

*Important
details*

Our Ref:
ART/EB/J181
Your Ref:

Date
21st November
2022

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RECORDED DELIVERY

The Secretary of State for Business
Energy & Industrial Strategy
c/o John McKenna
Department for Business, Energy & Industrial
Strategy

c/o Eversheds Sutherland (International) LLP
2 New Bailey Square
6 Stanley Street
Salford
M3 5GX

Dear Sirs,

**RE: The National Grid Gas plc (Western Gas Network Project)
Compulsory Purchase Order 2022, The Gas Act 1986 and
The Acquisition of Land Act 1981, compulsory purchase of land
and new rights in Gloucestershire, Worcestershire,
Warwickshire, Swansea and Powys**

**Our clients: Mr DG & Mrs C Jones, Plas Y Waun Farm, Plas Road
Pontardawe, Swansea, SA8 3HD – Land lying to the west of
Tan-Yr-Hiw Farm, Cilfrew, Neath, Title No. CYM333055
Freehold Interest
Grounds of Objection**

We are instructed on behalf of David Gareth Jones and Caroline Jones to submit their grounds of objection to the proposed National Grid plc (Western Gas Network Project) Compulsory Purchase Order 2022 as follows: –

1. The proposed location for the construction compound rights is unsuitable for the following reasons:
 - a) access to the proposed site is from a narrow strip of land to the south-east of the Gas Distribution Station which is unsuitable for use, in its present, by heavy vehicles and machinery without significant drainage works being undertaken to alleviate ground and surface water drainage problems and thereafter upgrading the access track by the importation of stone to provide a suitable surface to withstand heavy machinery.

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It will be necessary to provide a new access splay to make this narrow strip of land accessible to heavy vehicles/Machinery.

- b) The topography of the proposed site is unsuitable for use as a compound.
- c) the proposed site is crossed by high voltage overhead wires and underground high-pressure gas pipes which provide unnecessary health and safety risks to personnel in the use of the proposed site as a construction compound. No details have been provided by National Grid plc as to how they propose to mitigate the risks associated with the above apparatus in the proposed use of the site as a construction compound.
- d) Land comprised within Title No. CYM333055 is used for the grazing of livestock by Mr DG & Mrs C Jones. Free and uninterrupted access to their land at all times and for all purposes is available over a farm track which passes through land to the south-east comprised within Title No. CYM379232. No consideration has been given to traffic management to ensure that Mr DG & Mrs C Jones can maintain uninterrupted access to their land, both through Title No. CYM379232 and land within their Title No. CYM333055, to the north-east of the Gas Distribution Station so that they can tend to the needs of their livestock on a daily basis.
- e) Despite correspondence between the parties to enable National Grid access by Licence Agreement to undertake a walk-on survey (Subject to Agreement of the terms of a proposed Licence Agreement), no walk-on survey for environmental or other purposes has been undertaken by National Grid plc on Title No. CYM333055. Whilst a Statement of Reasons under paragraph 9 states screening opinions have confirmed that the Project does not constitute development for which an Environmental Impact Assessment is required, nevertheless best practice suggests that mitigation of environmental damage should be considered by a responsible undertaker such as National Grid plc.
- f) Notwithstanding the Schedule of Engagement reproduced at Appendix 2 of the Statement of Reasons, (which unhelpfully excludes correspondence from the Landowners

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Agent) Mr DG & Mrs C Jones, the objectors, maintain that National Grid plc have failed to enter into meaningful negotiations with them to acquire the necessary rights over their land by agreement. No consideration has been given to local comparable evidence in arriving at a settlement by agreement with the agents acting for National Grid favouring a 'Whole Scheme' valuation approach.

2. Land comprised within the adjoining Title No. CYM379232 is a more suitable site upon which to place a construction compound. In fact, it is land within this Title that was previously used as a construction compound during the original construction of the Gas Distribution Station.

Access to the land is better, the topography of the land more suitable (being directly off the adjoining farm track) and the Statement of Reasons confirm that screening opinions have confirmed that the Project does not constitute development for which an Environmental Impact Assessment is required.

It is the view of Mr DG & Mrs C Jones, the objectors, that the land comprised within Title No. CYM379232 is more suitable for use as a compound site and that National Grid plc has failed to demonstrate in their Statement of Reasons, or otherwise, that it is not a suitable site. Whilst it is accepted that tree saplings have been planted on the site, nevertheless these are immature and can be removed and replaced at minimal cost.

For the above reasons, Mr David Gareth Jones and Caroline Jones object to the National Grid Gas plc (Western Gas Network Project) Compulsory Purchase Order 2022.

Yours faithfully



Andrew R Thomas
Chartered Surveyor & RICS Registered Valuer
BSc (Land Man) MRICS FAAV FLAA
Director