

---

Core Document  
CD2.8

---

James Boddington  
Fisher German LLP  
The Estates Office  
Norman Court  
Ashby de la Zouch  
Leicestershire  
LE65 2UZ

08 March 2024

Your Ref: LA/JP/104261-075

Ref: OBJ6

Dear James,

**THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PITSMOOR-WINCOBANK-TEMPLEBOROUGH  
275 KV CABLE REPLACEMENT SCHEME) COMPULSORY PURCHASE ORDER 2023  
YOUR CLIENT: E.ON UK PLC  
LAND AT BLACKBURN MEADOWS WAY**

We write in response to your letter of objection submitted on 04 January 2024 on behalf of your above client in relation to the above compulsory purchase order (CPO).

In the intervening period since the date of your objection letter we have had a number of meetings and discussions about the scheme with you and your colleague Lucy Anthony. Hopefully these meetings will have answered some of the points raised in your letter, but we now also respond to each of the points of objection:

1. Acquisition by Agreement

National Grid remains committed to securing the necessary rights for the project by agreement and this agreement can include any other reasonable protections that your client may require.

We have had discussions with Lucy regarding the reasoning behind our previous offer and about her valuation of the rights. A revised offer and updated Heads of Terms has been issued and we can continue to discuss this accordingly.

2. Cable Route Alignment

As discussed at our recent Teams meeting with yourselves and our client's main works contractor, the project is still subject to detailed design and is currently in the ground investigation phase. You are correct that the plans shared to date remain indicative at this stage, however we will keep you informed as the project develops. I can confirm that the likely deviation from the indicative routes will be limited and will remain entirely within the extent of the plots indicated on the CPO plan.

The location of the proposed cable route is to be in the proximity of the cycleway link and in land that is currently allocated as a landscaping area. It is not anticipated that the installation of the cable will have any permanent impact on this use of the land. However, we will continue to maintain regular liaison with you regarding the project and if there are any concerns about its potential impact on your client's operations please let us know and we can work together to identify any necessary mitigation measures.

### 3. Impact on Sustainable Drainage Systems (SUDS)

Thank you for providing copies of the plans of your client's SUDS systems. As agreed at our recent meeting, we will maintain a liaison throughout the design process of the scheme regarding this matter. However, the project has confirmed that the cable installation should have no permanent impact on the SUDS as currently installed on the land.

### 4. Access to Retained Land

It is not clear at the current time what areas of retained land would require access across the project's working area. However, as confirmed at our recent meeting, the contractor can install any necessary crossing points that are required to ensure that your client has essential access to their retained land. It would assist if you are able to please identify any areas where access is required to retained land.

### 5. Accommodation Works and Reinstatement

Discussions about accommodation works or reinstatement requirements are progressing with the ongoing discussions about impacts. Please confirm if there are any specific accommodation works requirements beyond access requirements (about which we have sought further information above).

The land will be reinstated to its existing condition on completion of the works and we can discuss and agree an appropriate reinstatement plan prior to construction commencing on site. Likewise, National Grid will look to agree all necessary accommodation works requirements prior to the works commencing on site. As we understand this to be on your client's non-operational land, we do not anticipate any extensive accommodation works will be required, but please let us know of any requirements at your earliest convenience and we can start preparing accommodation works plans and schedule for this land.

### 6. Impact on Landscaping and Path

The scheme will not have any permanent impact on the landscaping and path developed as part of the adjoining Blackburn Meadows Way highway scheme.

There may be a temporary impact on the footpath/cycleway, which may need to be closed or managed while construction works are undertaken, although as it is not yet officially open then we would not expect this to be a significant issue. If the works impact on the specific landscaping areas or particular vegetation items, then this can be captured in the reinstatement plan to be agreed.

### 7. Ground Investigations

Your comments in your letter are noted. As you are aware, we have now defined the ground investigation requirements and understand that the access proposals are agreed subject to final approval from your client. Hopefully, these works will proceed as planned and the output of these investigations will help in allowing the project to define the proposed route in more detail.

These targeted ground investigation locations were established as part of the ongoing design works and are associated with a combination of known key constraints along the route and a review of previous desktop analysis works carried out on the scheme to determine a suitable route corridor. The completion of the ongoing ground investigation works will allow the design team to establish a final route alignment, based on the outputs on the ongoing survey works, prior to the commencement of the cable installation works.

I hope that the above adequately answers each of the points that you have raised in your objection letter. However, if you need any additional information or would like clarification on any of the points raised, then we would be happy to discuss this further.

In particular, we hope that the responses provided above will allow you to withdraw your objection to the CPO. Please let us know if you require any further information to be able to withdraw the objection.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Neal Salomon', written over a faint horizontal line.

Neal Salomon

Consultant Land Officer  
Bell Ingram on behalf of National Grid

## Neal Salomon

---

**From:** Neal Salomon  
**Sent:** 13 June 2024 16:55  
**To:** james.boddington@fishergerman.co.uk  
**Cc:** lucy.anthony@fishergerman.co.uk; Ben Hewlett  
**Subject:** National Grid - E.ON - Land at Blackburn Meadows Way

Hi James,

I am pleased that we have now been able to resolve most of your outstanding concerns following our response sent on 08 March 2024 to your objection to the CPO.

Hopefully, the final wording of the proposed undertaking can be agreed promptly between each party's solicitors and will allow you to withdraw your objection in advance of the Inquiry. However, I am not sure that there has been any contact received from your client's solicitors regarding the drafting of the agreement. Are you able to give them a chase and request that they contact National Grid's solicitors as a matter of urgency? You will be aware that we do not have much time before the Inquiry date (09 July 2024).

Please also let me know as soon as you have your client's final approval to the Heads of Terms for the option agreement and we can also look to progress the legal discussions for those documents.

If there is anything else that you think is outstanding or requires further discussion at this stage, please let me know and we can arrange a time to meet.

Regards,


Neal Salomon MRICS  
Partner  
RICS Registered Valuer

Bell Ingram LLP, Blakemere Centre, Chester Road, Sandiway, Northwich, Cheshire, CW8 2EB  
T: 01606 523031 M: 07709 412176

[bellingham.co.uk](http://bellingham.co.uk)

Follow us on [twitter](#) like us on [facebook](#) visit our [website](#) or follow our [blog](#)  
View our [latest properties for sale](#) and [properties to let](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed and should not be disclosed to any other party. If you have received this email in error please notify your system manager and the sender of this message. Bell Ingram do not accept any liability for viruses. Please ensure you have adequate virus protection before you open or detach any documents from this transmission.

 Please consider the environment before printing this e-mail