

The National Grid Electricity Transmission Plc (Pitsmoor-Wincobank-  
Templeborough 275 kV Cable Replacement Scheme) Compulsory  
Purchase Order 2023

The Electricity Act 1989 and The Acquisition of Land Act 1981

Statement of Reasons of the Acquiring Authority for the making of a  
Compulsory Purchase Order for the acquisition of land and new rights to  
facilitate the Pitsmoor-Wincobank-Templeborough 275kV Cable  
Replacement Scheme

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## The Electricity Act 1989 and The Acquisition of Land Act 1981

### The National Grid Electricity Transmission PLC (Pitsmoor-Wincobank-Templeborough 275 kV Cable Replacement Scheme) Compulsory Purchase Order 2023

#### Statement of Reasons of the Acquiring Authority for making of the Order

#### 1. INTRODUCTION

- 1.1 National Grid Electricity Transmission PLC (company registration number 02366977) (**NGET**) has made The National Grid Electricity Transmission PLC (Pitsmoor-Wincobank-Templeborough 275kV Cable Replacement Scheme) Compulsory Purchase Order 2023 (**Order**) pursuant to Section 10 and Schedule 3 of the Electricity Act 1989 (**1989 Act**) and the Acquisition of Land Act 1981 (**1981 Act**)<sup>1</sup>.
- 1.2 This Statement of Reasons (**Statement**) is a non-statutory statement provided in compliance with Section 12 of the Guidance on Compulsory Purchase Process and the Crichel Down Rules (2019) (**Guidance**) and is not intended to constitute the Statement of Case which NGET will be required to prepare in accordance with the Compulsory Purchase (Inquiries Procedure) Rules 2007 in the event of an inquiry being held into the Order.
- 1.3 NGET owns and operates existing electricity cables connecting three NGET substations. The existing electricity cables run from the substation at Pitsmoor via a NGET substation at Wincobank and to a substation at Templeborough.
- 1.4 The existing oil-filled cables were first installed in the 1960s and are now approaching the end of their operational life. They need to be replaced to ensure the stability and reliability of the electricity transmission network in the local area and beyond (**Project**).
- 1.5 The Project is driven by the asset health of the existing three oil filled cable circuits which were commissioned in 1968 and are now past the end of their planned operational life. In some locations they are in close proximity to watercourses, posing a significant environmental hazard in the event of a leak. Cables installed on the cable bridges over the River and Canal are prone to oil leaks having required several repairs in the past. Recent inspections of these circuits have identified further damage to the sections of the cable sheath and continue to be at risk of leaks.
- 1.6 In addition, sections of all three cable circuits are located within a railway embankment, just off Tyler Street. This embankment is known to be affected by erosion and is unstable with significant risk of the circuits faulting due to the existing ground conditions and possible ground subsidence issues. Therefore, NGET's cable is at risk of subsidence. Along this embankment the neighbouring DNO cable troughs operated by Northern Power Grid have already collapsed and have been decommissioned.
- 1.7 The Project comprises the replacement of two oil-filled cable circuits and the decommissioning of a third. These assets form part of what is currently referred to as the Sheffield 275kV ring:
- Existing Templeborough – Wincobank (TEMP-WIBA B366) 3.5km in length;
  - Existing Pitsmoor – Templeborough (PITS-TEMP B367) 6.5km
  - Existing Pitsmoor – Wincobank (PITS-WIBA B368) 2.8km
- They will be replaced with two new cross-linked polyethylene (XLPE) cable circuits:
- New Templeborough – Wincobank (TEMP-WIBA B366) 3.0km
  - New Pitsmoor – Wincobank (PITS-WIBA B368) 3.1km.

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<sup>1</sup> On 1 April 2019, the Electricity System Operator became a legally separate company within the NGET Group. NGET remains the transmission owner and operator and is responsible for the delivery of Project.

Collectively, the main elements of the Project, which are detailed further below, include:

- installation of new cable circuits;
  - Horizontal Directional Drill (**HDD**) crossing of the River Don and railway line;
  - decommissioning of existing cable circuits with installation of maintenance pits where required;
  - cable bridge removal;
  - substation cable entries and connections;
  - Templeborough substation reconfiguration;
  - removal of tower ZTP001 and downloads; and
  - protection and control modifications to the current circuit systems while works are carried out.
- 1.8 This project is carried out in collaboration with the NGET System Security and Quality Supply Standard (**SQSS**) and in turn delivers quantified whole life cost benefit to consumers and all stakeholders. A description of the Project is set out at Section 2 of this Statement.
- 1.9 This Statement sets out NGET's justification for promoting the Order and explains why, in NGET's opinion, there is a compelling case in the public interest for compulsory purchase powers to be confirmed.
- 1.10 If confirmed by the Secretary of State for Energy Security and Net Zero (**Secretary of State**) (or if applicable under powers delegated by the Secretary of State to NGET), the Order will enable NGET to acquire compulsorily the land and rights included in the Order (**Order Rights**) which are required in order to construct and operate the Project.
- 1.11 NGET's approach to the Order is to seek the land and Order Rights only for those parts of the Project that are in land which is not within or beneath the public highway. NGET will rely on its existing statutory street works powers pursuant to the Electricity Act 1989, Schedule 4, and the New Roads and Street Works Act 1991 (**NRSWA**) for those parts within or beneath the highway. This has the advantage of reducing the number of interests that are included in the Order. It also supports delivery against the urgent need for the Project with elements of the Project able to proceed on land outside the Order in advance of CPO powers being confirmed for the land within the Order.

## 2. THE PROJECT

### 2.1 Location of the Project

- 2.1.1 The Project is based entirely within the administrative boundaries of Sheffield City Council and Rotherham Metropolitan Borough Council (**Councils**) and extends from NGET's existing substation at Pitsmoor to the West via a substation at Wincobank and to a substation at Templeborough in the East. A description of the existing and proposed cable routes is provided below:

#### Existing Cable Route – to be decommissioned

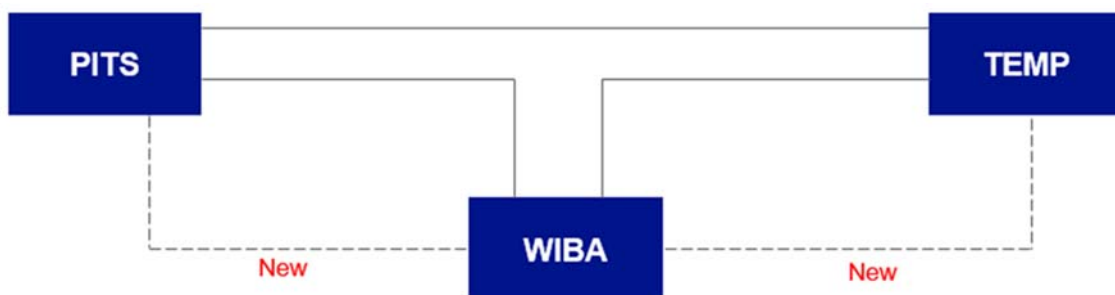
- 2.1.2 From Pitsmoor substation, both the Pitsmoor-Templeborough and Pitsmoor-Wincobank circuits are routed separately until they meet at the Holywell Road/Skelwith Road junction. They then separate again at the junction of Holywell Road/Limpsfield Road and meet again at the Tipton Street/Tyler Street junction before entering the railway embankment adjacent to Tyler Street and on to Wincobank Substation. The cable circuits are mainly direct-buried and run parallel with each other but in separate route formations. This means that the cables are installed directly into the backfill with no duct where the formation is the actual arrangement of the cable, for example, flat or Trefoil.
- 2.1.3 The circuits run along the railway embankment, within above-surface concrete troughing, adjacent to one another. The Pitsmoor-Wincobank circuit then splits from

the Pitsmoor-Templeborough circuit and heads down the embankment, under the railway and terminates in Wincobank Substation.

- 2.1.4 The Templeborough-Wincobank circuit follows the same route from Wincobank Substation under the railway and back up the embankment to the South on the other side of the railway. It then turns East to follow the same route as the Pitsmoor-Templeborough circuit. The cables then continue adjacent to each other in separate route formations onto a cable bridge that crosses over the River Don, following the footpath and then crossing the Tinsley Canal via a second cable bridge. From here they follow the route beneath Sheffield Road to join Ferrars Road. The cable circuits then run on separate sides of the road until they turn down a footpath opposite Highgate, crossing Chapel Flat Dike and through woodlands towards Templeborough Substation where they terminate at an overhead tower.
- 2.1.5 An element of the Order includes part of this land where new rights are required for temporary decommissioning works and then permanent rights for monitoring the decommissioned cables.

#### Proposed Cable Route

- 2.1.6 The Project scope is principally to replace two of the three existing circuits. These are from Pitsmoor to Wincobank, and Wincobank to Templeborough with Pitsmoor to Templeborough being decommissioned. The route is predominantly laid in highways, from Pitsmoor Substation, past Wincobank Substation up to where the circuit enters land near the Meadowhall Shopping Centre and the area in the vicinity of the Tinsley Viaduct. The circuit then heads South towards Blackburn Meadow Way, turns East running parallel with the road, until it reaches the River Don. It is proposed for the circuit to be routed under the river, joining back up with Blackburn Meadows Way before heading towards Sheffield Road. Once on Sheffield Road it will head south along Ferrars Road before turning East, beneath the Public Right of Way (Boston Path 23) to then turn South into the grounds of the Steelworks. From there the circuit will follow the conveyor area (a 15m wide corridor) to Templeborough Substation.
- 2.1.7 At the point where the circuit is located near to the Meadowhall Shopping Centre, NGET has retained some options of the route in order to provide flexibility for detailed design. NGET would only implement one of those options. As a result, NGET would either seek to implement new cable rights in this area over plot 5-23 or plots 5-24 to 5-34 and 5-36 and not both areas. Decommissioning rights would, however, be sought instead in relation to plots 5-24 to 5-34 and 5-36 in relation to the existing cables in those plots if the route option through plot 5-23 was chosen for the replacement new cable route. Construction and Operational access rights would also be required in relation to plots 5-25 and 5-26.



## 2.2 Description of the Project

- 2.2.1 NGET is proposing to replace:
- (a) Existing Templeborough – Wincobank (TEMP-WIBA B366) 3.5km
  - (b) Existing Pitsmoor – Templeborough (PITS-TEMP B367) 6.5km - being decommissioned.
  - (c) Existing Pitsmoor – Wincobank (PITS-WIBA B368) 2.8km
- 2.2.2 The works in third party land are currently anticipated to start Mid-2025 with some early construction work due to commence in the adopted highways from Q2 2024 to accommodate the Councils' roadwork embargo periods including around the Meadowhall Shopping Centre at peak retail times.
- 2.2.3 The commissioning of the cables will commence post installation and NGET will test the cables from the substation to ensure they operate correctly prior to connecting to the system. Once the new cables are energised, NGET will begin the process of decommissioning the existing assets. This will involve the removal of cables in specific areas which have potential for safety or environmental issues. Any remaining cables will be purged of insulating oil and then capped with monitoring pits installed for future access in strategic locations to allow for further purging at later dates. Once complete, the ground will be reinstated to match the existing standards.
- 2.2.4 NGET intends to install the new cable circuits using a combination of direct-buried and a ducted solution including HDD at key strategic interfaces such as the river crossing.
- 2.2.5 The majority of the proposed construction works would be within the public highway, where no compulsory purchase powers are required. Sections of the cable routes would cross third party land to connect into the existing fixed connection points on the network at existing substations. The construction works will be visible to the public but once the cable circuits have been installed and are operational, the intrusion upon the public and effects on private landowners will be minimal. Future operational maintenance access will be primarily focused on the joint bay locations for inspection and maintenance.
- 2.2.6 The Project will involve works within NGET's three current substations and these are set out in detail below. These works are required to update the existing substations to facilitate the new cables.

### **2.3 Above Ground Works/Sites**

- 2.3.1 NGET is undertaking above ground works at existing operational sites to facilitate the new cables. These works are as follows:
- (a) Temporary compounds for the construction of the Project are required outside of the Order land. The contractor will also require a temporary laydown along the construction corridor for installation works and temporary welfare area.
  - (b) New Cable Sealing Ends (CSE) will be installed to replace the existing assets at Pitsmoor, Wincobank and Templeborough. These will be connected to existing infrastructure via busbar connections. The installation of earth switches and post insulators will also be carried out at this site.
  - (c) The existing tower at Templeborough will be dismantled and the conductor removed during the decommissioning phase.
  - (d) The high-level gantry at Templeborough substation will be dismantled and removed from site.

- (e) Oil tanks will be decommissioned and dismantled at Pitsmoor, Wincobank and Templeborough sites and disposed of.
- (f) Cable jointing will require temporary compounds to be built along the cable route to facilitate jointing activities.
- (g) link houses will be installed at each joint bay to maintain and monitor the circuit within a 10 metre distance to the joint where it is most accessible.

2.3.2 The HDD works (set out in more detail at Section 2.5 below) will each require two above-ground sites: a drive site and a receptor site. Each site will be approximately 400m and will contain all of the equipment required to facilitate these works. A description of the works and the locations are set out in more detail below.

## 2.4 Trenching Cabling Works

2.4.1 The majority of the new electric cables will be constructed using an open trench installation method known as "cut and cover". This method involves the digging of a trench and the installation of electric cables and associated equipment into the trench. The trench is then backfilled and the ground surface is restored. In detail the cut and cover works are as follows:

- (a) **Single Circuits** - (i.e. 3 HV cables 2 fibre cables) - trenches will be excavated at a depth of approximately 1.2m deep and 0.75m wide (dependant on current services in the area). Containment involves digging the trenches, laying the ducts for the cables and then installing associated materials to stabilise and protect those ducts. The trenches are then backfilled before moving to the next section. The cables are then pulled through the installed ducts.
- (b) **Joint bays** - joint bays are required to join sections of cabling together. Joint bays will be installed in a similar way to the electric cables with the area excavated to a depth of approximately 2m deep and 2m wide. These will be used to pull the new cable through the containment and join the sections together.
- (c) **Link houses** - each joint bay will require a link house to maintain and monitor the circuit within a 10m distance to the joint where it is most accessible. Previous similar link houses have been 850mm high, 350mm wide and 300mm deep, however, exact sizes will be determined once a detailed design is finalised and a supplier has been appointed. The link houses will be installed on a concrete pad above ground.

2.4.2 The routes for the cables and the selection process for those routes are set out in detail below taking into account all appropriate factors, including engineering, economic and environmental considerations. The route of the cables has therefore been selected, as far as possible, to lie within the public highway. NGET will use its statutory street works powers (contained in Schedule 4 of the 1989 Act and in NRSWA) to carry out and maintain the necessary cabling works in land which lies under the surface of the public highway.

2.4.3 The Order therefore excludes those areas where NGET is installing cables beneath or within the highway. This is consistent with the way NGET has exercised its street works powers in relation to its London Power Tunnels 2 project and allows NGET to limit the impact of the Order on private rights.

## 2.5 Horizontal Directional Drilling (HDD) Works

2.5.1 At several points on the cabling routes, NGET may consider the use of the HDD construction technique to construct and install the electric cables underneath major crossings. HDD allows the installation of cables without disturbing the ground above ensuring minimal impact on the surface, however, it requires the possession of a larger

area of land for construction works on a temporary basis around the drill locations. As the CPO process does not currently provide for the exercise of temporary possession powers, it is necessary to secure rights to occupy which will only be exercised for a temporary period.

- 2.5.2 The HDD machine will drill a hole from a drive site under the crossing and is then received at a receptor site. The ducts to house the cables are then pulled through the drilled holes and connected to the other cable containment.
- 2.5.3 Although the exact HDD locations, depths, sections and spacing of cables is still to be finalised, the main areas are likely to be as follows:
  - (a) River Don crossing to St Lawrence Road; and
  - (b) Double Tram crossing at Blackburn Meadows Way.
- 2.5.4 As part of the Project, NGET will decommission and/or remove the existing oil-filled cables which will be made redundant following the new cabling works.

### **3. NEED**

#### **3.1 Introduction**

- 3.1.1 NGET owns and maintains the high-voltage electricity transmission network in England and Wales and is required under section 9 of the 1989 Act to develop and maintain an efficient, co-ordinated and economical system of electricity distribution. The network carries electricity from the generators to substations, where the voltage is lowered ready for distribution to homes and businesses. It is NGET's statutory duty to ensure that there is sufficient electricity transmission infrastructure available to support future energy demand in England and Wales.
- 3.1.2 In accordance with Schedule 9 of the 1989 Act, in formulating the proposals for the installation below ground of an electric line, or the execution of any other works for or in connection with the transmission of electricity, NGET must also have regard to the desirability of preserving natural beauty, conserving flora, fauna and geological or physiographical features of special interest and protecting sites, buildings and objects of architectural, historic or archaeological interest.
- 3.1.3 The following sub-paragraphs in this Section set out the framework within which the Project exists, and the need for the Project.

#### **3.2 Need**

- 3.2.1 This Project is driven by the asset health of the existing three oil filled cable circuits which were commissioned in 1968. In some locations they are in close proximity to watercourses, posing a significant environmental hazard. Cables installed on the cable bridges over the River and Canal are prone to oil leaks having required several repairs in the past. Recent inspections of these circuits have identified further degradation to the sections of the cable sheath and continue to be at risk of leaks.
- 3.2.2 In addition, sections of all three cable circuits are located within a railway embankment, just off Tyler Street, which is known to be affected by erosion and is unstable with significant risk of subsidence. Therefore, NGET's cable is at risk of subsidence. Along this embankment the neighbouring DNO cable troughs have already collapsed and have been decommissioned.

#### **3.3 Policy support for the Project**

- 3.3.1 The need for the Project is reflected in the strong policy support for the Project set out below:



## National Energy Policy

- 3.3.2 The UK Government has set ambitious targets to achieve net zero in their greenhouse gas emissions by 2050 in England and Wales. To meet these targets the UK will need to continue to move away from traditional and polluting forms of energy generation to heat homes, charge vehicles and power businesses, and there will be a greater need for cleaner, greener energy.
- 3.3.3 In November 2020 the UK Government set out its Ten Point Plan for a Green Industrial Revolution (the Ten Point Plan). The Ten Point Plan lays the foundations for the UK to meet its legal obligation to deliver Net Zero greenhouse gas emissions by 2050. The Ten Point Plan also fully recognises that in order to connect green energy generation, specifically offshore wind, the UK must undertake a significant transformation and reinforcement of its existing electricity transmission network.
- 3.3.4 The Energy White Paper published in December 2020 (the White Paper) sets out how the UK will reach net zero emissions by 2050.
- 3.3.5 The White Paper explains that it is likely that overall demand for electricity will double by 2050 due to the electrification of other sectors such as transport and heating. On page 42, it states that meeting this demand by 2050 would require “a four-fold increase in clean electricity generation with the decarbonisation of electricity increasingly underpinning the delivery of our net zero target”.
- 3.3.6 The White Paper identifies the Government’s aim for a fully decarbonised, reliable and low-cost power system by 2050, including 40 GW of wind generation capacity by 2030, which is enough to power every home in the UK. At page 76, the White Paper explains the importance of electricity network infrastructure in enabling the successful delivery of this objective. It states:
- “The transformation of our energy system will require growing investment in physical infrastructure, to extend or reinforce the networks of pipes and wires which connect energy assets to the system and maintain essential resilience and reliability.”*
- 3.3.7 Building on the BESS (British Energy Security Strategy) and the Net Zero Plan the Government has recently published the following plans:
- (a) 'Powering Up Britain' Energy Security Plan (March 2023) (the Energy Security Plan); and
  - (b) 'Powering Up Britain' The Net Zero Growth Plan (March 2023) (the Net Zero Growth Plan).
- 3.3.8** The Energy Security Plan sets out the steps that the Government is taking to ensure that the UK is "more energy independent, secure and resilient". It builds on the Government's ambitions set out in the BESS and the Net Zero Strategy, setting out an aim to double Britain's electricity generation capacity by the late 2030s so as to move towards energy independence, whilst acknowledging that demand for electricity could itself double by 2050. In this regard, the Energy Security Plan notes that the "right" electricity network infrastructure and network connection is critical for building new energy infrastructure, with "over 250 gigawatts of generation in the transmission connection queue (compared to circa 80 gigawatts that is currently connected)". The following priorities are identified to speed up the delivery of such infrastructure:
- (a) Halving development time for transmission network projects;
  - (b) Taking a whole system approach to network planning;
  - (c) Enabling an effective legislative and regulatory framework;

- (d) Accelerating electricity network connections; and
  - (e) Expanding and optimising electricity interconnection with neighbours.
- 3.3.9 The Energy Security Plan is complemented by the Net Zero Growth Plan, which notes that energy security and net zero are "two sides of the same coin".
- 3.3.10 As well as building on the above documents, the Net Zero Growth Plan is part of the Government's response to the recommendations of 'Mission Zero', the report of the Independent Review of Net Zero published in January 2023. This report identifies infrastructure's key role in the delivery of net zero, noting that scale and speed are required, and recognising the need for the electricity network to keep pace with the Government's renewable energy ambition. The Net Zero Growth Plan confirms that the Government is "partly or fully acting upon 23 recommendations from the Independent Review of Net Zero report's 25 recommendations for 2025".

### **Energy NPS**

- 3.3.11 The UK Government recognises the importance and urgency of new energy developments and has published a series of National Policy Statements (NPS) which set out national policy for nationally significant energy infrastructure recognising that providing affordable, reliable and sustainable energy is a key issue in UK Government policy. Although applying strictly to those projects falling within the definition of Nationally Significant Infrastructure Projects (NSIPs), the NPSs may also be a material consideration for projects progressed under the Town and Country Planning Act 1990 (as amended). The Project is for a scheme promoted using planning powers under the 1990 Act albeit using permitted development powers (see paragraph 7.1 below).
- 3.3.12 The NPS for Energy (NPS EN-1) is considered to be a material consideration and demonstrates national policy support for the Project:

### **NPS EN-1**

- 3.3.13 The overarching NPS for Energy (NPS EN-1) (updated 22 November 2023) sets out the Government's policy for delivery of major energy infrastructure. Paragraph 2.1.3 recognises that:

*"To produce the energy required for the UK and ensure it can be transported to where it is needed, a significant amount of infrastructure is needed at both local and national scale. High quality infrastructure is crucial for economic growth, boosting productivity and competitiveness."*

- 3.3.14 Paragraph 2.5.1 notes that given the vital role of energy to economic prosperity and social well-being, it is important that our supplies of energy remain secure, reliable and affordable and paragraph 3.3.3 sets out the need for new nationally significant electricity infrastructure, stating that:

*"To ensure that there is sufficient electricity to meet demand, new electricity infrastructure will have to be built to replace output from retiring plants and to ensure we can meet increased demand. Our analysis suggests that even with major improvements in overall energy efficiency, and increased flexibility in the energy system, demand for electricity is likely to increase significantly over the coming years and could more than double by 2050 as large parts of transport, heating and industry decarbonise by switching from fossil fuels to low carbon electricity. The Impact Assessment for CB6 shows an illustrative range of 465-515TWh in 2035 and 610-800TWh in 2050."*

- 3.3.15 Paragraph 3.3.67 states that existing transmission infrastructure must adapt and evolve to cope with the reality that in the transition to net zero, the electricity system will grow in scale, dispersion, variety and complexity. This means that work is needed to protect against the risk of large-scale supply interruptions.
- 3.3.16 Paragraph 3.3.78 recognises that the case for network reinforcement is demonstrated if the proposed development represents an efficient and economical means of:
- reinforcing the network to accommodate such connections; or
  - reinforcing the network to ensure that it is sufficiently resilient and capacious (per any performance standards set by Ofgem) to reliably supply present and/or anticipated future levels of demand.

### **NPPF**

- 3.3.17 The National Planning Policy Framework (the NPPF) is also material to, and demonstrates national policy support for, the Project. In particular, the NPPF sets out a presumption in favour of sustainable development. In this context it emphasises three overarching objectives:
- (a) An economic objective - to help build a strong, responsive and competitive economy, including by identifying and coordinating the provision of infrastructure;
  - (b) A social objective - to support strong, vibrant and healthy communities; and
  - (c) An environmental objective - to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.3.18 For the reasons set out above the Project is sustainable development that meets all of these objectives.
- 3.3.19 Section 14 of the NPPF ('Meeting the challenge of climate change, flooding and coastal change') (Sept 2023) also sets out a number of core planning principles that should underpin decision making. In particular paragraph 152 reads:

*"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".*

### **Local policy**

- 3.3.20 The majority of the proposal lies within the jurisdiction of Sheffield City Council. A small area to the east falls within Rotherham Metropolitan Borough Council.
- 3.3.21 Sheffield City Council's current adopted development plan comprises the Sheffield Core Strategy (adopted March 2009) and the 'saved' policies from the Sheffield Unitary Development Plan (1998). Sheffield City Council is in the process of updating their new Local Plan known as the 'Sheffield Plan'.
- 3.3.22 The Sheffield Core Strategy (2009) sets out an overall vision, objectives and spatial strategy and policies for Sheffield over the period to 2026. The overall vision seeks to be a successful, distinctive City with opportunities for all. This will be achieved through three key principles: prosperity, inclusion and sustainability. The transformation of Sheffield is a key theme throughout the Core Strategy which includes the economy,

excellence in public transport, successful neighbourhoods, learning and enterprise and an attractive, sustainable and low carbon city. In order to achieve these high-level ambitions, it is recognised that high quality infrastructure is required especially in order to support Sheffield in its role as a major provider of jobs and regional including within the Don Valley. One of the objectives is for an efficient use of existing transport and also of water, electricity, gas and telecommunications infrastructure.

- 3.3.23 Chapter 11 of the Sheffield Core Strategy sets out the approach to the global environment and natural resources. This supports the approach to tackling climate change, protecting resources and ensuring sustainable design of developments. As well as positive action to be taking towards the protection of air quality in the built-up areas and the approach to flood risk management. These policies all provide support for the proposals.
- 3.3.24 The emerging Sheffield Plan sets out how and where development will take place to 2039. The Sheffield Plan was submitted to Government for independent examination on 06 October 2023 under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A Panel of inspectors have been appointed to undertake the Examination in Public into the soundness and legal compliance of the Sheffield Plan. Whilst no weight can be afforded to the emerging plan at this stage, there is a clear requirement to ensure that the infrastructure needs are accommodated in order to support existing and new development.
- 3.3.25 Draft Policy IN1 sets out that necessary infrastructure will be provided to support the delivery of the scale of growth and development in the locations proposed within the Plan. Infrastructure priorities include utilities *“working collaboratively with statutory providers to ensure that electricity, gas, water, waste water, heat supply and renewable and low carbon energy generation and distribution networks have sufficient provision, capacity, and resilience to manage additional needs arising from planned housing and economic growth. Specific focus will be on ensuring that networks continue to meet demands, whilst also helping to meet the Council’s objectives as part of declaring a climate change emergency and targets for achieving net zero carbon.”*
- 3.3.26 Rotherham Metropolitan Borough Council’s current adopted development plan is the Core Strategy (2014) and the Sites and Policies document (2018).
- 3.3.27 The Core Strategy (2014) confirms that creating sustainable communities is about providing the necessary infrastructure which includes (amongst others) utility services such as electricity, gas, water and sewerage. There is a recognition that these are provided by a range of organisations however there is no identified funding gap regarding utility provision. Electricity is also defined as ‘essential infrastructure’ for the purposes of development in flood risk areas.
- 3.3.28 The interactive policies map does not identify any allocations on the Sites and Policies document (2018).
- 3.3.29 There are no known made or emerging Neighbourhood Plans.
- 3.3.30 In summary, whilst planning permission is not required, there is clear support in both local plans for ensuring that the infrastructure needs are met including electricity and other utilities.

#### **Other**

- 3.3.31** As already noted, under section 9 of the 1989 Act NGET has a general duty to develop and maintain an efficient, co-ordinated and economical system of electricity distribution and transmission.
- 3.3.32 Paragraph 1 of Schedule 9 of the 1989 Act also requires NGET, in formulating any relevant proposals, to “have regard to the desirability of preserving natural beauty, of

conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest” and to “do what he reasonably can to mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects”.

3.3.33 The Project has been developed in accordance with these statutory duties.

3.3.34 The following NGET policies are also relevant:

- (a) NGET’s Environmental Sustainability Policy: NGET is committed to operating its business in an environmentally responsible way and ensuring that sustainability shapes its thinking and decision-making; and
- (b) NGET’s Stakeholder, Community and Amenity Policy: This policy includes 10 commitments linked to NGET’s environmental obligations under the 1989 Act. Of particular relevance to the Project are Commitments 1 (Establishing Need), 3 (seeking to avoid areas which are nationally or internally designated for their landscape, wildlife or cultural significance), 4 (minimising the effects of works and new infrastructure on communities), 5 (mitigating the adverse effects of works through the application of best practice environmental assessment techniques) and 7 (enhancing the environment).

#### 3.4 Summary of the benefits of the Project

3.4.1 The key benefits that will arise from the Project, which are in-line with the aforementioned duties, policies and guidance, are:

- (a) Meeting energy demand and customer connection requirements;
- (b) Providing critical network reinforcement;
- (c) Transitioning to net zero/low carbon economy; and
- (d) Energy security/reliability of supply.

### 4. ENABLING POWER

4.1 NGET is the holder of an electricity transmission licence granted or treated as granted under section 6(1)(b) of the 1989 Act. NGET owns the high voltage electricity transmission network in England and Wales and operates the transmission system across Great Britain.

4.2 By section 9(2) of the 1989 Act, the holder of a licence authorising him to participate in the transmission of electricity is charged with the duty *"to develop and maintain an efficient, co-ordinated and economical system of electricity transmission"*.

4.3 Section 10 and Schedule 3 of the 1989 Act empower NGET *"to purchase compulsorily any land [including rights in land] required for any purpose connected with the carrying on of the activities which [NGET] is authorised by [its] licence to carry on."*

4.4 Paragraph 1(2) of Schedule 3 to the 1989 Act confirms that *"land"* includes any right over land, and that the Secretary of State's power includes power to authorise the acquisition of rights over land by creating new rights, as well as acquiring existing ones. This includes the creation of rights equivalent to an easement and *"restrictive rights"* akin to restrictive covenants.

4.5 NGET is taking a proportionate approach to compulsory acquisition and, rather than seek to acquire the freehold title to all of the Order Land, is seeking to acquire a combination of freehold title (for the NGET substation) and permanent rights (in relation to the cables) as described in more detail in 5 below.

4.6 Schedule 4 of the 1989 Act and NRSWA enable NGET to use street works powers for those parts of the Project in and beneath the "street", hence not all of the cable route is the subject of this Order.

## **5. LAND & RIGHTS REQUIRED**

### **5.1 Land Referencing**

5.1.1 Land referencing for the Project commenced in September 2022 with desktop studies undertaken to establish Land Registry title information together with known information about landowners and occupiers in the area.

5.1.2 This was followed in 2023 by comprehensive referencing for the purposes of seeking voluntary rights in land across the Project area, and for the purpose of producing the Maps and Schedule to the Order. This included the issuing of questionnaires to landowners and occupiers to confirm their interest and request further information about the nature of their ownership and occupation.

5.1.3 NGET has undertaken contact site visits, site observations and the erection of notices in respect of unregistered land and investigations into the same. Therefore, NGET considers that it has met the test of diligent inquiry.

5.1.4 The Order Maps show the Project boundary edged in red. Areas of land which are shown uncoloured in white (but within the area edged in red) are not included within the Order. The Order Maps also show areas of land coloured pink which is subject to freehold acquisition and coloured blue which are subject to the acquisition of new rights. Where land within those areas identified for compulsory purchase of either the freehold or new rights is shaded grey, these areas are excluded from the acquisition of any new interests.

### **5.2 Acquisition of Land**

5.2.1 The only land to be acquired freehold (coloured pink on the Order Map) relates to the Templeborough substation (with rights being acquired for the accessway to the substation) in order for NGET to secure certainty over its occupation. The extant lease has expired and NGET is seeking a renewal but in the event that is not successful it will be necessary to acquire the freehold to the substation as the CPO legislation does not provide for the acquisition of a new lease.

### **5.3 Acquisition of Rights**

5.3.1 The rights to be purchased compulsorily over the land under this Order are described in Table 1 of the Order Schedule in accordance with the definitions set out in paragraph 5.3.3 below. The land over which the rights are to be purchased compulsorily is shown coloured blue on the Order Map.

5.3.2 The land shown edged red with no colour wash and to which no plot number has been assigned is comprised within the Project but does not form part of this Order. These areas are as follows:

(a) Areas of highway where NGET is proposing to lay cables are not included as plots as NGET has existing rights under NRSWA to install the cables and electricity infrastructure;

(b) Land in NGET's ownership or control (which includes land at Pitsmoor, Wincobank and Templeborough substations and land to the southeast of the B6082 Tyler Street, Sheffield) or where NGET has the necessary rights from existing easements and/or licences and no new rights are required; and

- (c) Land under M1 Motorway Tinsley Viaduct comprising stanchions to support the highway structure

5.3.3 The Rights to be acquired are defined in the table below:

Defined Term	Description of Right
Cable Rights	<p>All rights necessary for the purposes of or incidental to the construction, installation, operation and decommissioning of electricity cables and the associated electricity infrastructure including fibre optic and Distributed Temperature Sensor fibre cabling together with any necessary auxiliary apparatus as required (hereinafter referred to as the <b>Electric Cables</b>), including:</p> <ol style="list-style-type: none"> <li>1. the right to excavate, construct and install the Electric Cables in, on, under or over the land, including ducting and using trenchless techniques such as horizontal directional drilling;</li> <li>2. the right to decommission and/or remove existing electric cables, associated electricity infrastructure, electrical plant, structures and apparatus from that land;</li> <li>3. the right to acquire any rights of profit a prendre which conflict with the operation of the cable rights, so as to suspend their operation during the exercise of the Cable Rights, to enable their execution without conflict with rights of profit a prendre but not otherwise;</li> <li>4. the right to carry out ground strengthening and stabilisation works;</li> <li>5. the right to excavate, construct and install Monitoring Pits in, on or under the land;</li> <li>6. the right to access the land for the purposes of or incidental to surveying, constructing, installing, commissioning, operating, inspecting, maintaining, repairing, altering, renewing, replacing, removing or decommissioning the Electric Cables with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel;</li> <li>7. the right to test and commission the Electric Cables and to remedy initial faults and defects in them at any time prior to the date on which it is energised and ready for commercial operation;</li> <li>8. the right to retain, commission, operate, inspect, maintain, repair, alter, renew, replace, reinstate, make safe and remove or decommission the Electric Cables;</li> <li>9. the right to all necessary rights of support for the Electric Cables and to prevent any works on or use of the land which may interfere with or damage or cause injury to the Electric Cables or which interferes with or obstructs access to the Electric Cables;</li> <li>10. the right with or without vehicles, plant and equipment to carry out mitigation planting, maintaining and monitoring;</li> <li>11. the right to 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</li> </ol>

Defined Term	Description of Right
	<p>enter and retrieve and recover any such unmanned aircraft from the land);</p> <p>12. the right to carry out archaeological, environmental and/or ecological mitigation and/or works;</p> <p>13. the right with or without vehicles plant and equipment to enter the land to access any adjoining land in connection with NGET's undertaking;</p> <p>14. the right to bring onto the land, position and swing the jib of a crane loaded or unloaded through the airspace above the land for the purposes of constructing, installing and removing machinery and equipment;</p> <p>15. the right to construct, lay down, use and remove temporary access roads and work areas including any necessary temporary bridging, culverting or diversion of water courses and drains;</p> <p>16. the right to facilitate a footpath and/or cycle path diversion;</p> <p>17. the right to erect and remove fencing, gates, hoardings, signage or other infrastructure;</p> <p>18. the right to install, use and remove security apparatus including cameras, audible warning systems any other necessary security apparatus;</p> <p>19. the right to erect and remove temporary lighting, temporary welfare structures and generators;</p> <p>20. the right to install and remove protection measures for third party structures/assets, including scaffolding;</p> <p>21. the right to divert and remove services and utilities;</p> <p>22. the right to install, use and remove artificial lighting;</p> <p>23. the right to carry out de-watering and drainage works and install, alter, reinstate or remove land drainage systems and to discharge water into existing drains and watercourses;</p> <p>24. the right with or without vehicles plant and equipment to fell, trim or lop all trees, bushes and vegetation and remove or alter walls, fences or any other structures or erections on the land which obstruct or interfere with the exercise of the rights granted; and</p> <p>25. the right to reinstate the land and to monitor reinstatement works.</p> <p>The Cable Rights may be acquired over such part of the Order Land plots described in Table 1 of the Schedule to the Order as may be necessary PROVIDED THAT the 'rights corridor' within which the Electric Cables shall be installed, retained and operated shall not exceed:</p> <p>26. 20m in width where trenchless installation techniques, such as horizontal directional drilling, are used for a single circuit;</p> <p>27. 10m in width in all other cases;</p>



Defined Term	Description of Right
	<p>PROVIDED FURTHER THAT the width restrictions at paragraphs 1 and 2 above shall not apply to the acquisition of any other rights described above, which rights may be acquired over such part of the Order Land plots described in Table 1 of the Schedule to the Order as may be necessary.</p>
<p>Construction and Operational Access Rights</p>	<p>All rights necessary to:</p> <ol style="list-style-type: none"> <li>1. access the land and adjoining Order land for the purposes of or incidental to the preparation, construction, installation and commissioning of the Electric Cables, decommissioning or removal of existing electric cables and associated electricity infrastructure, electrical plant, structures and apparatus from that land and for the purposes of operating, inspecting, maintaining, repairing, altering, renewing, replacing, removing or decommissioning the Electric Cables, carrying out dewatering and drainage works and installing, altering or reinstating land drainage systems with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel;</li> <li>2. carry out works to facilitate such access including to construct, lay down, use and remove access roads including any necessary temporary lighting, temporary welfare structures, generators, temporary traffic signage and associated traffic management, temporary bridging, culverting or diversion of watercourses and drains, erecting fencing and gates, carrying out security operations, carrying out earth works, removing structures or apparatus, modifying road verges, junctions and bellmouths and installing, using, altering, diverting, and removing services and utilities; and</li> <li>3. with or without vehicles plant and equipment to fell, trim or lop all trees, bushes and vegetation and remove or alter walls, fences or any other structures or erections on the land which obstruct or interfere with the exercise of the rights granted.</li> <li>4. the right with or without vehicles plant and equipment to enter the land to access any adjoining land in connection with NGET's undertaking;</li> </ol>
<p>Decommissioning and Access Rights</p>	<p>All rights necessary to:</p> <ol style="list-style-type: none"> <li>1. access the land and adjoining Order land for the purposes of or incidental to and to undertake the decommissioning or removal of existing electric cables and associated electricity infrastructure including bridges, carrying out cable drainage, de-watering and drainage works; and installing, altering or reinstating land drainage systems all with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel;</li> <li>2. carry out works to facilitate such access including to construct, lay down, use and remove access roads including any necessary temporary lighting, temporary</li> </ol>

Defined Term	Description of Right
	<p>welfare structures, generators, temporary traffic signage and associated traffic management, temporary bridging, culverting or diversion of watercourses and drains, erecting fencing and gates, carrying out security operations, carrying out earth works, removing structures or apparatus, modifying road verges, junctions and bellmouths and installing, using, altering, diverting, and removing services and utilities; and</p> <ol style="list-style-type: none"> <li>3. with or without vehicles plant and equipment to fell, trim or lop all trees, bushes and vegetation and remove or alter walls, fences or any other structures or erections on the land which obstruct or interfere with the exercise of the rights granted</li> <li>4. the right to bring onto the land, position and swing the jib of a crane loaded or unloaded through the airspace above the land for the purposes of constructing, installing and removing machinery and equipment;</li> <li>5. the right with or without vehicles plant and equipment to enter the land to access any adjoining land in connection with NGET's undertaking.</li> </ol>
Construction and Compound Rights	<p>All rights necessary for the purposes of or incidental to the construction, installation and commissioning of the Electric Cables and the decommissioning or removal of existing electric cables, associated electricity infrastructure, electrical plant, structures and apparatus including:</p> <ol style="list-style-type: none"> <li>1. the right to access the land and adjoining Order land for the purposes of constructing, placing and installing the Electric Cables, carrying out de-watering and drainage works and installing, altering or reinstating land drainage systems and commissioning the Electric Cables with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel;</li> <li>2. the right to carry out works to facilitate such access including to construct, lay down, use and remove access roads including any necessary temporary bridging, culverting or diversion of watercourses and drains, erecting fencing and gates, carrying out security operations, carrying out earth works, removing buildings or structures or apparatus, modifying road verges and junctions and installing, using, altering, diverting, protecting, and removing services and utilities;</li> <li>3. the right to erect, construct, use and remove a works compound which may include portable cabins and offices, and welfare facilities including portable toilets and electricity generators and the right to undertake ground strengthening or stabilisation works and to remove topsoil, adjust the height of the land and lay temporary surfaces to facilitate the exercise of those rights;</li> <li>4. the right to bring onto the land, position and swing the jib of a crane loaded or unloaded through the airspace</li> </ol>

Defined Term	Description of Right
	<p>above the land for the purposes of constructing, installing and removing machinery and equipment;</p> <ol style="list-style-type: none"> <li>5. the right to facilitate the horizontal directional drilling works where necessary with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel;</li> <li>6. the right to store, stockpile and, where necessary, use, manage and process plant, machinery, apparatus, materials (including excavated material) and/or equipment;</li> <li>7. the right to erect and remove fencing, gates, hoardings, signage or other infrastructure to secure the compound;</li> <li>8. the right to install, use and remove security apparatus including cameras, audible warning systems any other necessary security apparatus;</li> <li>9. the right to carry out de-watering and drainage works and install, alter or reinstate land drainage systems;</li> <li>10. the right to erect, use and remove septic tanks, soakaways and associated infrastructure and the right to treat effluent from site cabins and to discharge effluent into a soakaway;</li> <li>11. the right to discharge water into existing drains, watercourses and attenuation ponds;</li> <li>12. the right to install, use and remove artificial lighting;</li> <li>13. the right to install, use, alter, divert and remove services and utilities;</li> <li>14. the right to facilitate a footpath and/or cycle path diversion;</li> <li>15. the right to install, use, alter and remove temporary traffic signage and associated equipment to manage construction traffic;</li> <li>16. the right to 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);</li> <li>17. the right to carry out archaeological, environmental and/or ecological mitigation and/or works;</li> <li>18. the right with or without vehicles plant and equipment to fell, trim or lop all trees, bushes and vegetation and remove, or alter walls, fences or any other structures or erections on the land which obstruct or interfere with the exercise of the rights granted;</li> <li>19. the right to reinstate the land and to monitor reinstatement works; and</li> <li>20. the right of support and protection for the compound.</li> </ol>
Drainage Rights	All rights necessary to carry out de-watering and drainage works and install, retain, inspect, maintain, alter, reinstate or remove land drainage systems in, on or over the land,

Defined Term	Description of Right
	including the right to access the land with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel and the right to cut vegetation and remove obstacles which obstruct or interfere with the exercise of those rights.
Monitoring Pit Rights	<p>In respect of any existing cables which are decommissioned all rights necessary to:</p> <ol style="list-style-type: none"> <li>1. excavate, construct and install Monitoring Pits in, on or under the land;</li> <li>2. the right to decommission and/or remove existing Monitoring Pits, associated electricity infrastructure, electrical plant, structures and apparatus from that land;</li> <li>3. the right to acquire any rights of profit a prendre which conflict with the operation of the Monitoring Pit rights, so as to suspend their operation during the exercise of the Monitoring Pit Rights, to enable their execution without conflict with rights of profit a prendre but not otherwise;</li> <li>4. the right to carry out ground strengthening and stabilisation works;</li> <li>5. the right to access the land for the purposes of or incidental to surveying, constructing, installing, commissioning, operating, inspecting, maintaining, repairing, altering, renewing, replacing, removing or decommissioning the Monitoring Pits with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel;</li> <li>6. the right to retain, commission, inspect, maintain, repair, alter, renew, replace, reinstate, make safe and remove or decommission the Monitoring Pit;</li> <li>7. the right to all necessary rights of support for the Monitoring Pit and to prevent any works on or use of the land which may interfere with or damage or cause injury to the Monitoring Pit or which interferes with or obstructs access to the Monitoring Pit;</li> <li>8. the right with or without vehicles, plant and equipment to carry out mitigation planting, maintaining and monitoring;</li> <li>9. the right to 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);</li> <li>10. the right to carry out archaeological, environmental and/or ecological mitigation and/or works;</li> <li>11. the right with or without vehicles plant and equipment to enter the land to access any adjoining land in connection with NGET's undertaking;</li> <li>12. the right to bring onto the land, position and swing the jib of a crane loaded or unloaded through the airspace above the land for the purposes of constructing, installing and removing machinery and equipment;</li> </ol>

Defined Term	Description of Right
	<p>13. the right to construct, lay down, use and remove temporary access roads and work areas including any necessary temporary bridging, culverting or diversion of water courses and drains;</p> <p>14. the right to facilitate a footpath and/or cycle path diversion;</p> <p>15. the right to erect and remove fencing, gates, hoardings, signage or other infrastructure;</p> <p>16. the right to install, use and remove security apparatus including cameras, audible warning systems any other necessary security apparatus;</p> <p>17. the right to erect and remove temporary lighting, temporary welfare structures and generators;</p> <p>18. the right to install and remove protection measures for third party structures/assets, including scaffolding;</p> <p>19. the right to divert and remove services and utilities;</p> <p>20. the right to install, use and remove artificial lighting;</p> <p>21. the right to carry out de-watering and drainage works and install, alter, reinstate or remove land drainage systems and to discharge water into existing drains and watercourses; and</p> <p>22. the right with or without vehicles plant and equipment to fell, trim or lop all trees, bushes and vegetation and remove or alter walls, fences or any other structures or erections on the land which obstruct or interfere with the exercise of the rights granted;</p> <p>23. the right with or without vehicles plant and equipment to enter the land to access any adjoining land in connection with NGET's undertaking;</p>

### Cable Rights

5.3.4 As explained in Section 2, NGET will be carrying out cabling works using both trenching and trenchless techniques for constructing and installing the new electric cables. The Cable Rights provide NGET with the option to carry out both types, however, HDD will only be used to avoid watercourses as set out above. As NGET will need access and the ability to undertake works in a wider area on the surface of the land the rights are structured to allow the facilitating of works to be undertaken in a wider area, with the area for the cables to be situated in a narrower 'rights corridor' which will depend on the method of installation used. As well as the cables themselves, there will be necessary ancillary works, such as joint bays where cables are more spaced apart to allow jointing activities and installation of link houses.

5.3.5 Where a single circuit of cables is installed by HDD, the rights corridor will be set at 20m in width. These rights corridors are not set out in detail as NGET requires flexibility to allow installation of the cables in the most suitable areas within the rights area.

### Existing rights

5.3.6 No existing rights are proposed to be acquired.

## 5.4 Mining Code

- 5.4.1 The mines and mineral rights are excluded from the Order, however, Parts 2 and 3 of Schedule 2 to the 1981 Act, which concern the 'Mining Code', are expressly incorporated within the Order to safeguard and protect all apparatus and other equipment constructed and/or installed by NGET and its contractors for the purposes of the Project.

## 6. ENGAGEMENT STRATEGY & PROGRESS TO DATE

### 6.1 NGET's Acquisition Strategy

- 6.1.1 NGET's preference will always be to secure land and rights over land on a voluntary basis. This will be through negotiation with individual landowners to obtain agreements including option agreements for the grant of an easement for cables, a lease or licence for temporary compounds and temporary construction works, and variations to existing cable easements for decommissioning works. To help to facilitate this, NGET's Land Rights Strategy (**LRS**) has been used.
- 6.1.2 The LRS was developed by NGET in order to provide a consistent methodology for acquiring land rights for NGET's infrastructure project, both for Compulsory Purchase Order schemes and also Development Consent Orders. The LRS has been implemented on all NGET projects requiring land and rights, acquisition, and remains under continuous review to ensure that it is still fit for commercial purpose and meets the expectations of third-party landowners and occupiers. NGET was one of the first utility companies to formally adopt and promote this approach and it accords with the Government's Guidance on Compulsory Purchase and Crichton Down Rules.
- 6.1.3 All reviews of the LRS undertaken to date by NGET have identified that the LRS still enables effective and consistent communication with those most affected by NGET's proposals, and that it continues to meet the requirements of CPO guidance on seeking to acquire land by negotiation. Its terms continue to enable NGET to treat people fairly.
- 6.1.4 A system of payments for rights for the Project was adopted using the principles of the LRS to ensure consistency and fairness in submitting reasonable offers for the required rights across the Project area.
- 6.1.5 Prior to issuing Heads of Terms (**HoTs**), a letter and individual plan was issued to affected landowners identified at the time in February 2023 to provide an update on the Project and show the Project proposals across their land in respect of the new cable route.
- 6.1.6 The majority of the HoTs were issued between April and October 2023 and negotiated on the basis that NGET would be granted an option agreement to be able to exercise rights and create easements or vary existing easements as appropriate. Upon agreement of these principal terms, these are then translated into legal agreements.
- 6.1.7 NGET has easements/wayleaves or in some case no formal agreement with landowners for the existing cable routes. Where appropriate, NGET will be utilising these existing rights to carry out cable replacement and decommissioning works. However, in some instances the existing easements need to be amended, for example to allow for the installation of manholes, associated drainage pits and access routes as part of the cable decommissioning works or monitoring pits. In such instances, NGET are seeking agreements to vary these existing easements.
- 6.1.8 Whilst NGET seeks to avoid the use of compulsory purchase powers by negotiating by private treaty, in order to ensure the timely delivery of the Project, it is now necessary to seek compulsory purchase powers. Negotiations to obtain, by agreement, the remainder of the necessary rights will continue in parallel to the compulsory purchase process.

6.1.9 Given that the Project comprises a mostly linear cabling scheme, the Project will inevitably cross existing assets held by statutory undertakers, including transport and highway authorities, in respect of which asset protection and crossing agreements may be required. Further detail on NGET's engagement with these authorities is provided at Paragraph 8.2 of this Statement.

## 6.2 Progress

6.2.1 As indicated above, NGET has been seeking to secure all necessary rights, and as at the date of this Statement, the following progress has been made:

- (a) 1 out of 14 heads of terms have been agreed in respect of those rights involving option agreements for easements.
- (b) Of those 13 heads of terms which remain, 13 of the negotiations are continuing positively.
- (c) Positive negotiations are continuing with the 4 statutory undertakers with identified assets within the project boundary in respect of any appropriate arrangements.
- (d) 0 out of 7 heads of terms have been agreed in respect of those rights involving option agreements to vary existing cable easements.

6.2.2 NGET has an existing lease from 02/10/1962 at The Templeborough substation, which covers NGET's substation and cables. The lease was granted for a period of 60 years, expiring in October 2022. NGET remain in occupation holding over on the existing lease. Negotiations have commenced to renew the lease or alternatively for NGET to acquire the land at the substation.

6.2.3 Status of Ongoing Negotiations

Status of Agreement	Total Number
Heads of Terms in Negotiation	21
Heads of Terms Agreed and with NGET Lands for authorisation	1
Heads of Terms sent to legal	0
Option Agreement Signed and exchanged	0
<b>Date as at 17/11/ 2023</b>	22

## 7. OTHER CONSENTS

### 7.1 Permitted Development Rights

7.1.1 The majority of the Project is to be consented pursuant to permitted development rights.

7.1.2 NGET has permitted development rights under Schedule 2, Part 15 Class B Electricity Undertakings of the Town and Country Planning (General Permitted Development) Order 2015 (**GPDO**). The following elements of the Project are covered by the GPDO and can be constructed under permitted development:

- (a) Construction and installation of the electric cables and works to the substations by virtue of Schedule 2, Part 15, Class B of the GPDO;
- (b) Access points that are either not on a trunk road or a classified road fall under Schedule 2, Part 2, Class B, Paragraph B of the GPDO; and
- (c) Whilst outside of the land covered by the Order there will also be principal temporary construction sites which are intended to be on operational land by virtue of private treaty agreements in order to rely upon the permitted development rights in Schedule 2, Part 15, Class B (f) of the GPDO

7.1.3 NGET will make use of permitted development rights for:

- (a) Installation of two new 275kV underground cable circuits.
- (b) Installation of above ground link pillars (kiosks) at joint bays along new cable circuits.
- (c) Installation of temporary construction compounds, temporary covered storage and laydown facilities, temporary fencing, temporary site access (bellmouths and haul roads), and construction working areas and third party works that are required to construct the infrastructure listed above.
- (d) Decommissioning and/or removal of sections of the existing 400kV underground cables and together with associated above ground elements (link pillars and kiosks).
- (e) Any off-site compounds will be subject to separate planning applications by the contractor but will not be on land within the Order land.

7.1.4 NGET is the freehold owner of land at Pitsmoor and Wincobank Substations and has a lease of land at Templeborough and all sites are classed as operational land. NGET is a statutory undertaker as defined in section 263 of the Town and Country Planning Act 1990 (**1990 Act**). Each substation is on land owned/leased and used by NGET for the purpose of its undertaking. Work within the boundary of each substation will not involve the construction of a building and works will not exceed 15m in height and can therefore be undertaken pursuant to permitted development rights.

7.1.5 In respect of those elements of the Project that are to be consented pursuant to permitted development rights, it is necessary for the relevant local planning authority to confirm through the environmental impact assessment (**EIA**) screening process that the development is not "EIA development" and NGET has obtained confirmation from the Councils to that effect. An EIA Screening Request was submitted to Sheffield City Council on 23 February 2023 under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended in 2018 and 2020). The reference is 23/00628/EIA. Rotherham Metropolitan Borough Council were notified and consulted on the Screening Opinion and this approach was agreed by Sheffield City Council.

7.1.6 Sheffield City Council published their Screening Opinion (dated 16 March 2023), which confirmed that, based on the available evidence, the proposed impacts are likely to be localised and the effect would not be significant in EIA terms. An Environmental Statement is therefore not required. Therefore, the development does not require planning permission, being permitted development, as set out under Schedule 2, Part 15, Class B of the Town and Country Planning (General Permitted Development Order) 2015 (development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking).

7.1.7 NGET sought an updated screening opinion due to minor changes in the routing around Meadowhall shopping centre and Sheffield City Council published their response on 24 November 2023. As above, the Updated Screening Opinion confirmed



that the proposed impacts, as amended, are likely to be localised and the effect would not be significant in EIA terms. Therefore, the project does not require planning permission and NGET is proceeding on the basis that permitted development rights are available.

## **7.2 Planning Permissions**

7.2.1 In relation to the provision of temporary bellmouths for any accesses from classified roads and off site construction compounds outside of the Order land, applications for planning permission will be submitted in due course to the Councils. These applications are unlikely to present an impediment to the delivery of the Project.

## **7.3 Decommissioning and/or Removal of Existing Underground Cables**

7.3.1 Where existing infrastructure is proposed to be decommissioned and/or removed pursuant to the Project, NGET has decided to seek powers of compulsory purchase within the Order to ensure that the existing underground cables and associated equipment can be efficiently decommissioned and/or removed. However, NGET will, where practicable, draw upon the rights and permissions detailed in existing easements and wayleaves covering land parcels identified for the removal works or is seeking the rights to drain and decommission any existing cables where rights do not expressly provide for this. The only new rights required in relation to the decommissioned cables for any permanent new works relate to the installation of monitoring pits.

7.3.2 As above, where any decommissioning or removal of existing electric cables, above ground structures and other equipment is proposed NGET will not require planning permission, being permitted development, as set out under Schedule 2, Part 15, Class B of the Town and Country Planning (General Permitted Development Order) 2015 (Development by statutory undertakers for the generation, transmission, distribution or

## **7.4 Highways Orders**

7.4.1 The Project will require a small number of highway orders, in the form of temporary Traffic Regulation Orders and Temporary Public Rights of Way Closures, along with certain other conventional highways consents which the contractor may from time to time seek to obtain from the relevant highways authority.

7.4.2 These highways orders will be required where temporary road closures are required to install new underground cables and remove old cables from beneath the road carriageway. NGET's rights to install cables in the highway are pursuant to Schedule 4, Part 1, of the 1989 Act and NRSWA. The programme for those works is still being developed and the orders are not proposed to be sought by NGET until nearer the commencement date(s) of the relevant works.

7.4.3 In any event, the highways orders and other consents are standard consents, and are unlikely to present an impediment to the delivery of the Project. NGET has already discussed road closures with the Council and the Council have given their verbal agreement to such closures in line with Project requirements.

## **7.5 Permitting for river crossing**

7.5.1 Any consents needed for the river crossing using HDD methods will be the responsibility of the contractor.

## **7.6 Protected Species Licence**

7.6.1 The current ecological evidence suggests that there is no need for any protected species licences. However further survey work may be required regarding Great Crested Newts owing to their transient nature.

## **7.7 GEMA Consent**

- 7.7.1 Paragraph 2 of Schedule 3 to the 1989 Act provides that the Secretary of State may not confirm the Order authorising the acquisition of land belonging to another electricity licence holder except with the consent of the Gas and Electricity Market Authority (**GEMA**).
- 7.7.2 Accordingly as the Order may affect the rights and interests of such licence holders, GEMA Consent may be required. NGET will continue to assess this and any application for such consent will be made in conjunction with the Order.
- 7.7.3 As indicated in Paragraph 8.2.1, negotiations are progressing with all such licence holders and hence there is no reason why the GEMA Consent will not be forthcoming, in the event that it is required.

## **7.8 Scheduled Ancient Monument (SAM) Consent**

- 7.8.1 Sheffield City Council have confirmed that the scheme is not considered to affect any scheduled ancient monuments as stated in their Screening Opinion dated 16 March 2023. The updated screening opinion request did not change the outcome. No consent is therefore required.

## **8. SPECIAL CATEGORY LAND & STATUTORY UNDERTAKERS**

### **8.1 Special Category Land: Open Space**

- 8.1.1 Sections of the Project will pass through areas of Open Space. This term is defined in the 1981 Act as "*any land laid out as a public garden, or used for the purposes of public recreation, or land being a disused burial ground.*"
- 8.1.2 Whilst no freehold interest is being acquired in Open Space, Cable Rights, Construction and Operational Access Rights and Construction Rights to facilitate the Project are being sought in respect of Open Space.
- 8.1.3 These rights engage section 28 and paragraph 6(1)(a) of Schedule 3 to the 1981 Act and accordingly an application for a certificate in relation to Open Space will be made to the relevant Secretary of State on the basis that "*the land, when burdened with that right, will be no less advantageous to those persons in whom it is vested and other persons, if any, entitled to rights of common or other rights, and to the public, than it was before.*"
- 8.1.4 In these circumstances the Cable Rights will allow for the installation of cabling, either by HDD or open cut (as set out in Section 2.4 above). The trench for the cables is then backfilled and the land restored. The cabling works in the open space will therefore take place over a temporary period, in phases and in limited sections of land. Once constructed those areas of land will be available as Open Space as before. Maintenance and future works will be carried out at the joint bays and via the link boxes. NGET will also temporarily divert any paths impacted by the cabling works to allow users of the Open Space to continue to use the land during cabling.
- 8.1.5 The Construction and Compound Rights are required to facilitate HDD works near the River Don. The HDD areas will be temporary in order to install the cables and once installed the land will be restored and will be open for public use.
- 8.1.6 Where Cable Rights and Construction and Operational Access Rights are required on Open Space land the rights will be used to facilitate access for construction vehicles and the construction of the cables. The land will be restored once the cables are commissioned. NGET may need to utilise these rights in the future for ongoing maintenance works for the cables, however, any use will be temporary. This includes plots 5-42, 5-42a and 6-01a on land to the South of Blackburn Meadows Power Station

as well as plot 8-06 on land behind Ferrars Road and over which the public have access.

## 8.2 Local Authorities & Statutory Undertakers

8.2.1 Interests are held by the following local authorities and statutory undertakers in land affected by the Project:

Network Rail Infrastructure Limited	in respect of railway network
National Highways Limited	in respect of M1 Motorway
South Yorkshire Mayoral Combined Authority	in respect of tramlines
Canal and River Trust	in respect of Sheffield and Tinsley Canal and The River Don
Yorkshire Water Services Limited	in respect of water mains, public water sewers and other apparatus
Northern Powergrid (Yorkshire) PLC	in respect of electricity apparatus
National Grid Electricity Transmission PLC	in respect of high voltage underground electricity cables and electricity apparatus
Sheffield City Council	in respect of footpaths, highways and associated land
Secretary of State for Transport	Presumed in respect of land at the tramlines forming part of the Historic Railways Estate

8.2.2 NGET's discussions and negotiations with each of these parties is ongoing.

## 9. FUNDING & DELIVERY

### 9.1 Timetable for delivery

9.1.1 NGET is currently utilising an Early Contractor Involvement contracting strategy for development and gate review for construction. The timeline for the physical work is scheduled to commence with construction activities allowed by permitted development rights and NRSWA in Q2 2024.

9.1.2 The current timetables for the works are as follows:

- (a) Cable containment system works in the highways under Permitted Development rights and/or NRSWA will begin in Q2 2024 and run until the end of Q1 2027. The timings of the works in highways will be subject to embargo periods imposed by the Council;
- (b) Subject to the CPO process NGET anticipates that access to the land in the Order will be required from Q2 2025. Further containment work in these areas will take an estimated period of 6 months to complete. Further, NGET intends to begin HDD crossings in Q4 2025. NGET has made the Order to ensure that it can deliver the Project in line with these timeframes.

9.1.3 NGET's intention is for the cables to be operational by Q3 2026 for Circuit 3 with the decommissioning and demobilisation works to follow until Q1 2027.

### 9.2 Funding

9.2.1 In 2019, Ofgem set out the framework for the price controls in their Sector Specific Methodology Decisions. In December 2019, NGET and NGESO submitted their

business plans to Ofgem setting out proposed expenditure for RIIO-2. These plans were assessed, together with engagement of a wide range of stakeholders, the results were published via Draft Determinations in July 2020.

9.2.2 Based on that review and further engagement on the Draft Determinations, Ofgem set out their Final Determinations for company allowances under the RIIO-2 price control, which commenced on 1 April 2021. As a result of its Final Determinations, Ofgem has allowed funding for the Project and based upon this allowance NGET has continued to develop the Project works - covering engineering requirements, customer co-ordination and landowner and stakeholder consultation.

9.2.3 In September 2023 NGET also sanctioned this funding to allow the continuation of the Project works in line with the RIIO-2 Final Determination output.

## **10. STATEMENT JUSTIFYING EXTENT OF SCHEME TO BE DISREGARDED FOR THE PURPOSES OF ASSESSING COMPENSATION IN THE NO SCHEME WORLD**

10.1 Section 6A(1) of the Land Compensation Act 1961 (**LCA 1961**) provides that "the no scheme principle is to be applied when assessing the value of land in order to work out how much compensation should be paid by the acquiring authority for the compulsory acquisition of land."

10.2 For the purposes of s.6A, it is therefore a requirement to include in a Statement of Reasons the extent of the Scheme to be disregarded for the purposes of assessing compensation in the 'No Scheme World'.

10.3 In most cases the 'scheme' means the scheme of development underlying the acquisition and provided for by the Order unless it is shown that the underlying scheme is larger than, but incorporating the scheme provided by the Order.

10.4 In the case of the Project, the 'scheme' is the Project as a whole which is in part enabled by the Order.

## **11. ALTERNATIVES TO THE ORDER**

### **11.1 No Action**

11.1.1 Taking no action is not an alternative option given the urgent and compelling need to replace the cables as described elsewhere in this Statement of Reasons.

### **11.2 Options Appraisal**

11.2.1 This paragraph summarises the options that were considered in developing the detailed proposals for the Project.

11.2.2 An initial baseline assessment of factors that would affect the development options was undertaken. This included landscape and visual factors, designated sites for nature conservation, the historic environment, air quality, geology and topography, land use and soils, hydrology and flood risk, tourism and socio-economic factors, traffic and transport constraints, and the presence of existing infrastructure and services. A number of technology options were then investigated:

(a) In-situ Replacement of Existing Cables

(b) Cable Replacement with XLPE Cables

11.2.3 The detailed design and routing for the preferred option was developed further. An environmental and socio-economic options appraisal of each of the cable route options was then carried out. Each route option was considered against the following environmental topics: landscape, views, ecology, historic environment, water (flood and pollution risks), geology and soils and traffic and transport. The environmental

information for each cable route section was considered alongside technical and cost considerations to identify a preferred underground cable route between Pitsmoor, Wincobank and Templeborough for consultation with statutory consultees and stakeholders. In addition, an assessment of the costs and benefits of installing three circuits to replace the two existing circuits was undertaken. This concluded that the Cable Replacement with XLPE cables option should be taken forward as it was a more efficient solution.

### **11.3 Environmental Mitigation Measures**

11.3.1 NGET has an objective to achieve net gain on projects. In order to achieve a minimum of 10% Biodiversity Net Gains, it is unlikely that this can be achieved on land owned by NGET or within the cable easements. Discussions are on-going with Sheffield City Council and Sheffield Wildlife Trust regarding off-site offsetting options. The BNG requirements have been established using Metric 3.1.

### **11.4 Removal and Decommissioning of Existing Underground Cables and Associated Infrastructure**

11.4.1 There are limited alternatives in terms of the removal of the existing underground cables.

11.4.2 The Order provides for a very limited but necessary degree of flexibility in terms of access routing and associated temporary land for removal and decommissioning of cable infrastructure. However, the precise micro-siting will be carried out to minimise the impact on land interests, the environment and the local transport network and in order to accord with NGET's statutory duty to be economic, efficient and coordinated.

## **12. HUMAN RIGHTS AND EQUALITY ACT 2010**

12.1 The European Convention rights potentially applicable to the making of the Order are Articles 6 and 8 and Article 1 of the First Protocol (as contained in Schedule 1 to the Human Rights Act 1998).

12.2 Relevant parts of Article 1 of the First Protocol of the Convention provide:

*"Every natural or legal person is entitled to peaceful enjoyment of his possessions" and "no one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law".*

12.3 Relevant parts of Article 8 of the Convention provide:

*"1. Everyone has the right to respect for his private and family life, his home and his correspondence.*

*2. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of... the economic well-being of the country...*

12.4 The Order has been made pursuant to Section 10 and Schedule 3 of the 1989 Act which authorises NGET to acquire land, new rights and existing rights compulsorily subject to following the procedures laid down in the 1981 Act.

12.5 NGET is taking a proportionate approach to compulsory acquisition. Rather than acquiring the freehold title to all land comprised within the Order limits, NGET is only seeking to acquire permanent rights (such as the right to install and operate the cables and the right to decommission and/or remove the existing circuits). NGET is seeking the permanent acquisition of the freehold of the Templeborough sub-station. Only two domestic dwellings are included in the CPO, and only temporary rights during construction are required from the landowners of

these properties adjacent to a public footpath. NGET has had positive contact with the occupiers or their representatives.

- 12.6 NGET is seeking to acquire only the land and those rights which are absolutely necessary to facilitate delivery of the Project.
- 12.7 NGET considers that there is a compelling case in the public interest that the rights referred to in the Order be acquired in order to achieve the purposes described in this Statement.
- 12.8 If the Secretary of State agrees with NGET that there is a compelling case in the public interest, they may confirm the Order.
- 12.9 If the Order is confirmed, compensation may be claimed by persons whose interests in land have been acquired or whose possession of land has been disturbed proportionate to any losses that they incur as a result of the acquisition.
- 12.10 In the circumstances, if the Order is confirmed, it is considered that the compulsory acquisition of rights referred to in the Order will not conflict with Article 1 of the First Protocol or Article 8 of the European Convention as any interference with the rights will be in accordance with the law, justified and proportionate.
- 12.11 Relevant parts of Article 6 provide that:
- "1. In the determination of his civil rights and obligations ... everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law."*
- 12.12 So far as the Order is concerned, any owner, lessee or occupier of land included in the Order will be notified and may have the opportunity to make representations to the Secretary of State and to be heard at a public inquiry before a decision is made as to whether or not the Order should be confirmed, and would in any event have legal rights under the 1981 Act to challenge any order made on the relevant statutory grounds.
- 12.13 NGET is satisfied that there are no planning, financial or other impediments to the implementation of the Project and that the Project is therefore likely to proceed if the Order is confirmed.
- 12.14 For the reasons set out above, there is considered to be a compelling case in the public interest to proceed with the Order to facilitate the decommissioning and/or removal of the existing ageing oil filled cables and the installation of one new cable circuit between the NGET substations at Pitsmoor, Wincobank and Templeborough.

### **12.15 Equality Act 2010**

- 12.15.1 Section 149 of the Equality Act 2010 requires due regard to be given to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it; and
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 12.15.2 The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

- 12.15.3 Although NGET is not directly subject to the Public Sector Equality Duty (PSED), information is provided in relation to the Project's interaction with Section 149 of the Equality Act to assist the Secretary of State with their discharge of that duty.
- 12.15.4 In the event that NGET is required to self-confirm the CPO, the PSED will be applied as though NGET were subject to it.
- 12.15.5 The Project has been designed to run along highways, watercourses and other non-residential areas. As such the Project will keep the disruption to those living along the route to a minimum; this will not cause differential impacts to those individuals or groups of individuals who share a relevant protected characteristic.
- 12.15.6 As mentioned in Section 6, NGET is undertaking negotiations with landowners impacted by the Order and has made particular efforts to avoid the need to use compulsory purchase powers by negotiating by private treaty and by using its powers under NRSWA. Furthermore, NGET is using existing sites in its ownership, such that this has minimised any disadvantages to those who share a relevant protected characteristic.
- 12.15.7 NGET has carried out community engagement. NGET circulated a community mailing explaining the Project in November 2023. NGET will continue to engage with the community as the Project progresses, to keep people up to date on its work. Nothing arose from the engagement to date that caused NGET to become concerned that the Project would have a disproportionate effect on any individuals or groups of individuals with protected characteristics. Regular engagement has also been taking place with key stakeholders since June 2023. Engagement with landowners affected first took place in September 2022.
- 12.15.8 In light of the above, NGET considers that the order is appropriate in the context of the public sector equality duty set out in section 149 of the Equality Act 2010.

### **13. CONCLUSION**

- 13.1 This Statement sets out the nature of the Project in Section 1 and Section 2.
- 13.2 It summarises the need for the Project and in particular the need to replace the aging cables whilst ensuring electricity supply is continued throughout the works.
- 13.3 In NGET's view, this compelling case in the public interest justifies the proportionate interference with, and the overriding of, the private interests of those in the Order land as considered in Section 12 given that NGET are seeking a proportionate approach to compulsory acquisition as described below.
- 13.4 In the majority of cases, the interests sought to be acquired are to install the new cables and electricity infrastructure using cut and cover or HDD, or decommissioning/removal of existing cables and infrastructure. For the cut and cover and decommissioning rights the land will be restored following the works and thereafter periodic access will be required for maintenance and future works to the cables. Accordingly, whilst these rights interfere with the ownership rights of the existing landowners, they do not deprive owners of their land and post-construction and commissioning of the cables there will be minimal impact on the majority of the Order land.
- 13.5 The majority of other rights including temporary construction compounds and access routes will only be used on a temporary basis and so the impact of these rights on the existing landowners will be temporary.
- 13.6 As detailed in Section 6 NGET has been seeking to negotiate voluntary agreements with landowners for the rights. NGET already has some rights in relation to the cables in certain areas and has issued terms where additional rights are required or variation to those existing rights are required.

- 13.7 Due to the pressing need to replace the ageing cables, NGET is bringing the Order forward to ensure that all necessary rights can be acquired within a reasonable timescale to enable the Project to proceed and also to address any unknown land rights and interests.
- 13.8 NGET has explained the funding basis for the Project in Section 9, addressing how funding will be available for the early stages of the Project and how NGET will continue to engage with Ofgem to ensure funding is available thereafter.
- 13.9 Section 7 and Section 8 explain why there are no planning or other impediments to the Project proceeding.
- 13.10 Whilst a number of other consents and certificates are required, these are either subject to outstanding applications which will be concluded or will be determined in conjunction with the Order (such as the Special Category Land Certificate application and any necessary GEMA Consent). Alternatively, they are of the type which it is usual for contractors to obtain from the relevant local authority at a later stage in the construction programme.
- 13.11 Accordingly, and given that NGET is in active negotiations with all relevant parties, NGET does not anticipate any impediments to the Project proceeding.
- 13.12 In light of the above considerations and in accordance with the statutory and applicable policy tests, NGET has made the Order and will submit the Order to the Secretary of State for confirmation.

## **14. FURTHER INFORMATION**

### **14.1 Negotiation of acquisitions**

- 14.1.1 Owners and occupiers of land affected by the Project who wish to negotiate a voluntary agreement or discuss matters of compensation should contact NGET using the following contact details:

Telephone: 0808 175 0206

Email: [sheffieldcable@nationalgrid.com](mailto:sheffieldcable@nationalgrid.com)

Post: Freepost National Grid SHF Cables

### **14.2 Compensation**

- 14.2.1 Provision is made by statute with regard to compensation for the compulsory acquisition of land and the depreciation in value of properties. 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:

- (a) Booklet No. 1 - Compulsory Purchase Procedure.
- (b) Booklet No. 2 - Compensation to Business Owners and Occupiers.
- (c) Booklet No. 3 - Compensation to Agricultural Owners and Occupiers.
- (d) Booklet No. 4 - Compensation for Residential Owners and Occupiers.

- 14.2.2 These booklets are available to download for free online at:  
<https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>



### **14.3 Documents**

- 14.3.1 A copy of this Statement, the Order and maps are available for inspection at <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/sheffield-cables>
- 14.3.2 The Order and Plan can also be inspected at Sheffield Central Library, Surrey Street, Sheffield, S1 1XZ and Riverside Library, Riverside House, Main Street, Rotherham, S60 1AE at all reasonable hours.

**Dated: 24 November 2023**

**Womble Bond Dickinson (UK) LLP**

**Solicitors to National Grid Electricity Transmission PLC**

## **SCHEDULE 1**

### **List of Documents**

In the event of a public inquiry being held in respect of the Order, NGET would intend to refer to or put in evidence the following documents together with others as may be appended to any Statement of Case:

1. Order
2. Map showing route and position of project
3. Statement of Reasons
4. Acquisition of Land Act 1981
5. Electricity Act 1989
6. All relevant Energy policy
7. Screening Opinions 16 March 2023 and 24 November 2023