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Azeem Sharif and Anisa Hussain



08 March 2024

Ref: OBJ7

Dear Azeem and Anisa

**THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PITSMOOR-WINCOBANK-TEMPLEBOROUGH  
275 KV CABLE REPLACEMENT SCHEME) COMPULSORY PURCHASE ORDER 2023  
LAND AT 197 FERRARS ROAD, SHEFFIELD  
PLOTS: 8-02**

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

Thank you for meeting with us on 10<sup>th</sup> January 2024 and again on 21<sup>st</sup> February 2024. I hope that we were able to answer some of your questions and resolve some of your concerns regarding the proposals.

In addition to the proposed meeting, we can now also respond to the points of objection set out in your letter:

Ownership of the property

We note that you purchased the property shortly before National Grid made the compulsory purchase order. I apologise that this meant that we did not have an opportunity to liaise with you and explain the project proposals in advance of the making of the CPO – we were not made aware of your impending purchase. However, we have noted your details and will make sure that you receive all future correspondence about the project and that we keep you up to date as matters proceed.

Project information

As set out above, we hope that we have been able to answer some of the queries at our site meetings. However, please let us know if you would like us to provide further specific information.

I can be available as a point of contact at any point throughout this process and my contact details are below:

- Telephone – 01606 523031
- Email – [neal.salomon@bellingham.co.uk](mailto:neal.salomon@bellingham.co.uk)

Additionally, there is a dedicated freephone number (**0808 1750206**) that you can contact for project information at any time and the project website also contains additional details and can be found here: [www.nationalgrid.com/electricity-transmission/network-and-infrastructure/sheffield-cables](http://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/sheffield-cables)

Extent of Rights Required

You are correct that the project requires Construction and Operational Access Rights in respect of approximately 211 square metres of land at your property.

As discussed at our recent meeting, these rights are only required temporarily, associated with the replacement of the cables in the footpath that runs adjacent to your property. The cable itself will be replaced entirely within the extent of the footpath and no new equipment is to be installed within your land and no new rights will be required permanently over your property.

The project has sought to include only land within the CPO that is essential for the delivery of the scheme. The decision for the cable to be located entirely within the footpath requires an in-line replacement of the existing cables which brings its own specific engineering challenges, but this approach was chosen in order to minimise the extent of permanent rights to be imposed on the adjoining private landowners, including yourselves.

It is the opinion of National Grid's design engineers that the project cannot be constructed solely from within the extent of the footpath due to how narrow it is. It is therefore essential that temporary access into your land is required. As clarified on site by National Grid's contractor, it is not the intention to occupy the full extent of the 211 square metre plot for the duration of the works in this location. The likelihood is that for the majority of the time only a small area will need to be physically occupied. However, temporary rights are required over the full extent as they could be needed for activities such as access and to erect barriers or fences.

During the construction phase of the works in the adjoining land, it may be necessary to cut or remove the hedges along the boundary between your property and the footpath. The Construction and Operational Access Rights will allow National Grid's contractors the ability to work within this land to undertake this activity and to access the adjoining land. The boundary will be replaced at the end of the work, either by replanting a hedge or by erecting a suitable fence, the details of which will be discussed and agreed with you prior to any works commencing, this could include the section of your boundary near to the stream as was discussed on site.

If there is any damage caused to your driveway or any other part of the property during these works, National Grid will reinstate to a condition that is no worse than it was in prior to access being taken. A full condition survey will be undertaken and provided to you detailing the condition of the area before the works commence.

### Access to the Property

We appreciate that the extent of the land included in the CPO affects the access to your property and we can confirm that it is the intention of the project that the access to your property will be maintained at all times.

Prior to any access being taken, we will meet with you to discuss the specific timing of the work, the boundary of any land National Grid needs to occupy temporarily and to agree any necessary accommodation works to ensure that your access can be maintained.

Your comments regarding Anisa's specific mobility requirements are noted and we will work with you prior to and during the works on your property to ensure that any specific access requirements are satisfied. Thank you also for advising about the specific needs of the young baby at the property. As with the above, we will work with you to ensure that any particular requirements, such as access for a pram or pushchair, can be taken into account and maintained throughout the works period.

### Use and Enjoyment of the Property

It is accepted that the project could impact upon you and your family's use of the property during the period that the cables are being installed in the adjoining land. This is a temporary impact only and, as also set

out above, National Grid is committed to working with you to minimise the interference over what should be a relatively short period of occupation of the land.

The works themselves within the footpath are expected to take up to four weeks to complete, with some additional work in your neighbour's property after this period to decommission the existing cable in that location. Working hours will be from 07:30 to 17:30 and we are currently not anticipating any weekend working. There is a chance of noise and disturbance at all times when the works are ongoing, but the engineers will not commence with any of the noisier activities (for example, using a pecker to break the tarmac surface) until after 08:30 in the morning.

As discussed at our site meeting, National Grid has an obligation to reinstate all land affected by the works to no worse a condition than it was prior to access being taken. With regards to the hedges on the boundary of the property we did discuss National Grid installing a fence of a suitable design along this boundary as a replacement to the hedges. This specific detail can be confirmed with you and will be agreed prior to any works commencing on your land.

We can assure you that it is National Grid's intention to work with you to ensure access and use of your property is maintained at all times during the works. However, if there are any specific losses incurred by you in relation to your disturbance from the land then we can confirm that National Grid would seek to compensate you accordingly.

#### Human Rights and Fair Balance

Having regard to what we have set out it is National Grid's belief that it can accommodate your requirements and that the method of working with short term temporary impacts will enable you to continue to reside at the property. It would result in a temporary proportionate interference and National Grid would compensate you for any reasonable losses you incur and which we have been unable to avoid through mitigation.

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 would appreciate if you can confirm if the responses provided above are sufficient to 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,



Neal Salomon

Consultant Land Officer  
Bell Ingram on behalf of National Grid

Azeem Sharif and Anisa Hussain  
[REDACTED]

13 June 2024

Ref: OBJ7

Dear Azeem and Anisa

**THE NATIONAL GRID ELECTRICITY TRANSMISSION PLC (PITSMOOR-WINCOBANK-TEMPLEBOROUGH  
275 KV CABLE REPLACEMENT SCHEME) COMPULSORY PURCHASE ORDER 2023  
LAND AT 197 FERRARS ROAD, SHEFFIELD  
PLOTS: 8-02**

I write further to our letter dated 08 March 2024 in response to your letter of objection to the above compulsory purchase order (CPO).

Over the intervening period and through our various meetings and discussions, I understand that we have been able to resolve your concerns regarding the project.

I am aware that you are still considering the proposed terms for the project's occupation of the land at [REDACTED] and I look forward to hearing from you shortly on these proposals. Those terms included a resolution to the remaining outstanding issue which was in relation to the reinstatement of the south eastern boundary of the property alongside the alleyway on completion of the works. For the avoidance of doubt, I can confirm that we accept your suggestion to provide a wall along the property length to form a secure, permanent boundary.

I wanted to write to clarify our understanding and to ask you to let me know if there are any other matters that you believe require further attention.

Please let me know if you would like another meeting in advance of the Inquiry which is scheduled for 09 July 2024.

We hope that now the above remaining issue is resolved you will feel you are in a position to withdraw your objection.

Yours sincerely,



Neal Salomon

Consultant Land Officer  
Bell Ingram on behalf of National Grid

**Copy by email to Liaqat Sharif**