

**Interested Party No: FFB4D2C85****JG Pears Group  
Deadline 3 Submission**

Following attendance at the Compulsory Acquisition hearing on 3 September 2025, please find below a summary of the points raised on behalf of the J G Pears Group.

**Part 1 Comments**

Following oral representations made by the Applicant that Work No.5 related to the right to install, maintain and protect the underground cable, those representing J G Pears Group noted that Work No.5 went beyond the remit of those activities suggested by the Applicant and invited the Examining Authority to review.

Those representing J G Pears queried, in light of the large area of J G Pears Group land included for the compulsory purchase of rights, as to whether there were mechanics in the draft DCO to only allow the limited 10m easement strip for the cable to ensure a prevention of addition rights/extinguishment of existing rights beyond those needed for the cable. The Applicant stated that the DCO would only allow them to carry out the authorised development and nothing beyond that. However, it was noted that the J G Pears Group landholding set out for the compulsory acquisition of rights was large and that the Applicant would look at ways of reducing this and tightening up the drafting of the draft DCO, if possible.

When discussing the consideration of Human Rights, the Applicant stated that these had been considered and balanced against the need for renewable energy project promoted by the DCO. Those representing J G Pears Group again sought clarification, given that the impacts of the acquisition of rights across J G Pears Group land could not be correctly assessed, given that it was not known at this stage where these rights would be acquired.

**Part 2 Representations**

Whilst referring to written representations previously submitted, J G Pears Group highlighted the concerns regarding the large area over which the Applicant was seeking to safeguard the ability to compulsorily acquire rights over, noting that this was an excessive use of compulsory purchase powers. JG Pears Group also noted that this had to some extent been accepted by the Applicant earlier in the hearing where they stated they would look at whether the J G Pears Group land included in the DCO could be reduced.

However, J G Pears Group noted that there was no guarantee that such a reduction would come forward and even if it were to be reduced, whether this would be a meaningful reduction is yet to be seen.

J G Pears Group noted that the need for the Applicant to include all of the J G Pears Group land stemmed from the DCO being promoted ahead of the proposed National Grid Substation, which has not yet been applied for. Therefore, the DCO application could therefore be considered to be premature on that basis. As until an application for the proposed National Grid Substation is made there is a level of uncertainty which has created the need for the DCO to apply excessive compulsory acquisition powers. Additionally, there is no certainty as to consent for the proposed National Grid Substation.

This excessive use of compulsory acquisition powers will result in the sterilisation of the J G Pears Group land in the short to medium term, noting that assuming the DCO is granted, the Applicant will have up to 5 years to utilise the compulsory acquisition powers applied for. This will significantly hinder the development plans J G Pears Group have for its land, leaving incapable of bring development forward in the short to medium term.

J G Pears Group considers that more could have and should have been done by the Applicant to avoid the need to apply for compulsory acquisition powers. Notwithstanding that sporadic discussions between the parties have taken place since July 2021, these were on the basis of JG Pears Group being a landlord for solar PV and / or BESS elements of the scheme. It was only after JG Pears Group saw consultation papers on the project that they became aware of the Applicant's need to cross JG Pears Group land with a cable. It was only then in November 2024 that the Applicant first approached JG Pears Group in relation to the need to acquire a cable easement across the JP Pears Group land.

Additionally, the only voluntary commercial offer, made by the Applicant to J G Pears Group, for a cable easement was in February 2025, just before the DCO application was submitted. To date, whilst the parties have discussed entering into a Non-Disclosure Agreement (which is about to be completed), there has been no further negotiations around the voluntary offer made by the Applicant.

In light of the above, it remains JG Pears Groups position that there has been very limited meaningful engagement by the Applicant, which is contrary to guidance on the use of compulsory purchase powers. JG Pears Group also re-iterates that the Applicant has not made proper attempts to acquire the rights sought under the DCO by voluntary agreement and ultimately the over excessive use of compulsory purchase powers is not reasonable or proportionate.

**Squire Patton Boggs (UK) LLP**

