

Interested Party No: [REDACTED]

**J G Pears Group
Deadline 6 Submission**

EXQ3 includes questions for J G Pears Group to respond to, being:

“At the present time there remains an objection to the powers being sought by the applicant over your land interests.

1) Please advise what the latest position is in respect of the objection, and if the negotiations with the applicant are likely to resolve the objections prior to the end of the examination.

2) Do the changes to the extent of powers being sort submitted by the applicant at Deadline 5 address your concerns, and if not what do you regard as outstanding?”

In response to 1) above, J G Pears Group confirms that its objection to the proposed development and excessive use of compulsory acquisition powers remain.

As J G Pears Group has previously noted, more could have and should have been done by the Applicant to avoid the need to apply for compulsory acquisition powers. Only one voluntary commercial offer was made by the Applicant to J G Pears Group, for an underground cable easement in February 2025, just before the DCO application was submitted. The only additional offer made by the Applicant was mid/late November 2025. Neither of these offers are considered acceptable to J G Pears Group.

In light of the lack of meaningful engagement from the Applicant in negotiations to date J G Pears Group consider that it is unlikely that its objection will be resolved prior to the end of the examination.

In relation to 2) above, J G Pears notes that the Applicant has reduced, to some extent, the area of its High Marnham site that the compulsory acquisition of powers are sought over. However, the area of the High Marnham site over which compulsory acquisition of powers is sought remains significant and remains an excessive use of the compulsory acquisition powers.

This excessive use of compulsory acquisition powers will result in the sterilisation of a significant proportion of the J G Pears Group High Marnham site 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 it incapable of bringing development forward in the short to medium term.

With regards to what is outstanding, J G Pears Group understands that the planning application for the proposed NGET substation has now been made and therefore it considers that a definitive area for the compulsory acquisition powers, given the Applicant only requires a 20m easement corridor, should be set out in the DCO. This is the only way to avoid the excessive use of compulsory powers.

Additionally, J G Pears Group remain of the view that Applicant should have engaged/negotiated in a more meaningful way to avoid the need to apply for such excessive compulsory acquisition powers and further engagement in this regard is

encouraged if there is any chance of resolving this matter prior to the examination closing.

Squire Patton Boggs (UK) LLP