

Hornsea Offshore Wind Farm

Project Two

Update on status of Land Agreements – response to G2

**Appendix I to the Response submitted for Deadline I
Application Reference: EN010053**

15 July 2015

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Appendix I in response to Question G2

The Applicant has prepared the following table in response to Question G2 of the Ex. A's first written questions.

Background to land options

1. In 2012 the Applicant initiated a campaign to acquire options over the freehold and leasehold interests in the land required for the Project's onshore works. Draft option agreements for the grant of a 99 year leasehold interest in the subject land were issued to landowners in July 2012.
2. Subsequent to this, as a consequence of the A160-A180 (Port of Immingham Improvement) Development Consent Order 2015, the Applicant has accepted that it is necessary to reroute a section of the Project's onshore cable route in the vicinity of the Habrough Roundabout and Ulceby Road. This reroute requires the variation of four previously exchanged options and the grant of three new options; draft documentation in this regard was issued to the relevant landowners in the fourth quarter of 2014 and discussions are continuing.
3. To date (excluding the leasehold interest held by Associated British Ports, the majority of which is located on the seaward side of the mean high water mark) options have been exchanged with approximately 80% of the freehold/leasehold owners and approximately 86% of the occupiers of the land required for the Project's onshore cable and this take up equates to approximately 84% of the length of the onshore cable.

Background to onshore crossing and proximity agreements and discussions with Centrica

1. The Project's onshore cable crosses and runs proximate to various infrastructure assets owned by a number of third party stakeholders/utilities. In addition to any relevant protective provisions intended to form part of the draft DCO the Applicant is seeking to agree, wherever possible, onshore crossing and/or proximity agreements with these stakeholders.
2. To date, no onshore crossing or proximity agreements have been exchanged. As per industry standard practice, it is probable that such crossing and/or proximity agreements will only be concluded closer to the construction phase of the Project when detailed design parameters have been finalised. Negotiations with stakeholders continue. The Applicant is also engaged in discussions with Centrica for the upgrade of the access road, lying to the north of Chase Hill Road, and other matters.

Table 1 sets out the current status of the outstanding land options and negotiations.

Table 2 sets out the current status of the outstanding onshore crossing and proximity agreements.

Table 1: Status of outstanding land options

<u>Landowner/Tenant</u>	<u>Status</u>	<u>Comment</u>
Associated British Ports	Draft documentation (land option) has been issued and commercial	Plot numbers 1 – 15, 17, 19 – 20, 22 – 29 and 32.

<u>Landowner/Tenant</u>	<u>Status</u>	<u>Comment</u>
	negotiations and discussions are continuing.	ABP holds a long leasehold interest from The Crown Estate comprising part of the Humber Estuary.
Secretary of State for Transport (Highways England)	Road network infrastructure formerly owned by the Secretary of State for Transport and operated/managed by the Highways Agency. The Applicant understands that pursuant to the Infrastructure Act 2015, title to this infrastructure has been transferred to Highways England. However, the Secretary of State for Transport is still registered as proprietor at the Land Registry and the Applicant is seeking clarification as to current ownership from both the Secretary of State for Transport and Highways England. In addition to this line of enquiry, the Applicant is seeking to maintain active dialogue in respect of land agreements.	Plot numbers 272, 377, 378 and 388. Discussions centre on need for separate land agreement in respect of freehold land currently vested in Secretary of State for Transport.
Able Humber Ports Limited	Draft documentation (land options) has been issued and constructive commercial negotiations and discussions are continuing.	Plot numbers 449, 451, 481, 486 – 487, 491 – 498 and 503 – 507. Able owns the freehold interest in various parcels of land through which the Project's onshore cable will pass.
Total Lindsey Oil Refinery Limited	Draft documentation (land option) has been issued. Commercial negotiations	Plot numbers 460, 465 – 479 and 481 –

<u>Landowner/Tenant</u>	<u>Status</u>	<u>Comment</u>
	and discussions are continuing	486. Total owns freehold land through which the Project's onshore cable will pass.
Stuart Herbert Somerscales	Draft documentation (land option) has been issued and commercial negotiations and discussions are continuing	Plot numbers 334 – 338 and 340. Mr Somerscales owns freehold land through which the Project's onshore cable will pass
S H Somerscales Limited	Draft documentation (land option consent) has been issued and commercial negotiations and discussions are continuing	Plot numbers 334 – 338 and 340. Tenant of Mr Somerscales (see immediately above).
Terence Tomlinson	Draft documentation (deed of variation to existing land option) has been issued and commercial negotiations and discussions are continuing	Plot numbers 440 and 444 – 447. Mr Tomlinson owns freehold land through which the Project's onshore cable will pass
Elizabeth Angela Greetham	Draft documentation (deed of variation to existing land option) has been issued and commercial negotiations and discussions are continuing	Plot numbers 411 – 428 and 452 – 453. Mrs Greetham owns freehold land through which the Project's onshore cable will pass
Robert John Greetham	Draft documentation (deed of variation to existing land option consent) has been issued and commercial negotiations and discussions are continuing	Plot numbers 411 – 428 and 452 – 453. Tenant of Mrs Greetham (see immediately above).
John Ellerker Spilman	Draft documentation has been issued (option for	Plot numbers 305 and 306.

<u>Landowner/Tenant</u>	<u>Status</u>	<u>Comment</u>
	grant of lease of rights for pedestrian and vehicular access) and the Applicant is seeking to progress commercial negotiations.	Mr Spilman owns freehold land (existing access) over which the Project is requesting pedestrian and vehicular rights of way for construction and maintenance of the Project's onshore cable. Mr Spilman is also in discussions with Hornsea Project One and wishes to conclude arrangements with Hornsea Project One and the Applicant at the same time.
Aylesby Manor Farms Limited	Draft documentation has been issued (consent for option for grant of lease of rights for pedestrian and vehicular access) and the Applicant is seeking to progress commercial negotiations.	Plot numbers 305 and 306. Tenant of Mr Spilman (see immediately above).
Gradebrook Filling Stations Limited	Draft documentation has been issued (option for grant of short term lease for temporary working area/compound). Commercial discussions are continuing.	Plot number 392. Gradebrook own freehold land which the Applicant wishes to use for the purposes of a temporary compound/working area during initial construction.
Darrington Quarries Limited	Draft documentation has been issued (option for grant of short term lease for temporary working area/compound). The Applicant is endeavouring to progress commercial	Plot number 458. Darrington Quarries Limited owns freehold land which the Applicant wishes to use for the

<u>Landowner/Tenant</u>	<u>Status</u>	<u>Comment</u>
	negotiations.	purposes of a temporary compound/working area during initial construction
E.ON UK Plc	Draft documentation (land options) has been issued and constructive commercial negotiations and discussions are continuing	Plot numbers 488 – 490, 499 – 502 and 508 – 511. E.ON owns the freehold interest in various parcels of land through which the Project's onshore cable will pass. E.ON is also the freehold owner of certain parcels of land identified by the Applicant as required for the Project's onshore substation and for temporary work compounds. In addition, agreement will be required for access to the National Grid substation over E.ON private land (via an access road already serving the substation).
William Arthur and James Arthur Fussey	Draft documentation (option for deed of surrender) has been issued and constructive commercial negotiations and discussions are continuing	Plot numbers 489 and 499 – 502. Tenant of E.ON (see immediately above).
Centrica KPS Limited	Commercial discussions are continuing and centre on arrangements for the repair/upgrade of the access road lying to north of Chase Hill Road, temporary use of Centrica land for temporary working	Plot numbers 512 – 522. Use of the access road is a legal right benefitting the Project's substation

<u>Landowner/Tenant</u>	<u>Status</u>	<u>Comment</u>
	areas and the acquisition of permanent rights in certain parcels of land owned by Centrica.	site. Discussions centre on separate rights to upgrade/enhance the access road; install conducting media for the benefit of the Project in its verge; for the Project's onshore cable to cross an electricity cable owned/operated by Centrica; use of Centrica land for temporary working areas/compounds and acquisition of permanent rights in land owned by Centrica.

Table 2: Status of outstanding onshore crossing/proximity agreements.

<u>Party</u>	<u>Status</u>	<u>Comment</u>
VPI Immingham LLP	Gas Pipeline – Immingham CHP. Commercial discussions are continuing.	The Project's onshore cable will cross a gas pipeline serving the Immingham Combined Heat and Power Plant. VPI has requested a SoCG and the Applicant will prepare a first draft for stakeholder comment.
ConocoPhillips (UK) Limited	Condensate Pipeline – Theddlethorpe to Humber. Draft documentation (proximity agreement) has been issued to Conoco. Commercial discussions are continuing.	The Project's onshore cable will cross and run proximate to a condensate pipeline which runs between the Theddlethorpe Gas Terminal and Humber Refinery
Phillips 66 Limited/ Crude Oil Terminals (Humber) Limited	Crude Oil Pipeline – Humber Oil terminal. Draft documentation (proximity agreement)	The Project's onshore cable will run proximate to a crude oil pipeline serving the Humber Oil

<u>Party</u>	<u>Status</u>	<u>Comment</u>
	has been issued to Phillips 66. Commercial discussions are continuing.	Terminal.
CLH Pipeline System (CLH-PS) Limited	Oil Pipeline Formerly the Government Pipelines and Storage System (GPSS) and acquired by CLH Pipeline System (CLH-PS) Ltd on 30th April 2015. The Applicant has initiated dialogue with the new owner and discussions are continuing.	The Project's onshore cable will cross the former GPSS oil pipeline.
National Grid Electricity Transmission Plc	Electricity Transmission Assets. Draft documentation (crossing and proximity agreements) are being issued by the stakeholder and commercial negotiations and discussions are at an advanced stage and are continuing.	The Project's onshore cable will cross a number of National Grid's electricity transmission assets.
National Grid Gas Plc	Gas Transmission and Distribution Assets Draft documentation is being issued by the stakeholder and commercial negotiations and discussions are at an advanced stage and are continuing.	The Project's onshore cable will cross a number of National Grid's gas transmission and distribution assets.
Northern Powergrid (Yorkshire) Plc	Electricity Distribution Assets. Commercial negotiations and discussions are continuing.	The Project's onshore cable will cross a number of Northern Power Grid's electricity distribution assets.
Anglian Water Services Limited	Water Supply, Waste Water and Sewerage Infrastructure Assets. Draft documentation (crossing agreement)	The Project's onshore cable will cross a number of Anglian Water's assets. In its relevant representation,

<u>Party</u>	<u>Status</u>	<u>Comment</u>
	has been issued and discussions are continuing.	Anglian Water confirmed it has no objections to the wording of the draft DCO.
E.ON UK Gas Limited	Gas Distribution Assets Draft documentation (crossing agreement) has been issued and a number of meetings held to discuss this and other matters. Further commercial discussions and negotiations are continuing.	The Project's onshore cable will cross a gas pipeline operated by E.ON UK Gas Plc.
Total Downstream UK Plc	Oil Pipeline. Commercial discussions are continuing.	The Project's onshore cable will cross the Total Fina oil pipeline.