

Mr I Miles
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Date: 3 February 2023
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By Special Delivery

Dear Mr Miles

The National Grid Gas (Western Gas Network Project) Compulsory Purchase Order 2022 ("the Project" and "the Order")

We refer to your letter of objection dated 4 December 2022 ("Objection").

As confirmed in our initial acknowledgement letter of 21 December 2022, we act on behalf of National Grid Gas Plc ("NGG") in respect of the promotion of the Order.

Your interests in the land comprised in the Order ("Order land")

We understand that you have recently acquired the freehold of the land comprised in Order plots 64, 65, 66 and 68, and have benefit of a right of way and restrictive covenant over plot 67.

Your concerns

The Objection is made on the following three grounds:

1. Consideration of alternatives;
2. Calculation of compensation in the context of voluntary negotiations; and
3. Energy supply considerations

Consideration of alternatives (Objection ground 1)

With regard to consideration of alternatives (Objection ground 1)- section 3 of the Statement of Reasons which accompanies the Order explains why the Project is needed and section 4 sets out in detail the alternatives to the Project, and alternative pipeline routes, that were considered by NGG. NGG are confident that a robust assessment process was undertaken which confirmed that the Project for which the Order is being promoted, is the most appropriate means of meeting the identified need.

Calculation of compensation in the context of voluntary negotiations (Objection ground 2)

With regard to Objection ground 2- compensation, whether in the context of voluntary negotiations or compulsory acquisition, will not take precedence when the Secretary of State is considering whether or not to confirm the Order, save that he will wish to understand that funding will be available when required for the construction of the

Project and the payment of compensation in the event that compulsory purchase powers need to be exercised.

While we understand that the level of compensation you receive for the acquisition of rights (an easement) over your land is of importance to you as a landowner, unfortunately it is not a valid ground for objection to the Order.

With regard to NGG's approach to voluntary negotiations, NGG's overarching Land Rights Strategy was adopted in 2010 to provide a consistent methodology for acquiring land and rights for NGG's infrastructure projects, in particular aimed at securing permanent rights to protect the long-term lifespan of the infrastructure. It promotes and enables effective and consistent communication with those who are most affected by NGG's proposals and embodies the principles of the Government's Guidance on Compulsory Acquisition and the Crichel Down Rules (July 2019), seeking to acquire land and rights by negotiation if at all possible. It ensures that people are treated fairly and consistently, no matter where they live, and seeks to encourage landowners to enter into voluntary agreements and prompt long term stakeholder relationships.

Negotiations to acquire the land and new rights needed for the Project are being carried out by Fisher German ("FG"), acting on behalf of and managed/instructed by NGG, in accordance with the Land Rights Strategy. We understand that negotiations between yourself and FG are ongoing and your Objection acknowledges that there have been a number of telephone calls, letters and a meeting between yourself and FG regarding the Project/acquisition of rights over your land needed for the Project. NGG are committed to reaching voluntary agreement with you if at all possible and would welcome your continued engagement in negotiations.

Directly addressing your concerns on the consideration offered for the proposed voluntary easement, the land value for the calculation is consistent with the sums offered across the Project. This was ascertained following analysis of the land transactional market in conjunction with the lands rights strategy for the Project. We note that despite requests, FG have not received evidence from you to support a different land value than the sums proposed. It is acknowledged that you are at an early stage of seeking planning permission to change the use of the land. However, at present this has not been submitted and you have expressly asked FG not to share the illustrative plan you have provided to them showing your proposals with NGG. FG will not be able to take instructions on any potential compensation uplift unless they are able to share details of your proposals with NGG and understand better the status of your planning application. It would therefore be helpful if you could confirm to FG that you are content with the information you have provided to them to be shared with NGG.

Were compulsory purchase powers to be exercised compensation due to you would be assessed in accordance with the body of legislation and case law known as the 'Compensation Code'.

Energy supply considerations (Objection ground 3)

Objection ground 3 raises concerns around electricity supply. While energy supply is a key consideration for NGG in the context of its role as owner and operator of the national gas transmission system, it is National Grid Electricity Transmission Plc that is responsible for the transmission of electricity and ensuring that 'blackouts' are avoided. Concerns regarding electricity 'blackouts' are not therefore relevant to the promotion of the Order for a gas project.

We trust the above is of assistance.

NGG remain committed to reaching agreement with you, and look forward to hearing from you in the near future.

Yours faithfully

Eversheds Sutherland (International) LLP

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cc John McKenna , Department for Business, Energy and Industrial Strategy