedule shall vest in and be exercisable and the benefit of the Overhead Restrictions and the Access Restrictions described in column 4 of the Second Schedule shall vest in and be enforceable by the Company for the benefit of and for all purposes connected with such parts of the Company's Undertaking as are capable of benefiting from the same.

3 Highways and Utilities

This Declaration shall not have effect of vesting in the Company any interest or right in:

- 3.1 any Highway; or
- 3.2 any Utility Conduit.

4 The Company's Covenants

The Company covenants with each Owner so as to bind the Company's Undertaking and for the benefit and protection of the Owner's Land:

- 4.1 when exercising any of the Rights upon the Owner's Land, to comply with the requirements of Section 29 of the Electricity Act 1989;
- 4.2 to make good to the reasonable satisfaction of the Owner any damage caused to the Owner's Land or to any buildings, structures, trees, crops, deadstock or livestock on it caused by the exercise of any of the Rights or (if and to the extent that such damage cannot be made good) to compensate the Owner for any such damage;
- 4.3 if required by the Owner, to remove from the Owner's Land all timber, etc, cut by the Company in accordance with the Rights and to leave the corresponding parts of the Owner's Land neat and tidy; and
- 4.4 subject to the provisions of clause 5, to keep the Owner indemnified against all actions which may be brought against it and all claims and demands which may be made against it by reason of any negligence on the part of the Company in the exercise of the Rights, or any breach by the Company of the Company's obligations to the Owner, in this Declaration.

5 The Company's Indemnity

- 5.1 The indemnity in clause 4.4 is conditional upon the Owner:
 - 5.1.1 giving to the Company written notice of any such actions claims or demands as soon as reasonably possible after the Owner becomes aware of any such actions claims or demands;
 - 5.1.2 not admitting liability to any third party, making any offer to settle, settling or compromising any such actions claims or demands without the Company's consent (such consent not to be unreasonably withheld or delayed);
 - 5.1.3 taking all reasonable steps to mitigate any liabilities relating to such actions claims or demands; and
 - 5.1.4 keeping the Company informed in relation to the progress of any such actions, claims and demands and paying due regard to the Company's reasonable representations in relation thereto.

- 5.2 The indemnity at Clause 4.4 shall not apply to the extent that the relevant amount resulted from or was increased by the negligence or default of the Owner, or any other Third Party (other than a Third Party authorised by the Company to exercise the Rights) or any of their respective employees agents consultants or contractors.

6 Minor Tenancies

For the purposes of section 2(2) of the Act, the specified period in relation to the land comprised in this Declaration is 1 year and 1 day.

7 Definitions and Interpretation

In this Declaration wherever the context permits:

- 7.1 the capitalised terms appearing in this Declaration have the respective meanings assigned to them by the First Schedule;
- 7.2 references to the **Owner** include the Owner's personal representatives, successors in title or permitted assigns;
- 7.3 references to the **Company** include the Company's assignees and the successors in title to the Company's Undertaking;
- 7.4 where a party is placed under a restriction in this Deed the restriction is to be deemed to include the obligation on that party not to permit or suffer any infringement of the restriction;
- 7.5 all obligations (including restrictions) given or undertaken by or imposed upon more than one person in the same capacity are given or undertaken by or imposed upon them jointly and severally;
- 7.6 headings are for ease of reference only and are not to be taken into account in the interpretation of the provisions to which they refer;
- 7.7 references to clauses and schedules are references to the relevant clause in or schedule to this Declaration;
- 7.8 words denoting the singular include the plural and vice versa;
- 7.9 references to any statutes or statutory instruments include any statute or statutory instrument amending, consolidating or replacing them respectively from time to time in force, and references to a statute include statutory instruments and regulations made pursuant to it;
- 7.10 references to persons includes persons firms and companies;
- 7.11 words importing one gender include both other genders;
- 7.12 in relation to a Plot the description of the Plot in the Second Schedule may not take into account any works that have subsequently been undertaken in, under or over the Plot pursuant to the Order; and

7.13 in the event of inconsistency between the extent of a Plot shown on the Plan and the description of that Plot in column 2 of the Second Schedule the Plan shall override the description of that Plot in column 2 of the Second Schedule.

8 Registration

The Company hereby requests the Chief Land Registrar:

8.1 to note the benefit of any Vested Rights acquired by the Company by this Declaration in relation to a particular Plot in the property registers of each of the relevant Company Title/s; and

8.2 to note the burden of Vested Rights acquired by the Company by this Declaration in relation to a particular Plot in the charges register of each Owner's Title relating to that Plot.

9 Contracts (Rights of Third Parties) Act

For the avoidance of doubt and save insofar as expressly provided to the contrary in this Declaration, it is not intended that a person other than the Company or an Owner shall have rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Declaration

EXECUTED as a DEED by the Company on the day and year above-written

THE FIRST SCHEDULE

Term	Meaning
Access Restrictions	Covenants by the Owner with the Company so as to bind the Owner's Land within the relevant Plot for the benefit and protection of the Company's Undertaking insofar as the same are capable of so benefitting not to do or suffer to be done anything upon the Owner's Land which may in any way interfere with the Company's enjoyment of the Access Rights and to take all reasonable precautions to prevent such interference.
Access Rights	<p>The following rights for the Company and all those authorised by the Company from time to time:</p> <ol style="list-style-type: none"> 1. the right of way for the Company and all those authorised by the Company from time to time with or without vehicles plant and equipment at all times across the relevant Plot/s; 2. the rights contained at paragraph 4 of Overhead Rights insofar as they relate to Access Rights; 3. the right of way with or without vehicles, plant and equipment to enter the relevant Plot to access any adjoining land in connection with the purposes authorised by the Order; and 4. the right to enter the relevant Plots to carry out activities ancillary to the exercise of the above rights including the rights to construct, use, retain, inspect, maintain, repair, alter, renew, replace or resurface such access ways.
Act	Compulsory Purchase (Vesting Declarations) Act 1981 as amended.
Company	National Grid Electricity Transmission plc (registered company number 2366977).
Company's Undertaking	the Company's undertaking for the transmission of electricity including (without limitation) such land and hereditaments forming part of that undertaking as are accommodated by the Vested Rights.
Conductors	up to 24 conductors (the approximate centre line of which is indicated by a black line on the Plan and subject to their maximum swing) for transmitting electricity at such pressure as the Company may from time to time require for the purposes of its operations together with [an] earth wire[s] fibre and optic cables (in connection with the use of the Company's Undertaking only).
Conduit	Sewers, drains, watercourse, pipes, cables, wires, ducts, hydrants, cable trays, and other service channels, conduits, apparatus or media for the passage or transmission of Services.
Electric Lines	<ol style="list-style-type: none"> 1. the Conductors;

Term	Meaning
	2. the Towers; and 3. any other equipment or apparatus (but excluding fibre optic cables for the use of any third party or commercial operator) required by the Company from time to time in connection with the Towers or the Conductors.
Excluded Persons	In relation to the relevant Plots, those persons listed in column 6 of the Second Schedule.
Highway	such (if any) of the airspace, surface and/or the subsoil of the relevant Plot as forms part of any highway (and where a highway passes over a bridge or through a tunnel, that bridge or tunnel is to be taken for the purposes of this Declaration to be a part of the highway).
Order	The National Grid (Hinkley Point C Connection Project) Order 2016 as amended.
Overhead Restrictions	covenants by the Owner with the Company so as to bind the Owner's Land within the relevant Plot for the benefit and protection of the Company's Undertaking insofar as the same is capable of so benefiting: <ol style="list-style-type: none"> 1. not to do or suffer to be done anything upon the Owner's Land which may in any way interfere with, damage or cause injury to any Electric Lines or interfere with or obstruct the Company's access thereto or use thereof; 2. (without limiting clause 1) not to: <ol style="list-style-type: none"> (a) do or suffer to be done anything upon the Owner's Land without taking all reasonable precautions to prevent interference, obstruction, damage or injury to any Electric Lines or the Company's access thereto or use thereof; (b) not to erect any building or structure (whether temporary or permanent) or plant or allow to grow any plant or tree on the Owner's Land within 5.3 metres of any Conductor when at its maximum temperature and/or maximum swing; (c) not to erect any building or structure (whether temporary or permanent) or plant or allow any plant or tree within a 15 metres radius in any direction from the centre of any Tower without the written consent of the Company (such consent not to be unreasonably withheld or delayed and which consent may be granted subject to reasonable conditions); (d) not to store or place within a 15 metre radius in any direction from the centre of any of Tower any goods or

Term	Meaning
	<p>materials whatsoever without the written consent of the Company (such consent not to be unreasonably withheld or delayed and which consent may be granted subject to reasonable conditions);</p> <p>(e) not to raise the level of the surface of the Owner's Land so as to make the distance between the level of the ground and the lowest Conductor at any point of its span less than 7.6 metres;</p> <p>(f) not to carry out any works or excavations whether on the Owner's Land or otherwise which may endanger the stability, safety and integrity of any of the Electric Lines; and</p> <p>3. in so far as the Owner's Land, or any part thereof, is not registered at the Land Registry, not to raise any objection to the Company applying to register such restrictions as D(ii) land charges and/or applying for caution/s against first registration in respect of the Owner's Land.</p>
Overhead Rights	<p>the following rights for the Company and all those authorised by the Company from time to time for the benefit of the Company's Undertaking:</p> <p>1. the right with or without vehicles plant and equipment to enter the relevant Plot to erect the Electric Lines and thereafter retain, inspect, maintain, repair, alter, renew, replace and remove the Electric Lines;</p> <p>2. the Access Rights;</p> <p>3. the right to use such Electric Lines;</p> <p>4. the right with or without vehicles plant and equipment at the Company's expense to:</p> <p>(a) in a proper and woodmanlike manner to fell, trim or lop all trees and bushes on the Owner's Land which obstruct or interfere with the exercise of the Overhead Rights or the Access Rights; and</p> <p>(b) in a proper and workmanlike matter to the extent necessary to rectify any breach of the Overhead Restrictions or the Access Restrictions to remove any buildings, structures, pylons and vegetation from the relevant part of the Owner's Land;</p> <p>5. the right to carry out any activities on the Owner's Land ancillary or incidental to the exercise of the above rights.</p>
Owner	<p>an owner and/or lessee of an interest in one or more Plot/s other than an Excluded Person.</p>

Term	Meaning
Owner's Land	such of the Plot/s as are vested in the relevant Owner on the date of this Declaration.
Owner's Title	a registered title of which an Owner is the registered proprietor and which is listed in column 5 of the Second Schedule in relation to a Plot.
Plan	the plan attached hereto with reference number "HCCP_Stage_10_GVD".
Plot	a plot of land described in column 2 of the Second Schedule and marked by the relevant Plot Number and shown either edged and coloured blue or edged and coloured green on the Plan.
Plot Number	the number for the relevant Plot appearing in column 1 of the Second Schedule.
Rights	<p>in relation to each Plot such of the following rights for the Company and all those authorised by the Company from time to time for the benefit of the Company's Undertaking:</p> <ol style="list-style-type: none"> 1. Access Rights; and 2. Overhead Rights; <p>as are specified in column 3 of the Second Schedule in relation to that Plot.</p>
Services	Water, gas, electricity, telecommunications, data transfer, surface water drainage, foul drainage and/or other services as the context permits.
Towers	towers to support Conductors either erected or to be erected in the position approximately indicated by a black circle on the Plan and such ancillary equipment and apparatus as required by the Company from time to time.
Utility Company	<ol style="list-style-type: none"> 1. a 'public communication provider' as the term is defined in section 151(1) of the Communications Act 2003; 2. a 'public utility undertaker' as the term is defined in the Highways Act 1980; or 3. a 'statutory undertaker' as the term is defined in paragraph 2 of Part 1 of Schedule 15 to the Order.
Utility Conduit	such (if any) of the Plot as is occupied at the date of this Declaration by a Conduit housing Service/s belonging to one or more Utility Company (other than the Company) together with the contents of such Conduit.

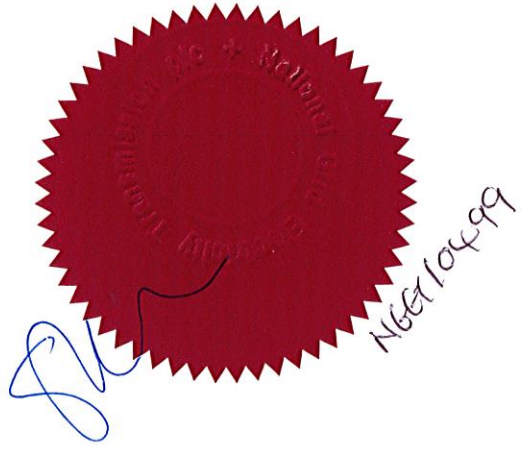
Term	Meaning
Vested Rights	all Rights, Overhead Restrictions and Access Restrictions the benefit of which or the right to enforce is vested in the Company by virtue of this Declaration.

THE SECOND SCHEDULE

1	2	3	4	5	6
Plot Number	Plot Description	Interest/ Rights Acquired	Restrictions Imposed	Owner's Title	Excluded Person/s
139	Approximately 26sqm of highway known as Sheepway, Portbury	Access Rights	Access Restrictions	Unregistered	
167	Approximately 36sqm of highway known as Sheepway, Portbury.	Overhead Rights	Overhead Restrictions	Unregistered	
168	Approximately 144sqm of road embankment forming part of the highway known as Sheepway south of disused railway line, Portbury	Overhead Rights	Overhead Restrictions	ST275850	
169	Approximately 213sqm of highway known as Sheepway, Portbury	Overhead Rights	Overhead Restrictions	Unregistered	
170	Approximately 183sqm of road embankment forming part of the highway known as Sheepway south of disused railway line, Portbury	Overhead Rights	Overhead Restrictions	ST275850	
171	Approximately 531sqm of highway known as Sheepway, Portbury	Overhead Rights	Overhead Restrictions	Unregistered	

1	2	3	4	5	6
Plot Number	Plot Description	Interest/ Rights Acquired	Restrictions Imposed	Owner's Title	Excluded Person/s
174	Approximately 2748sqm of disused railway line, Portbury	Overhead Rights	Overhead Restrictions	ST275850	
181	Approximately 44sqm of highway known as Sheepway, Portbury.	Overhead Rights	Overhead Restrictions	Unregistered	
183	Approximately 119sqm of disused railway line, Portbury	Access Rights	Access Restrictions	ST275850	
184	Approximately 373sqm of road embankment forming part of the highway known as Sheepway south of disused railway line, Portbury	Overhead Rights	Overhead Restrictions	ST275850	
199	Approximately 61sqm of disused railway line, Portbury.	Overhead Rights	Overhead Restrictions	ST275850	

Executed as a deed by affixing the)
common seal of NATIONAL GRID)
ELECTRICITY TRANSMISSION PLC)
in the presence of)

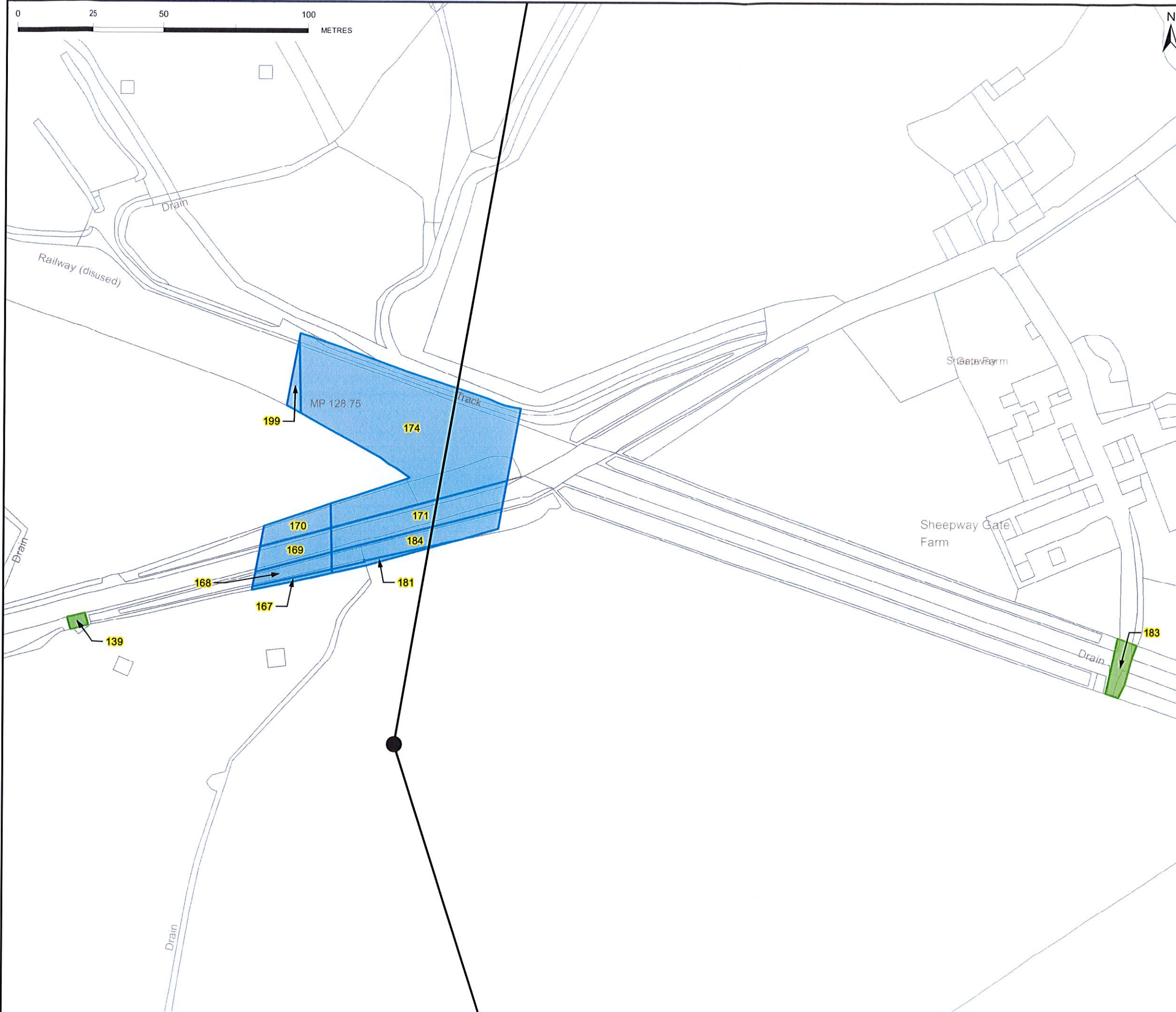
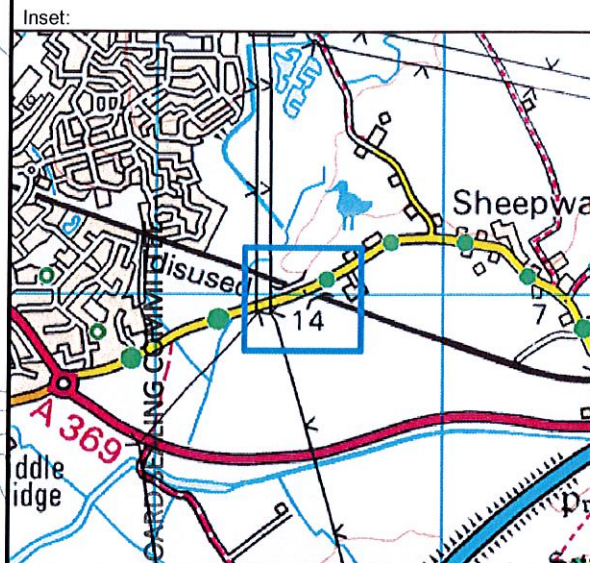


Member of Board Sealing Committee
Authorised Signatory

0 25 50 100 METRES

Title:
**General Vesting Declaration Plan Relating
 To The National Grid (Hinkley Point C
 Connection Project) Order 2016**

Ref. No.: HCCP_Stage_10_GVD Plan: 1 of 1



- LEGEND**
- Towers
 - Conductors
 - Overhead Rights and Restrictions
 - Access Rights
 - Undergrounding Rights and Restrictions
 - Undergrounding Rights and Restrictions & Overhead Rights and Restrictions

MEMBER OF THE BOARD
 NIGET/0499

Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936
 Units: Metre

Grid Reference
 Easting: 348,510
 Northing: 175,982

REVISION A 27/07/2021

Scale: 1:1250 Paper Size: A3

Notes
 This drawing is scaled at paper size A3, therefore any prints taken at different sizes will affect the accuracy of the measurement units and should not be scaled against.

BK Bruton Knowles

The design, scale and layout shown on this plan are indicative. The dimensions for the apparatus are typical dimensions, and the actual apparatus to be provided may differ in style, model and size.
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