

# **The Keadby Next Generation Power Station Project**

**Document Ref: 4.1**

**Planning Inspectorate Ref: EN0110001**

**The Keadby Next Generation Power Station Development Consent Order [year]**

**Land at, and in the vicinity of, the existing Keadby Power Station (Trentside, Keadby, Scunthorpe DN17 3EF)**

## **Statement of Reasons**

**The Planning Act 2008**

**The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 Regulation 5(2)(h)**

**Applicant: Keadby Next Generation Limited**

**Date: August 2025**

## Glossary

Abbreviation	Description
2008 Act	Planning Act 2008
AIL	Abnormal indivisible loads
Applicant	Keadby Next Generation Limited
Application	The application for a development consent order for the Proposed Development
CCGT	Combined cycle gas turbine
CCR	Carbon Capture Readiness
Convention	European Convention on Human Rights
DCO	Development consent order
Draft Order	The draft development consent order which forms part of the Application, and is titled The Keadby Next Generation Power Station Order
EPC	Engineering, Procurement and Construction
ES	Environmental Statement
Guidance	'Planning Act 2008 Guidance related to procedures for the compulsory acquisition of land' (September 2013)
Keadby CCS Power Station	The development consented by The Keadby 3 (Carbon Capture Equipped Gas Fired Generating Station) Order 2002 granted on 7 December 2022
NGET	National Grid Electricity Transmission plc
NLC	North Lincolnshire Council
NPS	National Policy Statements
Order Land	The area of the Site, which is proposed to be subject to compulsory powers and which is shown, is edged by a solid red line on the Land Plans (Application Document Ref. 2.2)
Proposed Development	The proposed Keadby Next Generation Power Station
Secretary of State	Secretary of State for Energy Security and Net Zero
Site	Land at, and in the vicinity of, the existing Keadby Power Station, Trentside, Keadby, Scunthorpe DN17 3EF

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# 1. Executive Summary

- 1.1.1. The Application includes a draft development consent order (**Application Document Ref. 3.1**) (the '**Draft Order**'), which includes compulsory acquisition powers. This Statement explains why the powers of compulsory acquisition and other statutory powers sought in the Draft Order are necessary to enable the project to proceed and why there is a compelling case in the public interest for those powers to be granted.

## 1.2. Introduction (Section 2)

- 1.2.1. This section provides an overview of the Statement and explains that the Applicant considers there is a compelling case in the public interest, in accordance with section 122 of the Planning Act 2008 Act (the '**2008 Act**'), for the making of the Order and the inclusion of the powers of compulsory acquisition to enable the Proposed Development to be constructed, operated and maintained as set out within this Statement.

## 1.3. The Proposed Development (Section 3)

- 1.3.1. This section describes the Proposed Development. The Proposed Development is set out at Schedule 1 to the Draft Order (**Application Document Ref. 3.1**) and the Works Plans (**Application Document Ref. 2.3**) provide further details in respect of the location and situation of the Proposed Development.
- 1.3.2. This section explains the Proposed Development comprises 'Work Nos.' and provides a summary of these at paragraph 3.1.3. In addition, further associated development may come forward as set out in the Draft Order in connection with Works Nos. 1 to 11. This section also explains the flexibility required as part of the Proposed Development.

## 1.4. Construction Programme and Management (Section 4)

- 1.4.1. Whilst a detailed construction programme is not currently available, it is anticipated that there will be an initial enabling works phase of circa 9-months, with construction activities for the main works expected to take approximately 3.5 years, followed by commissioning.
- 1.4.2. The Applicant will be responsible for the construction, operation (including maintenance) and eventual decommissioning of the Proposed Development,

with the exception of Work No. 2A, Work No. 3A and Work No. 4, which will be the responsibility of the named beneficiaries in Article 5 to the Draft Order.

## 1.5. Description of the Site and Order Land (Section 5)

- 1.5.1. This section explains that the Site is located within and near to the existing Keadby Power Station site near Scunthorpe, Lincolnshire and lies within the administrative boundary of North Lincolnshire Council ('**NLC**'). The majority of land is within the ownership or control of the Applicant (or SSE plc associated companies).
- 1.5.2. The Site includes land within both Keadby 1 and Keadby 2 Power Stations for the purposes of facilitating connections to the Proposed Development for electricity, water and other necessary infrastructure as well as to provide temporary access during construction for Abnormal Indivisible Loads ('**AIL**').
- 1.5.3. The Site is divided into areas of permanent and temporary land use (the proposed uses are described in more detail in Chapter 4: Proposed Development (**ES Volume I - Application Document Ref. 6.2**)). This section explains, in summary terms, the form of development proposed for each of these areas.

## 1.6. Compulsory acquisition powers (Section 6)

- 1.6.1. This section summaries the legal tests for the making of an order granting development consent which includes compulsory purchase provisions. Section 122 of the 2008 Act provides that powers of compulsory acquisition may only be granted if the Secretary of State is satisfied that the land identified within the Draft Order is required for the Proposed Development, or is required to facilitate it, or is incidental to it and there is a compelling case for that land to be compulsorily acquired.

## 1.7. Need for compulsory acquisition powers (Section 7)

- 1.7.1. This section explains that the 'Planning Act 2008 Guidance related to procedures for the compulsory acquisition of land' (September 2013) (the '**Guidance**') provides that there must be a clear idea as to how the Applicant intends to use the land, it must be no more than is reasonably required, there must be compelling evidence that the public benefit would outweigh any private loss, all reasonable alternatives to compulsory acquisition have been explored, there are reasonable prospects of the required funds for the acquisition being made available, and the proposed interference with the

rights of those with an interest in the land is for a legitimate purpose, necessary and proportionate.

- 1.7.2. Whilst the Draft Order includes powers of compulsory acquisition, the Applicant has actively engaged in negotiations to secure voluntary agreements wherever practicable in parallel with the exercise of such powers in order to ensure that the Proposed Development can be delivered in a timely manner. Table 7.1 sets out the current status of the negotiations with affected parties.
- 1.7.3. The Applicant has considered alternatives to the exercise of compulsory purchase powers but, in the absence of such powers, there would be no certainty that the Proposed Development would be deliverable.
- 1.7.4. The Applicant has also considered alternative sites and solutions during the evolution of the Proposed Development and design process. However, none of these alternatives would provide comparative compelling benefits in the public interest when compared to the Proposed Development.

## **1.8. Justification for the grant of compulsory acquisition powers (Section 8)**

- 1.8.1. This section explains the use of powers of compulsory acquisition is justified because the Proposed Development:
  - meets an established urgent need for new low carbon energy infrastructure;
  - supports the government's aspirations that low carbon hydrogen play an increasing role in meeting energy demand;
  - will be a key enabler of a low carbon hydrogen production and distribution network, the development of which is supported by government policy;
  - is a form of economic development that is suitable in its local context; and
  - is compliant with the National Policy Statements ('NPS') EN-1, EN-2 and, whilst not directly applicable to the determination of the Application, EN-4, and in accordance with other decision-making factors specified in section 104 of the 2008 Act.
- 1.8.2. There is therefore a clear and compelling national need for the development of a new electricity generating station (and its associated development), and

the Applicant has selected an acceptable Site on which to develop this type of infrastructure for appropriate reasons.

## **1.9. Special Considerations (Section 9)**

- 1.9.1. There are Crown interests within the Site. The Draft Order includes the standard article providing that the Order does not prejudicially affect the Crown.
- 1.9.2. There is no open space, common land, fuel or field garden allotment affected by the Draft Order.
- 1.9.3. The Applicant has identified a number of statutory undertakers having an interest in land or rights and/or apparatus located within the Order limits. The Applicant has included protective provisions within the Draft Order and has sought to agree these where possible.

## **1.10. Other Consents (Section 10)**

- 1.10.1. This section explains that the Applicant requires various other consents, as well as a development consent order, to build and operate the Proposed Development. The Applicant is not aware of any reason why these and other consents required would not be granted and therefore does not consider that they represent an impediment to the Proposed Development proceeding.

## **1.11. Human Rights (Section 11)**

- 1.11.1. The Applicant has considered the potential of the Draft Order to infringe upon the human rights of persons who have an interest within the Order Land.
- 1.11.2. It is considered that the Proposed Development is of significant public benefit that can only be realised if the Order includes powers of compulsory acquisition and that such infringement is proportionate, legitimate and is in accordance with the relevant provisions.
- 1.11.3. The Applicant considers that there is a compelling case in the public interest for the exercise of powers of compulsory acquisition. It would, therefore, be

appropriate and proportionate for the Secretary of State to make the Order, including the grant of compulsory acquisition powers.

## **1.12. Further Information (Section 12)**

- 1.12.1. This section provides contact details for anyone likely to be affected by the exercise of compulsory purchase powers who requires further information or wish to progress negotiations with the Applicant.
- 1.12.2. Compensation will be paid in accordance with the statutory provisions and the compensation code. Links to guidance are provided.

## **1.13. Conclusions (Section 13)**

- 1.13.1. The Applicant considers that the grant of powers of compulsory acquisition in the Draft Order for the purposes of the Proposed Development is in accordance with section 122 of the 2008 Act and meets the tests as set out in the Guidance, the powers sought are proportionate and reasonably required, and no more than is reasonably necessary, the need for the Proposed Development is clearly set out in policy and there is no financial impediment to the delivery of the Proposed Development.
- 1.13.2. The proposed interference with the rights of those with an interest in the Order Land is for a legitimate purpose and is necessary and proportionate to that purpose. The Applicant considers that the very substantial public benefits to be derived from the proposed compulsory acquisition would decisively outweigh the private loss that would be suffered by those whose land or interests are to be acquired and therefore justifies interfering with that land or rights.



## 2. Introduction

### 2.1. Overview

- 2.1.1. This Statement of Reasons (**Application Document Ref. 4.1**) has been prepared by Dentons UK and Middle East LLP, supported by DWD Planning and Property Limited on behalf of Keadby Next Generation Limited (**'the Applicant'**) which is a subsidiary of SSE plc. This document forms part of the application (the **'Application'**) for a Development Consent Order (a **'DCO'**), that has been submitted to the Secretary of State for Energy Security and Net Zero (the **'Secretary of State'**), under section 37 of The Planning Act 2008 (the **'2008 Act'**).
- 2.1.2. The Applicant is seeking development consent for the construction, operation and maintenance of a new combined cycle gas turbine (**'CCGT'**) electricity generating station on land at, and in the vicinity of, the existing Keadby Power Station, Trentside, Keadby, Scunthorpe DN17 3EF (**'the Site'**).
- 2.1.3. The Keadby Next Generation Power Station (**'the Proposed Development'**) is a new CCGT electricity generating station with a capacity of up to 910MW electrical output. The CCGT electricity generating station will be designed to run on 100% hydrogen and able to run on 100% natural gas or a blend of natural gas and hydrogen and will be located on land to the west of Keadby 1 and Keadby 2 power stations. The Proposed Development includes connections for cooling water, electricity, hydrogen and natural gas, and construction laydown areas and other associated development. It is described in full in **Environmental Statement ('ES') Volume 1 Chapter 4: The Proposed Development (Application Document Ref. 6.2.4)**.
- 2.1.4. The Proposed Development falls within the definition of a 'nationally significant infrastructure project' under section 14(1)(a) and sections 15(1) and (2) of the 2008 Act, as it is an onshore generating station in England that would have a generating capacity greater than 50MW electrical output (50MWe). As such, a DCO application is required to authorise the Proposed Development in accordance with section 31 of the 2008 Act.
- 2.1.5. The DCO, if made by the Secretary of State, would be known as 'The Keadby Next Generation Power Station Order' (**'the Order'**).
- 2.1.6. The Application includes a draft DCO (**Application Document Ref. 3.1**) (the **'Draft Order'**), which includes compulsory acquisition powers. This Statement explains why the powers of compulsory acquisition and other statutory powers sought in the Draft Order are necessary to enable the project

to proceed and why there is a compelling case in the public interest for those powers to be granted.

## 2.2. The Proposed Development Site

- 2.2.1. The Site is located within and near to the existing Keadby Power Station site near Scunthorpe, Lincolnshire and lies within the administrative boundary of North Lincolnshire Council ('**NLC**'). The majority of land is within the ownership or control of the Applicant or SSE plc associated companies. The Site is centred on national grid reference 482351, 411796.
- 2.2.2. The Site encompasses an area of approximately 77.1 hectares (ha), of which approximately 26.7 ha of land is proposed for construction laydown.
- 2.2.3. The Site includes land within both the existing Keadby 1 and Keadby 2 Power Stations for the purposes of facilitating connections to the Proposed Development for electricity, water and other necessary infrastructure as well as to provide temporary access during construction for abnormal indivisible loads ('**AIL**').
- 2.2.4. The Proposed Development is an alternative to the scheme consented by The Keadby 3 (Carbon Capture Equipped Gas Fired Generating Station) Order 2022 ('the **Keadby CCS Power Station**') which was granted on 7 December 2022 in respect of the majority of the Site. Various agreements were entered into or negotiated in connection with the Keadby CCS Power Station scheme – in some cases those agreements provide the necessary land interests required for this project, but in some cases amendments to those agreements or agreed terms are needed to cover the rights required for the Proposed Development.
- 2.2.5. The proposed uses of the Site are described in section 5 of this Statement.

## 2.3. The Proposed Development

- 2.3.1. The Proposed Development would comprise a high-efficiency CCGT electricity generating station with an electrical output of up to 910MW electrical output. The various elements which make up the Proposed Development are explained in section 3 of this Statement.

## 2.4. Land Interests

- 2.4.1. The extent of land interests affected by the compulsory acquisition and temporary powers sought is described in section 7 of this Statement, along with an explanation of the need for these powers.

## 2.5. The Purpose and Structure of this Document

- 2.5.1. This Statement should be read together with all documents submitted by the Applicant in support of the Application.
- 2.5.2. In the Draft Order, which accompanies the Application, the Applicant seeks powers of compulsory acquisition and temporary possession in respect of certain land interests.
- 2.5.3. This Statement is submitted in accordance with Regulation 5(2)(h) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 for the purpose of explaining the need to permanently and temporarily acquire land and/or rights or other interests in land, extinguish or suspend rights affecting land and/or create new rights in, under and over land for the purposes of implementing the Proposed Development by, if necessary, compulsion.
- 2.5.4. This document has been prepared having regard to the Department for Communities and Local Government guidance 'Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land' (September 2013) and the Guidance on compulsory purchase process (updated 31 January 2025).
- 2.5.5. The Applicant considers that there is a compelling case in the public interest, in accordance with section 122 of the 2008 Act, for the making of the Order and the inclusion of the powers of compulsory acquisition to enable the Proposed Development to be constructed, operated and maintained as set out within this Statement.

## 3. Proposed Development

### 3.1. The Proposed Development

- 3.1.1. This section describes the Proposed Development. The development to which the Draft Order applies is set out at Schedule 1 to the Draft Order (**Application Document Ref. 3.1**) and is referred to as the 'authorised development' in the Draft Order. The Works Plans (**Application Document Ref. 2.3**) provide further detail as to the location and situation of the Proposed Development.
- 3.1.2. The Proposed Development would comprise a high-efficiency CCGT electricity generating station with an electrical output capacity of up to 910MWe and associated buildings, structures and plant and other associated development defined in Schedule 1 of the Draft DCO (**Application Document Ref. 3.1**) as Work Nos. 1-11 and shown on the Works Plans (**Application Document Ref. 2.3**).
- 3.1.3. Schedule 1 of the Order (**Application Document Ref. 3.1**) describes the Proposed Development by reference to 'Works Nos'. The location of each Work No. within the Site is shown on the Works Plans (**Application Document Ref. 2.3**). In summary, the Works Nos. comprise the following
- Work No. 1- a high efficiency electricity generating station with a net output capacity of up to 910MW designed to run on hydrogen, natural gas or a blend of hydrogen and natural gas, comprising a CCGT plant and including natural gas and hydrogen blending equipment (Work No 1A), water treatment and cooling infrastructure (Work No 1B), and generating station supporting uses (Work No.1C), together with associated works;
  - Work No. 2 – a hydrogen supply pipeline connection for the transport of hydrogen to Work No.1 comprising a compound for the hydrogen supplier's apparatus (Work No.2A) and compound for the Applicant's apparatus (Work No.2B);
  - Work No. 3 – a natural gas supply pipeline connection for the transport of natural gas to Work No. 1 comprising a compound for the natural gas supplier's apparatus (Work No.3A) and compound for the Applicant's apparatus (Work No.3B);
  - Work No. 4 - electrical connection works for the import and export of electricity to and from the generating station and the existing 400kV National Grid Electricity plc ('NGET') substation with two alternatives for

the routing of 400 kilovolt cables (Work No. 4A and Work No. 4B) and works within the existing substation;

- Work No. 5 – water supply connection works to provide cooling and make-up water and other water to Work No.1;
  - Work No. 6 – works to connect to the existing cooling water discharge pipeline (which itself connects to existing outfall structures within the River Trent);
  - Work No. 7 – public water supply pipeline to supply potable water to Work No. 1;
  - Work No. 8 – permanent vehicular accesses to Works Nos. 1 to 7 comprising maintenance and improvement of an existing private track running between the A18 and Work No. 1, including replacement of a private bridge crossing (Mabey Bridge) (Work No. 8A); installation of gatehouse building and laybys (Work No. 8B); local utility connection works to gatehouse building (Work No. 8C); emergency access route comprising the maintenance and improvement of an existing private track and new bridge (Work No. 8D);
  - Work No. 9 – temporary construction and lay down areas including temporary and permanent accesses and wharf and crane offloading facilities for waterborne transport (Works Nos. 9A – 9E);
  - Work No. 10 – soft landscaping including planting and biodiversity enhancement measures; and
  - Work No. 11 – area reserved for carbon capture readiness infrastructure.
- 3.1.4. The Proposed Development will be capable of operating 24 hours per day, 7 days per week with programmed offline periods for maintenance.

## 3.2. Associated development

- 3.2.1. To the extent that it does not form part of any Works No., further associated development within the meaning of the 2008 Act is proposed and has been assessed within the Environmental Statement. The associated development includes:
- Surface water drainage systems, storm water attenuation systems including storage basins, oil water separators, including channelling and culverting and works to existing drainage systems;

- Electrical, hydrogen, gas, potable water supply, foul water drainage and telecommunications infrastructure connections and works;
- Hardstanding and hard landscaping;
- Soft landscaping, including bunds, embankments and planting;
- Temporary construction laydown areas and contractor facilities; and
- Vehicle parking and cycle storage facilities.

### 3.3. Flexibility

- 3.3.1. It is currently anticipated that the required hydrogen supply infrastructure may not be available at the start of operation, in which case the Proposed Development would also need to be able to operate using 100% natural gas or blends of hydrogen and natural gas until such time as a commercially viable and reliable hydrogen supply becomes available to the Site.
- 3.3.2. The Proposed Development will therefore require both hydrogen and natural gas connections and infrastructure. The design of the Proposed Development therefore incorporates a necessary degree of flexibility to allow for the connections necessary for both fuel types, and the blending of, and switch between, fuels.
- 3.3.3. In accordance with the Carbon Capture Readiness (Electricity Generating Stations) Regulations 2013, even though the Proposed Development's decarbonisation pathway is hydrogen-firing, land will need to be set aside within the Site for Carbon Capture Readiness ('CCR'). The requirement is expected to be replaced by the Hydrogen Readiness Requirements when the relevant guidance is adopted in the future, but this is anticipated to be after the submission of the Application. In the interim period, Work No.11 in combination with a requirement of the Draft Order (**Application Document Ref. 3.1**), ensures that land is set aside to meet the CCR obligation.
- 3.3.4. Discussions are ongoing with NGET regarding the routing of the proposed 400 kilovolt cable comprised in Work No.4 into the NGET substation located west of Chapel Lane. The Proposed Development includes the flexibility of two alternatives:
- a route running from Work No. 1A to the south-east of the existing National Grid Electricity Transmission sub-station (Work No. 4A); or
  - a route running from Work No. 1A to the north-west of the existing National Grid Electricity Transmission sub-station (Work No. 4B).

## 4. Construction Programme and Management

### 4.1. Construction Programme and Management

- 4.1.1. **ES Volume 1 Chapter 5 (Application Document Ref. 6.2.5)** explains the construction phase of the Proposed Development setting out details of the anticipated construction programme, timings and methods of working.
- 4.1.2. Chapter 5 of the ES explains that, at this stage, a detailed construction programme is not available, as this is normally determined by the Engineering, Procurement and Construction ('EPC') contractor(s) who have not yet been appointed. Where construction details cannot be confirmed at this stage, reasonable worst-case estimates have been made based on experience of similar developments and professional judgement.
- 4.1.3. Construction of the Proposed Development could, subject to the necessary consents being granted and an investment decision being made, potentially start in 2027, after the Order is anticipated to have been granted. An initial enabling works phase, including the replacement of Mabey Bridge, access road improvement works and construction of the emergency access crossing, would be undertaken over a circa 9-month period. Construction activities for the main works phase would then follow and are expected to be completed within approximately 3.5 years, followed by commissioning. In total the Proposed Development is anticipated to take 4 years.
- 4.1.4. The Applicant will be responsible for the construction, operation (including maintenance) and eventual decommissioning of the Proposed Development, with the exception of the hydrogen supplier's compound works (Work No. 2A), the National Grid Gas compound works (Work No. 3A) and the works within and to connect into the NGET substation (Work No. 4), which will be the responsibility of the named beneficiaries in Article 5 to the Draft Order (**Application Document Ref. 3.1**).



## 5. Description of the Site and Order Land

### 5.1. Description of the Site and Order Land

- 5.1.1. As explained in section 2.2, the Site is located within and near to the existing Keadby Power Station site near Scunthorpe, Lincolnshire and lies within the administrative boundary of NLC. Most of the land is within the ownership or control of the Applicant (or SSE plc associated companies) and is centred on National Grid Reference 482351, 411796.
- 5.1.2. The Site encompasses an area of approximately 77.1 hectares (ha), of which approximately 26.7 ha of land is proposed for construction laydown.
- 5.1.3. The Site includes land within both Keadby 1 and Keadby 2 Power Stations for the purposes of facilitating connections to the Proposed Development for electricity, water and other necessary infrastructure as well as to provide temporary access during construction for AIL.
- 5.1.4. The area of the Site, which is proposed to be subject to compulsory powers, is edged by a solid red line on the Land Plans (**Application Document Ref. 2.2**) ('the Order Land'). The boundary of the Order Land is consistent with the boundary of the Site, and encompasses all interests in the Site, including those under the control of the Applicant or SSE plc subsidiary companies.
- 5.1.5. In the ES the Site is divided into the following areas of permanent and temporary land use (the proposed uses are described in more detail in **ES Volume 1 Chapter 4: Proposed Development (Application Document Ref. 6.2.4)**):
  - Main Site;
  - Ancillary Facilities for the Main Site;
  - Water Connections (comprising the Water Abstraction Corridor, the Public Water Connection and the Water Discharge Corridor);
  - Electrical Connections;
  - Waterborne Transport Off-loading Area;
  - Construction Laydown Areas;
  - Access routes (comprising the Access Road, Skew Construction Access Route, Emergency Access Route and Construction Access Haul Route);



- A18 Gatehouse Utility Connections; and
- Potential Biodiversity Mitigation and Enhancement Area.

## Main Site

- 5.1.6. The Main Site is where the built development associated with the CCGT including the turbines, boiler, exhaust gas treatment, stack(s) and some ancillary plant as well as the cooling infrastructure, will be located. The layout of the Main Site is illustrated on **ES Volume III Figure 4.1: Indicative Layout of Main Site and Ancillary Facilities (Application Ref. 6.4.6)**
- 5.1.7. The Main Site covers an area of approximately 13.8ha and is located within an area called Keadby Common, although this is not designated as Common Land and nor is it afforded any special category status. This part of the Keadby Common was historically associated with a former coal-fired power station that was demolished in the 1990s. Until circa 2017/ 2018, this area was used for arable production. The northern areas of Keadby Common where the Main Site is located comprise improved grassland.
- 5.1.8. The Main Site has a drain on each boundary (four drains in total as shown in **ES Volume III Figure 12.1 Surface Waterbodies and their Attributes (Application Document Ref. 6.4.22)**) and one drain across the middle. **Constraints within 5km of The Proposed Development (Application Document Ref. 6.4.5)**, associated with the NGET 400kV Substation to the east of the Main Site. In the vicinity of the overhead lines, there is a swathe of unmanaged semi-improved grassland and pockets of scattered scrub.

## Ancillary Facilities for the Main Site

- 5.1.9. To the south of the Main Site, the land comprises extensive hardstanding areas which were formerly used as laydown areas during the construction of the Keadby 2 Power Station. Some of this land will be required for permanent ancillary facilities, namely the natural gas reception compounds and internal access roads.
- 5.1.10. Another area to the west of Keadby 2 Power Station is required for the control and administration building and storage building. The redundant (decommissioned) tanks located in this area will be dismantled and removed from the Site to enable the Proposed Development.

## Water Connections

- 5.1.11. Cooling water for the proposed CCGT will be abstracted from the Stainforth and Keadby Canal. **ES Volume III Figure 3.3 Indicative Parts of the Site Plan (Application Document Ref. 6.4.4)** shows the location of the Water Abstraction Corridor included within the Site. The canal also currently

supplies cooling water to Keadby 2 Power Station via a pumping station and interconnecting pipework.

- 5.1.12. Treated effluent from the Proposed Development will be directed to the River Trent and discharged through the existing Keadby 1 Power Station outfall which is also utilised to discharge treated effluent from Keadby 2 Power Station. The Site therefore includes existing pipework corridors currently associated with Keadby 1 and Keadby 2 Power Stations – this Water Discharge Corridor is shown on **ES Volume III Figure 3.3 Indicative Parts of the Site Plan (Application Document Ref. 6.4.4)**.
- 5.1.13. The Water Discharge Corridor crosses Chapel Lane adjacent to the curtilages of residential properties before crossing fields which are managed for arable crop production, and traversing beneath a number of unnamed dry ditches and/ or wet drains including Eastoft Moors Drain/ Warping Drain, an ordinary watercourse maintained by the Isle of Axholme and North Nottinghamshire Water Level Management Board before its outfall location on the western bank of the River Trent. No construction works are anticipated to be required on the existing discharge pipeline, although some maintenance works may need to be undertaken during the life of the Proposed Development.
- 5.1.14. A public water connection will also be required from the Yorkshire Water main situated on Chapel Lane. The location of the Towns Water Connection is indicatively shown on **ES Volume III Figure 3.3 (Application Document Ref. 6.4.4)**

### **Electrical connections**

- 5.1.15. The existing electrical infrastructure in the area comprises 132 kilovolt (kV) and 400 kV overhead lines as well as underground cables that serve existing substations.
- 5.1.16. In order to export electricity from the Proposed Development, a direct connection to the 400kV system will be required. The Proposed Development will connect to the existing NGET400kV Substation either:
  - via a connection directly into the western side of the 400kV substation to the east of the Main Site; or
  - via a new below ground cable connection which will run south from the Main Site, then east towards the administration/ control building and then north in the vicinity of Chapel Lane to connect into the eastern side of the 400kV substation.
- 5.1.17. The existing 400kV substation, owned and operated by NGET, is included within the Site for the purposes of providing an electrical connection for the Proposed Development into the NGET system. The 400kV substation

comprises electrical generation and transmission equipment on a hardstanding surface within a secure fenced compound. Any works undertaken within the substation would be the responsibility of NGET.

### Construction and Operational Access Route and Gatehouse

- 5.1.18. Access to the Site during construction and operation would be via the existing access from the A18. Perpendicular and skewed construction access points off the A18, built for construction vehicles during construction of Keadby Wind Farm and previously used by all construction vehicles associated with the Keadby 2 Power Station, would be used to access the Site. Early works will include the replacement of Mabey Bridge to improve the main access into the Site. It is anticipated that the skewed access would be used only during the initial replacement of Mabey Bridge.
- 5.1.19. North Pilfrey Bridge was constructed in 2012/13 for the Keadby Windfarm Project. It passes over the "Scunthorpe to Doncaster" passenger rail line, the Stainforth and Keadby Canal and towpath, and North and South Soak Drains and is proposed to be utilised for construction and permanent access into the Site. Site access continues via Bonnyhale Road and onwards towards the Site along existing private access roads. It is not proposed to undertake any works to North Pilfrey Bridge; rather it is included in the Site boundary for the purposes of providing temporary access during construction and permanent access to the Main Site during operation.
- 5.1.20. Alongside the access road to the Site from the A18, a small permanent gatehouse/ security building is proposed to replace the former temporary building utilised by Keadby 2 Power Station on this road. This gatehouse will include a vehicle waiting area - refer to **ES Volume III Figure 3.3 Indicative Parts of the Site Plan (Application Document Ref. 6.4.4)**.
- 5.1.21. Where the access road meets the A18, it crosses over Hatfield Waste Drain (Main River) via an existing bridge known as Mabey Bridge. Mabey Bridge will be replaced so that it is capable of serving the Proposed Development over its 25-year lifetime.

### Emergency and Temporary Access Routes Haul Route

- 5.1.22. An emergency vehicle access road from the northern boundary of the Main Site is included within the Site. This route would cross the existing Drain 1 (Glew Drain) bounding the north of Keadby Common using a new bridge crossing and then utilise existing farm access tracks, which are currently used as operations and maintenance access tracks for the existing Keadby Windfarm, connecting towards Chapel Lane. The indicative location of the

route is shown on **ES Volume III Figure 3.3 Indicative Parts of the Site Plan (Application Document Ref. 6.4.4)**.

- 5.1.23. This access track and new bridge would not be utilised during construction or normal operation of the Proposed Development; they would only be utilised as a secondary point of access and egress for emergency vehicles and/ or pedestrians in the event of an emergency.
- 5.1.24. The Site also incorporates land that was used as a temporary construction haul road for Keadby 2 Power Station from the Waterborne Transport Offloading Area (see **ES Volume III Figure 3.3 Indicative Parts of the Site Plan (Application Document Ref. 6.4.4)**) into the existing Keadby Power Station site from the east, for the purposes of transporting AIL that have been delivered and unloaded at the Waterborne Transport Offloading Area (which has been recently acquired by SSE plc associated companies and is described further below).
- 5.1.25. This additional AIL route commences at the Waterborne Transport Offloading Area, crosses a short section of the B1392 and then incorporates an existing temporary haul road that runs to the east of PD Port Services freight yard, through an agricultural field (owned by the Keadby Developments Limited). The temporary haul road has been constructed using geotextile separation membrane with granular compacted stone laid on top, using temporary steel bridges to span over drainage ditches. The additional AIL route then crosses the existing hardstanding 'outage' car park and into the existing Keadby 1 Power Station Site.
- 5.1.26. This temporary haul road is the subject of a planning permission (PA/2021/188) granted by NLC in March 2021 which amends conditions 7 and 8 of PA/2019/1595 to extend the time period for the restoration and decommissioning of the haul road (previously required to be restored following completion of construction of Keadby 2 Power Station). The haul road has been temporarily retained following completion of Keadby 2 Power Station construction in order that it can be beneficially used for construction access to the Site, prior to its restoration. It is therefore included within the Site boundary.

### **Waterborne Transport Offloading Area**

- 5.1.27. The Site includes an existing area of level hardstanding area (shown as the Waterborne Transport Offloading Area on **ES Volume III Figure 3.3 Indicative Parts of the Site Plan (Application Document Ref. 6.4.4)**) that comprises a river wharf owned by PD Port Services Ltd, with a short stretch of access road, bounded by grassed earth embankments directly adjacent to the River Trent and to the north of Keadby Lock, which provides access to the Stainforth and Keadby Canal. The area incorporates a reinforced concrete slab and is proposed to be used for the positioning of temporary cranes for lifting and transfer of AIL components/ equipment. The Waterborne Transport

Offloading Area includes a small (circa 5m wide) section of the River Trent to allow for temporary oversail associated with the unloading by crane from moored vessels.

### **Construction Laydown Areas**

- 5.1.28. A number of construction laydown areas are included within the Site boundary (see **ES Volume III Figure 3.3 Indicative Parts of the Site Plan (Application Document Ref. 6.4.4)** and refer to **ES Volume I Chapter 5: Construction Programme and Management (Application Document Ref. 6.2.5)**). It is anticipated that up to approximately 26.7ha of land will be required for construction laydown.
- 5.1.29. To the south of the Stainforth and Keadby Canal, adjacent to the construction and operational access road from the A18, an area of farmland under intensive arable management is included within the Site boundary for use as temporary construction laydown. South of the Stainforth and Keadby Canal and west of North Pilfrey Bridge, an area of mown improved grassland and land used for Keadby 2 Power Station laydown is also included as a laydown area. It is anticipated that these areas would be used as a contractors' compound and include construction staff car parking, with a park and ride system to transport workers between this compound and the Main Site.
- 5.1.30. The existing hardstanding construction laydown areas and contractor facilities utilised by Keadby 2 Power Station, which are located to the south of the Main Site, are also included within the Site. An overhead line crosses this land and a pylon within the area would give rise to some constraints for working.

### **A18 Gatehouse Utility Connections**

- 5.1.31. Land around the A18/access road junction is included with the Site boundary to enable water, foul, electricity and telecommunications connections to the A18 gatehouse.

### **Potential Biodiversity Mitigation and Enhancement Area**

- 5.1.32. Additional areas of land are included within the Site boundary for landscaping and biodiversity provision. These additional areas are within SSE plc's ownership and are further described in the **Outline Landscape and Biodiversity Management and Enhancement Plan Report (Application Document Ref. 5.10)**.

## 6. Compulsory acquisition powers

### 6.1. Compulsory acquisition powers

6.1.1. Section 120(3) of the 2008 Act states:

*"An order granting development consent may make provision relating to, or to matters ancillary to, the development for which consent is granted."*

6.1.2. Section 120(4) of the 2008 Act states:

*"The provision that may be made under subsection (3) includes in particular provision for or relating to any of the matters listed in Part 1 of Schedule 5".*

6.1.3. The matters listed at Part 1 Schedule 5 of the 2008 Act include, amongst others:

- Paragraph 1 - The acquisition of land, compulsorily or by agreement.
- Paragraph 2 - The creation, suspension or extinguishment of, or interference with, interests in or rights over land (including rights of navigation over water), compulsorily or by agreement.
- Paragraph 3 - The abrogation or modification of agreements relating to land.
- Paragraph 12 - Carrying out surveys or taking soil samples.
- Paragraph 17 – The stopping up or diversion of highways.
- Paragraph 33 – The transfer of property, rights, liabilities or functions.
- Paragraph 36 - The payment of compensation.
- Paragraph 37 - The submission of disputes to arbitration.

6.1.4. Section 122 of the 2008 Act states:

*"(1) An order granting development consent may include provision authorising the compulsory acquisition of land only if the Secretary of State is satisfied that the conditions in subsections (2) and (3) are met.*

*(2) The condition is that the land -*

*(a) is required for the development to which the development consent relates,*

*(b) is required to facilitate or is incidental to that development, or*

*(c) is replacement land which is to be given in exchange for the order I and under section 131 or 132.*

*(3) The condition is that there is a compelling case in the public interest for the land to be acquired compulsorily."*

- 6.1.5. The Draft Order includes powers of compulsory acquisition for the purpose of acquiring land and/or rights together with the creation of new rights in land necessary for the implementation of the Proposed Development. For the reasons set out within this Statement it is considered that these powers are justifiable, proportionate and in the public interest.



## 7. Need for compulsory acquisition powers

### 7.1. Need for compulsory acquisition powers

7.1.1. A DCO which includes provision for the exercise of compulsory acquisition powers may only be granted if the conditions set out at section 122 (2) and (3) of the 2008 Act, as set out at **Section 6** above, are met.

7.1.2. These conditions can be summarised as follows:

(1) The land subject to the compulsory acquisition powers is required for the development to which the Order relates or is required to facilitate or is incidental to that development or is replacement land (section 122(2)).

(1) There is a compelling case in the public interest for the land to be compulsorily acquired (section 122(3)).

7.1.3. Paragraph 11 of the 'Planning Act 2008 Guidance related to procedures for the compulsory acquisition of land' (September 2013) (the '**Guidance**') comments in respect of the first condition (section 122 (2)) as follows:

*"Section 122 of the Planning Act sets out two conditions which must be met to the satisfaction of the Secretary of State before compulsory acquisition can be authorised. The first of these is related to the purpose for which compulsory acquisition is sought. These three purposes are set out in section 122(2):*

*(i) the land is required for the development to which the development consent relates*

*For this to be met, the applicant should be able to demonstrate to the satisfaction of the Secretary of State that the land in question is needed for the development for which consent is sought. The Secretary of State will need to be satisfied that the land to be acquired is no more than is reasonably required for the purposes of the development.*

*(ii) the land is required to facilitate or is incidental to the proposed development.*

*An example might be the acquisition of land for the purposes of landscaping the project. In such a case the Secretary of State will need to be satisfied that the development could only be landscaped to a satisfactory standard if the land in question were to be compulsorily acquired, and that the land to be*



*taken is no more than is reasonably necessary for that purpose, and that is proportionate.*

*(iii) the land is replacement land which is to be given in exchange under section 131 or 132 of the Planning Act.*

*This may arise, for example, where land which forms part of an open space or common is to be lost to the scheme, but the applicant does not hold other land in the area which may be suitable to offer in exchange. Again, the Secretary of State will need to be satisfied that the compulsory acquisition is needed for replacement land, that no more land is being taken than is reasonably necessary for that purpose, and that what is proposed is proportionate."*

- 7.1.4. With regard to the second condition (section 122(3)), paragraphs 12 and 13 of the Guidance states:

*"12. In addition to establishing the purpose for which compulsory acquisition is sought, section 122 requires the Secretary of State to be satisfied that there is a compelling case in the public interest for the land to be acquired compulsorily.*

*13. For this condition to be met, the Secretary of State will need to be persuaded that there is compelling evidence that the public benefits that would be derived from the compulsory acquisition will outweigh the private loss that would be suffered by those whose land is to be acquired. Parliament has always taken the view that land should only be taken compulsorily where there is clear evidence that the public benefit will outweigh the private loss."*

- 7.1.5. Paragraph 14 of the Guidance considers the balance between the public interest and private loss stating that:

*"In determining where the balance of public interest lies, the Secretary of State will weigh up the public benefits that a scheme will bring against any private loss to those affected by compulsory acquisition."*

- 7.1.6. In addition to the statutory requirements of section 122(2) and (3) of the 2008 Act, the Guidance also sets out further considerations at paragraphs 8 to 10.

- 7.1.7. Paragraph 8 of the Guidance requires there to have been consideration of alternatives to compulsory acquisition stating:

*"The applicant should be able to demonstrate to the satisfaction of the Secretary of State that all reasonable alternatives to compulsory acquisition (including modifications to the scheme) have been explored. The applicant will*

*also need to demonstrate that the proposed interference with the rights of those with an interest in the land is for a legitimate purpose, and that it is necessary and proportionate."*

- 7.1.8. Paragraph 9 of the Guidance requires the Applicant to demonstrate that they have a clear intention for the use of the land and ability to deliver the proposed development stating:

*"The applicant must have a clear idea of how they intend to use the land which it is proposed to acquire. They should also be able to demonstrate that there is a reasonable prospect of the requisite funds for acquisition becoming available. Otherwise, it will be difficult to show conclusively that the compulsory acquisition of land meets the two conditions in section 122 (see paragraphs 11-13 below)."*

- 7.1.9. Paragraph 10 of the Guidance has regard to the balance between the private and public interest stating:

*"The Secretary of State must ultimately be persuaded that the purposes for which an order authorises the compulsory acquisition of land are legitimate and are sufficient to justify interfering with the human rights of those with an interest in the land affected. In particular, regard must be given to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and, in the case of acquisition of a dwelling, Article 8 of the Convention.'*

## 7.2. Need for Compulsory Acquisition of Land and Rights and Creation of New Rights

- 7.2.1. The construction, operation and maintenance of the Proposed Development is dependent upon the acquisition of land and rights, together with the extinguishment of existing rights and creation of new rights.
- 7.2.2. To secure the delivery of new generating capacity in a timely manner, the Applicant requires the grant of powers to compulsorily acquire the required land and/or interests, create new interests and extinguish existing interests.
- 7.2.3. The area of the Site, which is proposed to be subject to compulsory powers, is edged by a solid red line on the **Land Plans (Application Document Ref. 2.2)**. As detailed above, this is referred to as the **Order Land**.
- 7.2.4. The land edged red and shaded blue denotes the Order Land within which new rights are to be acquired.
- 7.2.5. The land edged red and shaded pink denotes the Order Land within which the freehold or leasehold interest is to be acquired permanently or in relation to which existing easements, servitudes and other private rights would be extinguished.
- 7.2.6. The land edged red and shaded yellow denotes the Order Land required for temporary use and in respect of which easements, servitudes and other private rights would be extinguished whilst the Applicant remains in temporary possession of the land.
- 7.2.7. There are 6 broad categories of land powers included within the Draft Order. These can be summarised as follows.
  - All interests (including freehold) – The Applicant relies upon Article 22 of the Draft Order to acquire the freehold and/or leasehold interest in land where other powers (such as, inter alia, the acquisition of new rights, overriding of rights, acquisition of subsoil only or temporary occupation) would not be sufficient or appropriate to enable the construction, operation and/or maintenance of the Proposed Development.
  - Extinguishment and Overriding of Rights – The Applicant relies upon Articles 23 and 26 of the Draft Order for the extinguishment and/or overriding of rights to facilitate the construction, operation and/or maintenance of the Proposed Development.
  - New Rights – The Applicant relies upon Article 25 of the Draft Order for the creation of new rights as well as the acquisition of existing rights to

enable the construction, operation and/or maintenance of the Proposed Development.

- Subsoil and airspace – Article 28 of the Draft Order allows the Applicant to acquire interests in the subsoil where this is considered sufficient to enable the construction, operation and/or maintenance of the Proposed Development without needing to acquire the entirety of the freehold interest.
- Temporary Use – Article 31 of the Draft Order is relied upon by the Applicant to take temporary possession of land for the carrying out of the Proposed Development and Article 32 is relied upon for the taking of temporary possession for the purposes of maintenance.
- Rights under or over streets – Article 30 of the Draft Order allows the Applicant to enter upon and appropriate, so much of the subsoil or airspace under or over any street within the Order limits as may be required for the purposes of the Proposed Development, or any purpose ancillary to the Proposed Development.

7.2.8. Each plot within the Order Land as detailed on the Land Plans is described in the Book of Reference (**Application Document Ref. 4.3**).

7.2.9. The Applicant has been seeking to negotiate the acquisition of each required interests, new rights and temporary use of land by private treaty in order to enable the implementation of the Proposed Development and will continue to do so. However, the Applicant does not have certainty that all the required acquisitions will be completed in a timely manner. The status of ongoing private treaty negotiations is explained in Table 7.1 below.

7.2.10. It is therefore necessary for the Applicant, in accordance with the provisions of 2008 Act, to secure powers of compulsory acquisition in order to ensure that the Proposed Development is delivered within a reasonable commercial time period.

7.2.11. In this regard the powers, land and interests sought together with the authorised use of temporary land are proportionate and no more than is required to enable the construction, operation and maintenance of the Proposed Development.

### 7.3. Intended Use of the Order Land and Status of Negotiations

7.3.1. The intended purposes for land which is subject to the powers of compulsory acquisition and powers of temporary occupation (in accordance with Articles

22, 31 and 32 of the Draft Order) are summarised in Table 7.1 at **Section 7.4** below.

- 7.3.2. The purposes are described by reference to the Work Nos. as set out in Schedule 1 to the Draft Order and shown on the **Works Plans (Application Document Ref. 2.3)** and by plot number as referenced in the **Book of Reference and Land Plans (Application Document Ref. 4.3 and 2.2** respectively). For completeness, paragraph 7.4 should be considered together with these documents.
- 7.3.3. The majority of the land required for the implementation of the Project is owned freehold by SSE plc and its subsidiary companies – those entities include Keadby Generation Limited, Keadby Developments Limited, SSE plc, SSE Generation Limited and Keadby Wind Farm Limited.
- 7.3.4. The Applicant has taken the view that no formal consultation needs to be taken within the group companies because a decision was taken within the wider group structure to submit the Application with an understanding of the compulsory purchase powers sought. Notwithstanding this, all plots controlled by SSE plc and its subsidiary companies have been included within the Draft Order to remove any perceived potential, however remote, for any impediment to delivery to arise on account of ownership and/or control issues. For this reason, any land owned or occupied by SSE Plc, SSE Generation Limited, Keadby Wind Farm Limited, Keadby Developments Limited is not included in Table 7.1. A formal understanding is being worked up between the SSE plc entities regarding the land arrangements to facilitate the Proposed Development. Heads of terms are being progressed for agreement with the relevant SSE plc entities.
- 7.3.5. Many of the plots are listed as having more than one owner/occupier due to there being more than one interest in those plots and/or multiple persons benefitting from rights therein. Some of the plots form part of more than one work number.
- 7.3.6. The Applicant undertook statutory consultation pursuant to section 42 of the 2008 Act between 9 January 2025 and 20 February 2025, and two subsequent targeted consultation exercises in respect of additional areas which were included within the red line boundary following the initial statutory consultation. Full details of the consultation are set out within the **Consultation Report (Application Document Ref. 5.1.1)**. The Applicant has had regard to feedback received from consultees when refining the extent of land and rights required from landowners/occupiers and persons deriving benefits from the required land.
- 7.3.7. Table 7.1 at paragraph 7.4.1 below sets out a summary of discussions and negotiations undertaken by the Applicant with each identified affected party to secure the required interest by negotiation. Further details in respect of

those interests held by statutory undertakers and Crown Land are set out at Section 10.

#### **7.4. Land in respect of which powers of compulsory acquisition or temporary possession are sought.**

- 7.4.1. The table below sets out the land in respect of which powers of compulsory acquisition, temporary possession, or new rights are sought and the status of negotiations with the relevant owners and occupiers.

Table 7.1 – Summary of compulsory acquisition powers sought and status of negotiations

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier  Status of negotiations
[REDACTED]	3-217, 3-218, 3- 219	6 - Cooling & Wastewater discharge pipeline	Rights	Rights in relation to the outfall connection and cathodic protection equipment	An option agreement has been agreed in principle between the parties subject to mortgagee's consent.
Associated Waterway Services Limited ('AWS')	3-127	5 - Cooling Water Abstraction	Rights, temporary possession	Rights of access for the purpose of transporting equipment and building materials.	AWS is the leasehold occupier of Plots 3-195, 3-199, 3 203 and is connected to PD Ports Properties Limited which is the freehold owner of those plots (and also has a leasehold interest in other plots in which AWS has an interest). The management agreement being negotiated with PD Ports Properties Limited (see below) will govern the arrangements regarding the mooring and unloading of boats on the land.
	3-195	9D - Temporary Haul Route			
	3-199, 3-200, 3-202, 3-203, 3-204	9E - Jetty & crane offloading for waterborne transport and river barges			
[REDACTED]	1-07, 1-12, 1-13, 1-14, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-23, 1-24, 1-25, 1-28, 2-29	8A - Vehicular Site Access	Permanent acquisition (interest limited to a title restriction and rights), rights,	Rights in respect of access and utilities; and temporary possession of land for use for laydown.	An option agreement / access licence has been completed which enables the Applicant to draw down the required access rights when required.



Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	1-19, 1-20, 1-21	8B - Gatehouse & Layby	temporary possession		The Applicant has issued heads of terms in respect of the temporary possession rights required and discussions with [REDACTED] regarding the heads of terms are in progress.
	1-07, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21	8C - Gatehouse Services			
	2-42, 2-43, 2-44, 2-47, 2-48, 2-49, 2-52, 2-54, 2-55, 2-56, 2-57, 2-58, 2-60, 2-61, 2-62, 2-66	8D - Emergency Operational Access			
	1-26, 1-27	9A - Construction & Temporary Laydown			
	1-10, 1-11, 1-12, 1-13, 1-14, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-28, 2-29	9B - Temporary Access Area to Construction & laydown area			
	1-07, 1-12, 1-13, 1-14, 1-15	9C - Temporary Construction and Laydown Area for Replacement of Private Bridge			






Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	1-12, 1-14, 1-15, 1-16, 1-18, 1-19, 1-21, 1-23, 1-25, 1-27	10 - Potential Landscaping and Planting Area			
<b>British Telecommunications Public Limited Company ('BT')</b>	2-102, 3-112, 3-120, 3-121, 3-122, 3-123	1C - Power station staff support facilities	Rights, temporary possession, permanent acquisition (of land in which BT has apparatus)	Rights in respect of use of public highway (A18) and verge	The Applicant has advised BT that none of its proposed acquisitions are anticipated to impact on, or interfere with, any interests belonging to BT.
	2-83	3A - National Grid NG Compound			
	2-102, 2-104, 3-120, 3-123, 3-143, 3-145, 3-153, 3-154, 3-156	4A - Primary Electrical connection & Distribution facilities			
	2-104	4B - Alternative Electrical connection & Distribution facilities			
	2-102, 2-106, 2-110, 3-111, 3-112, 3-128, 3-129, 3-130, 3-131, 3-132, 3-133, 3-134, 3-157	5 - Cooling Water Abstraction			


Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	2-102, 3-120, 3-122, 3-123, 3-135, 3-136, 3-137, 3-138, 3-139, 3-143, 3-146, 3-147, 3-153, 3-173, 3-174, 3-176, 3-177, 3-178, 3-179, 3-180, 3-183, 3-210, 3-211, 3-220, 3-225	6 - Cooling & Wastewater discharge pipeline			
	2-102, 3-120, 3-121, 3-122, 3-123, 3-135, 3-136, 3-137, 3-138, 3-139, 3-143, 3-147, 3-153	7 - Public Water			
	1-03b, 2-37, 2-39, 2-83, 2-90, 2-92, 2-106	8A - Vehicular Site Access			
	1-03a, 1-03b, 1-03c	8C - Gatehouse Services			
	2-83, 2-67	8D - Emergency Operational Access			
	2-100, 2-102, 2-110	9A - Construction & Temporary Laydown			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	2-37, 2-39, 2-83, 2-90, 2-92	9B - Temporary Access Area to Construction & laydown area			
	2-106, 3-112, 3-128, 3-129, 3-130, 3-131, 3-132, 3-133, 3-134, 3-171	9D - Temporary Haul Route			
	3-181, 3-182, 3-187, 3-191, 3-192	10 - Potential Landscaping and Planting Area			
<b>Canal &amp; River Trust</b>	3-124, 3-125, 3-126, 3-127, 3-128, 3-158, 3-159, 3-160, 3-161, 3-162, 3-163, 3-164, 3-165, 3-166, 3-167, 3-168	5 - Cooling Water Abstraction	Permanent acquisition; rights and temporary possession	Freehold acquisition of the land on which the pumping station will be sited; temporary possession rights in respect of the cofferdam works; rights in respect of North Pilfrey Bridge; access rights ; abstraction rights; and rights in respect	<p>An in principle agreement has been reached regarding acquisition of the land for the pumping station and easements for the canal water abstraction pipe.</p> <p>Discussions are underway in respect of fish/eel screens and temporary use of the canal for cofferdam works and rights in respect of North Pilfrey Bridge.</p> <p>An interim Exclusivity Agreement has been completed</p>
	2-30, 2-31, 2-32, 2-33	8A - Vehicular Site Access			
	2-30, 2-31, 2-32, 2-33	9B - Temporary Access Area to Construction & laydown area			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	3-193, 3-195	9D - Temporary Haul Route		of underground utilities	which provides the Applicant with water reservation pending completion of a Water Sales Agreement. The final Water Sales Agreement will include the temporary possession powers required in respect of the cofferdam works. Completion of the Water Sales Agreement is dependent upon CRT undertaking a Canal Improvement Work studies – this is not due for completion until December 2025. The Applicant and CRT are considering ways in which the land agreements might be completed in advance of the outcome of the Canal Improvement Work studies being published.
	3-199, 3-200, 3-201, 3-202, 3-203, 3-204	9E - Jetty & crane offloading for waterborne transport and river barges			
	3-194	10 - Potential Landscaping and Planting Area			
<b>Environment Agency ('EA')</b>	2-80, 2-81, 2-82	3A - National Grid NG Compound	Permanent acquisition rights, temporary possession	Rights in respect of the use of Mabey Bridge, Skew Bridge and North Pilfrey Bridge and rights for underground utilities	The Applicant and the EA have reached in principle agreement on the following:  - Mabey Bridge - option agreement for Deed of
	3-124, 3-125, 3-126, 3-127, 3-128, 3-158, 3-159, 3-160, 3-161, 3-162, 3-163, 3-164,	5 - Cooling Water Abstraction			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	3-165, 3-166, 3-167, 3-168, 3-169				Variation in respect of air easement rights
	3-229, 3-230	6 - Cooling & Wastewater discharge pipeline			- North Pilfrey Bridge - Deed of Variation to Lease for air rights
	1-03b, 1-04b, 1-06, 1-07, 1-08, 2-30, 2-35, 2-36, 2-80, 2-81, 2-82, 2-89, 2-90, 2-91	8A - Vehicular Site Access			- Canal Abstraction Pipe - draft Deed agreed
	1-02, 1-03a, 1-03b, 1-03c, 1-04a, 1-04b, 1-06, 1-07, 1-08, 1-09	8C - Gatehouse Services			- Skew Bridge - variation to existing 125 year lease
	1-10, 1-11, 2-30, 2-35, 2-36, 2-80, 2-81, 2-82, 2-89, 2-90, 2-91	9B - Temporary Access Area to Construction & laydown area			It is intended that completion of all four agreements will occur simultaneously. The Applicant is progressing the agreements with the EA's legal representative. No outstanding issues known.
	1-06, 1-07, 1-08	9C - Temporary Construction and Laydown Area in Association with Replacement of Private Bridge			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	3-205, 3-206	9E - Jetty & crane offloading for waterborne transport and river barges			
<b>Glew J R Junior &amp; Co Limited</b>	3-212, 3-216, 3-222	6 - Cooling & Wastewater discharge pipeline	Rights	Rights in relation to the outfall connection and cathodic protection equipment	Rights are required in respect of the outfall connection and cathodic protection equipment. The Applicant is awaiting confirmation regarding the status of the tenancy and whether Glew JR Junior & Co Limited is able to grant such rights.
	3-211, 3-212, 3-213, 3-215, 3-216, 3-217, 3-221, 3-222	6 - Cooling & Wastewater discharge pipeline	Rights	Rights in relation to the outfall connection and cathodic protection equipment	An option agreement has been agreed in principle. The Applicant is awaiting to hear from the  in respect of the status of the current tenancy (see above).
	3-213, 3-214, 3-215	6 - Cooling & Wastewater discharge pipeline	rights	Rights in relation to the outfall connection and cathodic protection equipment	The parties are at an advanced stage of negotiation of agreements to acquire the required land interests by agreement.

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
KCOM Group Plc	1-03b	8A - Vehicular Site Access	Rights	Rights in respect of use of public highway (A18) and verge	The Applicant has advised KCOM Group plc that none of its proposed acquisitions are anticipated to impact on, or interfere with, any interests belonging to KCOM.
	1-03a, 1-03b, 1-03c	8C - Gatehouse Services			
	3-186, 3-209, 3-210	6 - Cooling & Wastewater discharge pipeline	Rights	Rights in relation to the outfall connection and cathodic protection equipment	The parties are at an advanced stage of negotiation of agreements to acquire required land interests by agreement.
National Gas Transmission Plc ('NGT')	3-112, 3-113, 3-114	1C - Power station staff support facilities	Permanent acquisition (of land within which there is a gas pipeline), rights	Rights in respect of private roads and verges	The Applicant has advised NGT that none of its proposed acquisitions are anticipated to impact on, or interfere with, any interests belonging to NGT.
	3-156	4A - Primary Electrical connection & Distribution facilities			
	2-106, 2-107, 2-108, 3-111, 3-112, 3-113, 3-114, 3-157	5 - Cooling Water Abstraction			
	3-220	6 - Cooling & Wastewater discharge pipeline			



Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	2-36, 2-39, 2-90, 2-92, 2-93, 2-95, 2-98, 2-105, 2-106, 2-107, 2-108	8A - Vehicular Site Access			
	2-36, 2-39, 2-90, 2-92, 2-93, 2-95	9B - Temporary Access Area to Construction & laydown area			
	2-93, 2-95, 2-98, 2-105, 2-106, 2-107, 2-108, 2-112, 2-113, 2-114	9D - Temporary Haul Route			
<b>National Grid Electricity Transmission PLC ('NGET')</b>	2-73a, 2-73b, 2-73c, 2-74, 2-77, 2-103	1A - CCGT Plant	Permanent acquisition, rights, temporary possession	Rights to connect into substation and carry out works within the substation.	The Applicant has approached NGET regarding the required land interests. NGET has advised that there is a formal process to follow before negotiations can commence- this formal process is underway.
	2-63, 2-68a, 2-69, 2-70, 2-71a, 2-71b, 2-71c, 2-73a, 2-73b, 2-73c, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-103	1B - CCGT Cooling Infrastructure			
	2-88, 2-101, 2-102, 3-112, 3-113, 3-114, 3-115, 3-116, 3-117, 3-	1C - Power station staff support facilities			



Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	118, 3-119, 3-120, 3-121, 3-122, 3-123				
	2-68a, 2-68b, 2-68c, 2-69, 2-70, 2-71b, 2-71c	2A - Supplier H2 Compound			
	2-68c, 2-71b, 2-71c, 2-72a, 2-72b, 2-73a, 2-73b	2B - Undertaker (SSE) H2 Compound			
	2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-87a, 2-87b	3A - National Grid NG Compound			
	2-72b, 2-73b, 2-73c, 2-87a, 2-88	3B - Undertaker (SSE) NG Compound			
	2-102, 2-103, 2-104, 3-120, 3-123, 3-141, 3-142, 3-143, 3-144, 3-145, 3-149, 3-150, 3-151, 3-152, 3-153, 3-155, 3-156	4A - Primary Electrical connection & Distribution facilities			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	2-103, 2-104	4B - Alternative Electrical connection & Distribution facilities			
	2-63, 2-68a, 2-69, 2-70, 2-71a, 2-71b, 2-71c, 2-73a, 2-73b, 2-73c, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-102, 2-103, 2-106, 2-107, 2-108, 2-109, 2-110, 3-111, 3-112, 3-113, 3-114, 3-115, 3-116, 3-117, 3-124, 3-125, 3-128, 3-134, 3-157, 3-158, 3-159, 3-170	5 - Cooling Water Abstraction			
	2-63, 2-68a, 2-69, 2-70, 2-71a, 2-71b, 2-71c, 2-73a, 2-73b, 2-73c, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-102, 2-103, 3-119, 3-120, 3-122, 3-123, 3-137, 3-139, 3-140, 3-141, 3-142, 3-143, 3-146, 3-147, 3-148, 3-	6 - Cooling & Wastewater discharge pipeline			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	149, 3-150, 3-151, 3-153, 3-173, 3-174, 3-175, 3-177, 3-178, 3-179, 3-180, 3-185, 3-186, 3-208, 3-209, 3-210, 3-211, 3-212, 3-213, 3-214, 3-215, 3-216, 3-217, 3-218, 3-219, 3-221, 3-222, 3-223, 3-224, 3-225, 3-226, 3-227, 3-228				
	2-73a, 2-73b, 2-73c, 2-74, 2-75, 2-77, 2-78, 2-101, 2-102, 2-103, 3-118, 3-119, 3-120, 3-121, 3-122, 3-123, 3-137, 3-139, 3-140, 3-141, 3-143, 3-142, 3-147, 3-148, 3-149, 3-150, 3-151, 3-153	7 - Public Water			
	2-37, 2-38, 2-39, 2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-90, 2-92, 2-93, 2-94, 2-95, 2-96, 2-97, 2-98, 2-	8A - Vehicular Site Access			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	99, 2-105, 2-106, 2-107, 2-108, 2-109				
	2-40, 2-42, 2-43, 2-44, 2-45, 2-47, 2-48, 2-49, 2-50, 2-52, 2-54, 2-55, 2-56, 2-57, 2-58, 2-60, 2-61, 2-62, 2-64, 2-65, 2-66, 2-67	8D - Emergency Operational Access			
	2-68a, 2-68b, 2-68c, 2-71a, 2-71b, 2-71c, 2-72a, 2-72b, 2-74, 2-75, 2-76, 2-100, 2-101, 2-102, 2-110	9A - Construction & Temporary Laydown			
	2-37, 2-38, 2-39, 2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-90, 2-92, 2-93, 2-94, 2-95, 2-96	9B - Temporary Access Area to Construction & laydown area			
	2-84, 2-85, 2-86, 2-87a, 2-87b, 2-88, 2-93, 2-94, 2-95, 2-96, 2-97, 2-98, 2-99, 2-	9D - Temporary Haul Route			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	105, 2-106, 2-107, 2-108, 2-109, 3-112, 3-113, 3-114, 3-115, 3-116, 3-117, 3-134, 3-171, 3-172, 3-188				
	3-181, 3-189, 3-190, 3-191, 3-192	10 - Potential Landscaping and Planting Area			
	2-68a, 2-68b, 2-68c, 2-69, 2-71a, 2-71b, 2-71c, 2-72a, 2-72b	11 - Reserved Area for CCP			
<b>Network Rail Infrastructure Limited</b>	3-159, 3-161, 3-168	5 - Cooling Water Abstraction	Permanent and temporary acquisition of plots in which NRIL has rights; rights	Rights in respect of North Pilfrey Bridge (structure over the railway)	An Option Agreement granting the Applicant the right to call for the completion of the following documents:  - A deed of variation of the existing lease of easement dated 7 June 2001; and  - A licence for alterations granting consent to carry
	2-34	8A - Vehicular Site Access			
	2-34	9B - Temporary Access Area to Construction & laydown area			
	3-193, 3-195	9D - Temporary Haul Route			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	3-194	10 - Potential Landscaping and Planting Area			out various works to the bridge,  has been agreed between the parties.
<b>North Lincolnshire Council ('NLC')</b>	3-143, 3-145, 3-153, 3-156	4A - Primary Electrical connection & Distribution facilities	Rights and temporary possession of highway land and other land in which NLC is assumed to have rights	Rights in respect of the public highway and private roads	NLC's interests are limited to interests in adopted highway, private roads and rights in respect of drains. The Applicant has advised NLC that it does not have any intention of acquiring any interests belonging to NLC.
	3-129, 3-130, 3-131, 3-132, 3-133	5 - Cooling Water Abstraction			
	3-135, 3-136, 3-139, 3-140, 3-143, 3-153, 3-210, 3-211, 3-225, 3-227	6 - Cooling & Wastewater discharge pipeline			
	3-135, 3-136, 3-139, 3-140, 3-143, 3-153	7 - Public Water			
	1-03b	8A - Vehicular Site Access			
	1-03a, 1-03b, 1-03c	8C - Gatehouse Services			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	3-129, 3-130, 3-131, 3-132, 3-133, 3-193, 3-195, 3-196, 3-197	9D - Temporary Haul Route			
	3-199	9E - Jetty & crane offloading for waterborne transport and river barges			
	3-194	10 - Potential Landscaping and Planting Area			
<b>Northern Powergrid (Yorkshire) plc ('NPY')</b>	2-73a, 2-73b, 2-73c, 2-74, 2-77, 2-103	1A - CCGT Plant	Permanent acquisition and temporary possession (of land in which NPY has cables and rights), rights	Rights in connection with cooling water infrastructure	The Applicant has advised NPY that none of its proposed acquisitions are anticipated to impact on, or interfere with, any interests belonging to NPY.
	2-68a, 2-69, 2-70, 2-71a, 2-71b, 2-71c, 2-73a, 2-73b, 2-73c, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-103	1B - CCGT Cooling Infrastructure			
	2-88, 2-101, 2-102, 3-112, 3-113, 3-114, 3-115, 3-116, 3-117, 3-118, 3-119, 3-120, 3-121, 3-122, 3-123	1C - Power station staff support facilities			



Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	2-68a, 2-68b, 2-68c, 2-69, 2-70, 2-71b, 2-71c	2A - Supplier H2 Compound			
	2-68c, 2-71b, 2-71c, 2-72a, 2-72b, 2-73a, 2-73b	2B - Undertaker (SSE) H2 Compound			
	2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-87a, 2-87b	3A - National Grid NG Compound			
	2-72b, 2-73b, 2-73c, 2-87a, 2-88	3B - Undertaker (SSE) NG Compound			
	2-102, 2-103, 3-120, 3-123, 3-142, 3-143, 3-144, 3-151, 3-153, 3-154, 3-156	4A - Primary Electrical connection & Distribution facilities			
	2-103	4B - Alternative Electrical connection & Distribution facilities			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	2-68a, 2-69, 2-70, 2-71a, 2-71b, 2-71c, 2-73a, 2-73b, 2-73c, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-102, 2-103, 2-106, 2-107, 2-108, 2-109, 2-110, 3-111, 3-112, 3-113, 3-114, 3-115, 3-116, 3-117, 3-127, 3-128, 3-129, 3-131, 3-133, 3-134, 3-157, 3-158, 3-159, 3-169	5 - Cooling Water Abstraction			
	2-68a, 2-69, 2-70, 2-71a, 2-71b, 2-71c, 2-73a, 2-73b, 2-73c, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-102, 2-103, 3-119, 3-120, 3-122, 3-123, 3-135, 3-138, 3-142, 3-143, 3-151, 3-153, 3-176, 3-177, 3-178, 3-179, 3-180, 3-183, 3-185, 3-186, 3-208, 3-210, 3-	6 - Cooling & Wastewater discharge pipeline			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	211, 3-212, 3-222, 3-228, 3-230				
	2-73a, 2-73b, 2-73c, 2-74, 2-75, 2-77, 2-78, 2-101, 2-102, 2-103, 3-118, 3-119, 3-120, 3-121, 3-122, 3-123, 3-135, 3-138, 3-142, 3-143, 3-151, 3-153	7 - Public Water			
	2-37, 2-39, 2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-90, 2-91, 2-92, 2-93, 2-95, 2-96, 2-97, 2-98, 2-99, 2-105, 2-106, 2-107, 2-108, 2-109	8A - Vehicular Site Access			
	1-04a, 1-05	8C - Gatehouse Services			




Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	2-40, 2-44, 2-45, 2-50, 2-67	8D - Emergency Operational Access			
	2-68a, 2-68b, 2-68c, 2-71a, 2-71b, 2-71c, 2-72a, 2-72b, 2-74, 2-75, 2-76, 2-100, 2-101, 2-102, 2-110	9A - Construction & Temporary Laydown			
	2-37, 2-39, 2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-90, 2-91, 2-92, 2-93, 2-95, 2-96	9B - Temporary Access Area to Construction & laydown area			
	2-84, 2-85, 2-86, 2-87a, 2-87b, 2-88, 2-93, 2-95, 2-96, 2-97, 2-98, 2-99, 2-105, 2-106, 2-107, 2-108, 2-109, 3-112, 3-113, 3-114, 3-115, 3-116, 3-117, 3-129, 3-131, 3-133, 3-134, 3-188, 3-195, 3-197	9D - Temporary Haul Route			
	3-198	9E - Jetty & crane offloading for			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
		waterborne transport and river barges			
	3-181, 3-182, 3-187, 3-189, 3-190, 3-192	10 - Potential Landscaping and Planting Area			
	2-68a, 2-68b, 2-68c, 2-69, 2-71a, 2-71b, 2-71c, 2-72a, 2-72b	11 - Reserved Area for CCP			
<b>Openreach Limited ('Openreach')</b>	2-102, 3-112, 3-120, 3-121, 3-122, 3-123	1C - Power station staff support facilities	Permanent acquisition, temporary possession and rights in land in which Openreach has rights	Rights in respect of use of public highway and private roads and verges	The Applicant has advised Openreach that none of its proposed acquisitions are anticipated to impact on, or interfere with, any interests belonging to Openreach.
	2-83	3A - National Grid NG Compound			
	2-102, 2-104, 3-120, 3-123, 3-143, 3-145, 3-153, 3-154, 3-156	4A - Primary Electrical connection & Distribution facilities			
	2-104	4B - Alternative Electrical connection & Distribution facilities			
	2-102, 2-106, 2-110, 3-111, 3-112, 3-128, 3-129, 3-130, 3-131,	5 - Cooling Water Abstraction			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	3-132, 3-133, 3-134, 3-157				
	2-102, 3-120, 3-122, 3-123, 3-135, 3-136, 3-137, 3-138, 3-139, 3-143, 3-146, 3-147, 3-153, 3-173, 3-174, 3-176, 3-177, 3-178, 3-179, 3-180, 3-183, 3-210, 3-211, 3-220, 3-225	6 - Cooling & Wastewater discharge pipeline			
	2-102, 3-120, 3-121, 3-122, 3-123, 3-135, 3-136, 3-137, 3-138, 3-139, 3-143, 3-147, 3-153	7 - Public Water			
	1-03b, 2-37, 2-39, 2-83, 2-90, 2-92, 2-106	8A - Vehicular Site Access			
	1-03a, 1-03b, 1-03c	8C - Gatehouse Services			
	2-67	8D - Emergency Operational Access			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	2-100, 2-102, 2-110	9A - Construction & Temporary Laydown			
	2-37, 2-39, 2-83, 2-90, 2-92	9B - Temporary Access Area to Construction & laydown area			
	2-106, 3-112, 3-129, 3-130, 3-131, 3-132, 3-133, 3-134, 3-171	9D - Temporary Haul Route			
	3-181, 3-182, 3-187, 3-191, 3-192	10 - Potential Landscaping and Planting Area			
<b>PD Ports Properties Limited ('PD Ports')</b>	3-193, 3-195, 3-196	9D - Temporary Haul Route	Rights, temporary possession	Use of land in connection with offloading facilities	The parties are progressing the terms of a management agreement. It is proposed that PD Ports would act as a banksman and ship's agent on behalf of the Applicant in respect of the transport of
	3-199, 3-200, 3-201, 3-202, 3-203, 3-204	9E - Jetty & crane offloading for waterborne transport and river barges			



Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	3-194	10 - Potential Landscaping and Planting Area			goods to the required parts of the Site.  There is ongoing engagement with the affected party to reach agreement to govern the movement arrangements. A recent meeting was held to progress discussions.
 	3-124, 3-125, 3-126, 3-127, 3-128	5 - Cooling Water Abstraction	Rights	Creation of new rights in respect of the public highway	The  property is located outside the Order limits but they are included in the Book of Reference as they take vehicular and pedestrian access over Vazon Bridge and across Chapel Lane which will be subject to disruption and use by construction traffic during the development works.  On 8 July 2025 the Applicant's agent wrote to Mr and Mrs Radford advising them that there is likely to be some temporary disruption during the construction phase to their access over Chapel Lane and public highway accesses to the B1392. The letter confirmed that the Applicant intends to

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
					maintain access and egress to their property at all times.
<b>Railway Wharf (Keadby) Limited ('RWKL')</b>	3-197	9D - Temporary Haul Route	Temporary possession	Freehold interest and adjoining leasehold interest of the wharf	RWKL is listed in the Book of Reference as the freehold owner of Plot 3-198, the freehold owner of the subsoil in Plot 3-197 and the leasehold owner of Plots 3-205 and 3-207. Agreements have been completed between Keadby Generation Limited and Railway Wharf (Keadby) Limited to acquire the freehold and leasehold land interests by agreement.  Registration of the transfer of the freehold title and assignment of the wharf is pending at the Land Registry.
	3-198, 3-205, 3-207	9E - Jetty & crane offloading for waterborne transport and river barges			
<b>Trustees for the Scunthorpe Unit 298 Sea Cadet Corps ('Sea Cadets')</b>	3-124, 3-125, 3-126, 3-127, 3-128	5 - Cooling Water Abstraction	Rights	Creation of new rights in respect of the public highway	The Sea Cadet's property is located outside the Order limits but they are included in the Book of Reference as they take vehicular and pedestrian access over Vazon Bridge and across Chapel Lane which will be subject to disruption and use

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
					<p>by construction traffic during the development works.</p> <p>On 8 July 2025 the Applicant's agent wrote to Sea Cadets advising them that there is likely to be some temporary disruption during the construction phase to their access over Chapel Lane and public highway accesses to the B1392. The letter confirmed that the Applicant intends to maintain access and egress to their property at all times.</p>
<b>Severn Trent Water ('Severn Trent')</b>	3-170	5 - Cooling Water Abstraction	Rights, temporary possession	Rights of access	The Applicant has advised Severn Trent that none of its proposed acquisitions are anticipated to impact on, or interfere with, any interests belonging to Severn Trent.
	3-177, 3-178, 3-179, 3-180, 3-185, 3-186, 3-230	6 - Cooling & Wastewater discharge pipeline			
	1-04b, 1-06, 1-07, 1-08	8A - Vehicular Site Access			
	1-02, 1-04a, 1-04b, 1-06, 1-07, 1-08	8C - Gatehouse Services			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	1-11	9B - Temporary Access Area to Construction & laydown area			
	1-06, 1-07, 1-08	9C - Temporary Construction and Laydown Area in Association with Replacement of Private Bridge			
	3-172, 3-195	9D - Temporary Haul Route			
	3-198, 3-205, 3-207	9E - Jetty & crane offloading for waterborne transport and river barges			
	3-181, 3-192	10 - Potential Landscaping and Planting Area			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
[REDACTED]	2-44, 2-49, 2-55, 2-56, 2-57, 2-58, 2-61, 2-62, 2-66, 2-67	8D - Emergency Operational Access	Rights, temporary possession	Rights of emergency access	The Applicant has been in contact Mr Severn's agent, but negotiations have not meaningfully progressed. The Applicant hopes that terms can be agreed.
[REDACTED]	2-41, 2-42, 2-43, 2-44, 2-46, 2-47, 2-48, 2-49, 2-51, 2-52, 2-53, 2-54, 2-55, 2-56, 2-57, 2-58, 2-59, 2-60, 2-61, 2-62, 2-66	8D - Emergency Operational Access	Permanent acquisition, temporary possession, rights	Rights of emergency access	The Applicant has been in contact Mr Strawson's agent, but negotiations have not meaningfully progressed. The Applicant hopes that terms can be agreed.
The Isle of Axholme and North Nottinghamshire Water Level Management Board	3-143, 3-145, 3-156	4A - Primary Electrical connection & Distribution facilities	Rights, permanent acquisition (of land in which the Board has an interest)	Rights in relation to the outfall connection and cathodic protection equipment	Headline terms have been agreed which are consistent with other landowners but the Board's agent has requested copies of those agreements which the Applicant is unable to provide without the consent of the parties involved.
	3-143, 3-186, 3-213, 3-215, 3-216, 3-217,	6 - Cooling & Wastewater discharge pipeline			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
	3-219, 3-220, 3-221, 3-223				
	3-143	7 - Public Water			
	1-05	8C - Gatehouse Services			
	2-41, 2-46, 2-51, 2-53, 2-59, 2-65	8D - Emergency Operational Access			
	1-26, 1-27	9A - Construction & Temporary Laydown			
<b>The King's Most Excellent Majesty In Right Of His Crown</b>	3-229, 3-230	6 - Cooling & Wastewater discharge pipeline	Rights, temporary possession	Rights to use the wharf and to tie up boats; rights in respect of cooling water discharge	There has been engagement regarding amendments to the existing lease and/or surrender and re-grant to provide the necessary rights required.
	3-205, 3-206, 3-207	9E - Jetty & crane offloading for waterborne transport and river barges			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
Vodafone Limited (Vodafone)	2-104	4A - Primary Electrical connection & Distribution facilities	Rights	Rights for electrical connection works	The Applicant has advised Vodafone that none of its proposed acquisitions are anticipated to impact on, or interfere with, any interests belonging to Vodafone. In response, Vodafone has requested further information which is in the process of being provided.
	2-104	4B - Alternative Electrical connection & Distribution facilities			
	3-208	6 - Cooling & Wastewater discharge pipeline	Rights	Rights in relation to the outfall connection and cathodic	Ms Wall is identified in the Book of Reference as a reputed occupier of Plot 3-208 which is owned by Mrs Vivien Wall –see below.
	3-186, 3-208	6 - Cooling & Wastewater discharge pipeline	Rights	Rights in relation to the outfall connection and cathodic	Engrossments have been issued and the Applicant is awaiting confirmation from Mrs Wall's solicitor that an entry on the title has been removed before completion can occur.
	3-125	5 - Cooling Water Abstraction	Rights	Rights in connection with cooling water infrastructure	This comprises an unregistered plot of subsoil under Chapel Lane. It is not proven beyond reasonable doubt that Ms Way owns the subsoil such that compulsory purchase powers



Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
					will need to be exercised in any event.
Yorkshire Water Services Limited ('YWS')	3-145, 3-153, 3-154, 3-156	4A - Primary Electrical connection & Distribution facilities	Rights, temporary possession	Rights of access	The Applicant has advised YWS that none of its proposed acquisitions are anticipated to impact on, or interfere with, any interests belonging to YWS.
	3-127, 3-130	5 - Cooling Water Abstraction			
	3-136, 3-139, 3-140, 3-153, 3-210	6 - Cooling & Wastewater discharge pipeline			
	3-136, 3-139, 3-140, 3-153	7 - Public Water			
	3-130, 3-195	9D - Temporary Haul Route			
	3-198	9E - Jetty & crane offloading for waterborne transport and river barges			

Affected Person / Party	BoR Plot Numbers in which Party has an interest arranged by applicable Work No	Work No (purpose for which acquisition of freehold interest or rights in plots are sought)	Nature of proposed acquisition	Reason for proposed acquisition	Owner / occupier Status of negotiations
W. H. Strawson (Notts) Limited	1-05	8C - Gatehouse Services	Rights of access and utilities		W. H. Strawson (Notts) Limited is ultimately owned by Mr Richard Henry Strawson. See the position detailed above.

- 7.4.2. The Order Land includes unregistered land where it has not yet been possible to establish ownership nor definitively establish the full extent of persons benefitting from rights in, on or over that land. The Applicant has made active attempts to establish the identity of interested persons through the erection of site notices in these parcels of land.
- 7.4.3. Whilst the Draft Order includes powers of compulsory acquisition, the Applicant is committed to actively engaging in negotiations to secure voluntary agreements wherever practicable in parallel with seeking such powers in order to ensure that the Proposed Development can be delivered in a timely manner. This approach is in accordance with paragraph 26 of the Guidance.
- 7.4.4. In addition to the powers detailed above, Article 23 of the Order includes the standard provision for the overriding of easements and other rights together with the payment of compensation for injurious affection arising as a result of the exercise of such powers.
- 7.4.5. Compulsory purchase powers are required in order to provide certainty that the Applicant is able to construct, operate and maintain the Proposed Development and thereby release the resultant public benefits which are considered to be significant.

## 7.5. Alternatives to the Exercise of Compulsory Purchase Powers

- 7.5.1. The implementation and delivery of the Proposed Development is dependent upon the acquisition of land and rights, the extinguishment and/or variation of rights and the creation of new rights together with temporary occupation. Given it has not been possible to secure the suite of required rights and interests by private treaty, there is no alternative but to seek powers of compulsory acquisition in order to ensure that the Proposed Development can be delivered within a timely manner.
- 7.5.2. As explained in **ES Volume 1 Chapter 6: Consideration of Alternatives (Application Document Ref. 6.2.6)**, at the time of the Keadby 3 CCS Power Station application in June 2021, the most mature low carbon technology for large scale dispatchable power generation was considered by the Applicant to be a post-combustion carbon capture plant. However, there have since been delays with the development of the CO<sub>2</sub> transport and storage network required to export captured CO<sub>2</sub> from Keadby CCS Power Station to storage under the North Sea. The continued development of hydrogen-fired CCGT technology, growing policy support for the UK hydrogen economy and the progress of hydrogen production, and storage and transport proposals in the Humber region, mean the Applicant now considers hydrogen firing to be an equally mature technology option. Consent for the Proposed Development is therefore sought as an alternative to Keadby CCS Power Station. This is to provide the Applicant with flexibility to make a decision regarding the

decarbonisation pathway for the next power station at the Keadby site once a clearer understanding of the availability of infrastructure critical to decarbonisation is known.

- 7.5.3. It is considered that a 'do nothing' scenario is not appropriate given the established national need for new low carbon dispatchable energy generation to meet the UK's Net Zero target (refer to **ES Volume 1 Chapter 7: Legislation and Planning Policy (Application Document Ref. 6.2.7)**). A 'do nothing' alternative would mean that a dispatchable low carbon generating plant would not be available to support the increased deployment of renewables onto the UK transmission system in the timeframe required.
- 7.5.4. Another key disadvantage of a 'do nothing' scenario would be the lack of additional investment in the local economy since the Proposed Development would not be developed.
- 7.5.5. For these reasons the 'do-nothing' scenario is not considered appropriate, although it has been assessed as part of the baseline conditions in the Environmental Statement.

## 7.6. Site Selection and Consideration of Alternative Solutions

- 7.6.1. **Environmental Statement (ES) Volume 1 Chapter 6: Consideration of Alternatives (Application Document Ref. 6.2.6)** sets out the alternatives that have been considered during the evolution of the Proposed Development and design process.
- 7.6.2. The Site has been selected by the Applicant for the development of the Proposed Development, as opposed to other potentially available sites for the following reasons:
  - the Site is suitably located to connect to the developing hydrogen supply network, which includes National Grid's Project Union (a national hydrogen transmission network for the UK, connecting hydrogen production and storage to hydrogen consumers) and Northern Gas Networks' proposed local hydrogen transmission network (East Coast Hydrogen project);
  - the Site has excellent links to existing infrastructure including electrical grid and gas (specifically the National Grid electricity and natural gas transmission networks); water (given proximity to both the Stainforth and Keadby Canal and River Trent) and transport (A18 and M180 as well as waterborne options);

- the Site is located largely within the boundary of the existing Keadby Power Station site (and associated land within the ownership or control of the Applicant, SSE Plc or its subsidiaries);
  - the Main Site is a brownfield site, which is considered more appropriate to redevelop for large scale power generation than an alternative greenfield site, and has no existing major structures requiring demolition, treatment and removal;
  - the location of the Main Site minimises interference with the Landscape and Creative Conservation Plan for Keadby 2 Power Station and specifically, the Habitat Management Areas secured via conditions 31-34 inclusive of the section 36 consent for Keadby 2 Power Station;
  - the Main Site provides sufficient space to accommodate the required scale of a single high efficiency CCGT unit, without encroaching on the exclusion areas for the Keadby Wind Farm turbines to the north, the former Keadby Ash Tip to the west and the existing overhead lines to the south and east;
  - the Site is located largely within the boundary of the existing Keadby Power Station site (and associated land within the ownership or control of the Applicant) and so minimises the need for the acquisition of third party interests; and
  - the Main Site is located in close proximity to the existing Keadby 1 and Keadby 2 Power Stations, providing opportunities for synergies and efficiencies for the Proposed Development, such as shared use of the existing cooling water discharge infrastructure and existing access routes.
- 7.6.3. A number of different locations within the wider Keadby Power Station Site boundary were considered for the Proposed Development but have been discounted for various environmental and technical reasons including contiguous space availability and presence of existing infrastructure.
- 7.6.4. During the early stages of the design evolution for the Proposed Development, an alternative layout was considered using the proposed Ancillary Facilities and Construction Laydown areas immediately to the south of the Main Site for the CCGT. However, as this area is smaller than the Main Site, using this plot for the Proposed Development would also potentially require part of the former Keadby Ash Tip to the west (which has become an established semi-natural habitat) to be developed. This plot is also allocated

as CCR land for Keadby 2 Power Station. The Main Site was therefore selected as the preferred location.

- 7.6.5. A long list of potential laydown land parcels (both within the Applicant's control and third-party land) were subject to desk-based appraisal during the preparation of the Keadby CCS Power Station DCO application. At that time it was concluded that in order to achieve the necessary laydown area requirements, whilst mitigating significant environmental effects (e.g. avoiding land of high value for biodiversity and known archaeological features), third party land in close proximity to the Main Site that would be suitable for temporary laydown would be required. The Applicant has reviewed the conclusions of that work for the purposes of this Application and considers that the conclusions remain valid as the contracting strategy for the Proposed Development is currently in development and may require construction space for several EPC contractors.
- 7.6.6. The areas included within the Site for proposed laydown comprise:
- an unused parcel of land adjacent to the Mabey Bridge replacement;
  - an area to the south of the existing access road within agricultural land;
  - an area to the north of the existing access road and south of the Stainforth and Keadby Canal on land owned by SSE Plc and including land which has recently been used for temporary laydown for Keadby 2 Power Station construction;
  - land within and adjacent to the Main Site including land recently used as temporary laydown for Keadby 2 Power Station construction; and land within the Main Site.
- 7.6.7. The Applicant considers that the selected laydown areas minimise the extent of third-party land required and minimise impacts in respect on biodiversity, archaeology and existing infrastructure.

## 7.7. Funding Matters

- 7.7.1. As confirmed within the **Funding Statement (Application Document Ref. 4.2)** the Applicant is able to fund the implementation of the Proposed Development.
- 7.7.2. In addition, funding will be available to meet all obligations and liabilities arising in respect of statutory compensation entitlements arising to

landowners and interested parties arising as a result of the implementation of the project.

- 7.7.3. Such funding will also be available to discharge any claims for blight, albeit such claims are not currently considered to be likely.



## 8. Justification for the grant of compulsory acquisition powers

### 8.1. Justification

8.1.1. The use of powers of compulsory acquisition is justified because the Proposed Development:

- meets an established urgent need for new low carbon energy infrastructure;
- supports the government's aspirations that low carbon hydrogen play an increasing role in meeting energy demand;
- will be a key enabler of a low carbon hydrogen production and distribution network, the development of which is supported by government policy;
- is a form of economic development that is suitable in its local context; and
- is compliant with the National Policy Statements (**NPS**) EN-1, EN-2 and, whilst not directly applicable to the determination of the Application, EN-4, and in accordance with other decision-making factors specified in section 104 of the 2008 Act.

8.1.2. EN-1 states that there is an urgent need for all types of low carbon hydrogen infrastructure to allow hydrogen to play its role in the transition to net zero. EN-1 clearly confirms the need that exists for significant amounts of new large-scale energy infrastructure, and recognises both the need for new unabated natural gas generating capacity to ensure the electricity system remains secure and stable during the transition to net zero, and that low carbon hydrogen could be capable of replicating the role of natural gas in the electricity system, including providing both firm, flexible capacity in the future.

8.1.3. Furthermore, EN-1 confirms that the Secretary of State should give substantial weight to the need for such infrastructure when considering applications for development consent. EN-1 makes clear that the Secretary of State should assess applications on the basis that this need, and its scale and urgency, has been proven.

8.1.4. In addition, a body of recent energy and climate change law, government policy, and official studies and guidance is of relevance, which provides support to the urgent need for new energy infrastructure set out in EN-1, and

additional imperatives regarding energy security and enabling the development of carbon capture, utilisation and storage clustering in support of a net zero economy. These include:

- **The Energy White Paper – Powering our Net Zero Future** (Department for Energy Security and Net Zero and Department for Business, Energy & Industrial Strategy, 2020) builds on the Ten Point Plan announced in 2020 and sets a target of 5GW of low carbon hydrogen production capacity in the UK by 2030. The Energy White Paper recognises that clean hydrogen could potentially provide a way to decarbonise our gas supplies on a much larger scale than reliance on biomethane alone.
- **The Net Zero Strategy: Build Back Greener** (Department for Energy Security and Net Zero and Department for Business, Energy & Industrial Strategy, 2021) sets out clear policies and proposals for keeping the UK on track for its coming carbon budgets, the Government's ambitious Nationally Determined Contribution, and then sets out the vision for a decarbonised economy in 2050. The strategy supports the development of innovative, low carbon hydrogen solutions and states that decarbonising fuel supply and growth of the hydrogen sector will regenerate communities and open up new employment opportunities right around the UK. Based on current estimates, policies and proposals to reduce emissions in fuel supply and growing the hydrogen sector could support up to 10,000 jobs in 2030.
- **Clean Power 2030 Action Plan: A new era of clean electricity** (Department for Energy Security and Net Zero, 2024) is the government's plan to meet its target of clean sources producing at least as much power as Great Britain consumes in total over a typical weather year and at least 95% of Great Britain's generation with a maximum of 5% from unabated gas. The Clean Power Action Plan recognises that a clean power system will include and require low carbon dispatchable power such as gas with CCUS and other innovative technologies, to reduce unabated gas generation and stabilise capacity. The Plan recognises that hydrogen to power can play a key role in the electricity system at a range of scales and is the primary low carbon technology capable of providing low carbon inter-seasonal storage, whilst providing a decarbonisation pathway for unabated gas. It also states that ensuring the deployment of hydrogen transport and storage infrastructure, alongside supporting hydrogen to power plants, will be critical in enabling delivery of hydrogen to power whilst also providing the infrastructure to support industrial decarbonisation through hydrogen.

- 8.1.5. The Applicant considers that the Proposed Development will make a major contribution toward addressing the need that exists for new electricity generating capacity in the UK, as comprehensively established in EN-1, and it will contribute significantly to the security, diversity, decarbonisation, and resilience of UK electricity supplies. In addition, the Proposed Development will be a key enabler of a low carbon hydrogen production and distribution network which would support a wider network of low carbon energy.
- 8.1.6. The Site has been selected for a range of appropriate technical, environmental and commercial reasons including the availability of existing electrical grid, gas, water and transport links, minimising the need for new or long connection corridors, the partially brownfield character of the Site and the availability of sufficient land to accommodate the Proposed Development, much of which is in the control of the Applicant or companies within the same group company and which is available and cost effective, given the proximity to the Keadby 2 Power Station, providing opportunities for synergies. These are appropriate site selection criteria being recognised in EN-2 (Section 2.4).
- 8.1.7. In summary, there is a clear and compelling national need for the development of a new electricity generating station and its associated development, and the Applicant has selected an acceptable site on which to develop this type of infrastructure for appropriate reasons.

## 9. Special considerations

### 9.1. Crown land

9.1.1. There are Crown interests within the Order Land which are required in order that the Applicant may implement the following works. These are set out in Table 9.1 below:

*Table 9.1: Summary of Crown interests*

Plot No.	Extent and description of land	Nature of interest
Plot 3-205	Temporary possession of 187.44 square metres of river (River Trent), and bed and banks thereof, east of Trent Side, Keadby, Scunthorpe	Freehold owner
Plot 3-206	Temporary possession of 2635.17 square metres of river (River Trent), and bed and banks thereof, east of Trent Side, Keadby, Scunthorpe	Freehold owner and occupier
Plot 3-207	Temporary possession of 589.10 square metres of hardstanding forming part of commercial premises known as Lock Hill, Trent Side, Keadby, Scunthorpe DN17 3EF	Freehold owner
Plot 3-229	Acquisition of new rights in respect of 127.06 square metres of foreshore adjoining river (River Trent); Keadby, Scunthorpe	Freehold owner and occupier
Plot 3-230	Acquisition of new rights in respect of 353.67 square metres of foreshore adjoining river (River Trent); Keadby, Scunthorpe; and overhead cables	Freehold owner and occupier

9.1.2. These are owned by The King's Most Excellent Majesty and are therefore Crown Land. The areas are shown on the Crown Land Plans (**Application Document Ref. 2.5**)

9.1.3. The Draft Order (**Application Document Ref. 3.1**) includes the standard article providing that the Order does not prejudicially affect the Crown and that neither the undertaker nor any licensee may enter or take any Crown land without the consent of the appropriate Crown authority (Article 36).

## 9.2. Special Category – Open Space

9.2.1. There is no open space, common land, fuel or field garden allotment within or affected by the Draft Order.

## 9.3. Statutory Undertaker's Land

9.3.1. The Applicant has identified the following statutory undertakers as having an interest in land or rights and/or apparatus located within the Order Land:

- Canal and River Trust
- Environment Agency
- National Grid Gas plc
- National Grid Electricity Transmission plc
- Northern Powergrid (Yorkshire) plc
- British Telecommunications plc
- Network Rail Infrastructure Limited
- Yorkshire Water Services Limited
- Severn Trent Water Limited
- Openreach Limited.
- Vodafone Limited.

9.3.2. The Applicant has taken full account of Section 127 (2) to (6) of the 2008 Act which states:

*"(2) An order granting development consent may include provision authorising the compulsory acquisition of statutory undertakers' land only to the extent that the Secretary of State is satisfied of the matters set out in subsection (3).*

*(3) The matters are that the nature and situation of the land are such that—*

*(a) it can be purchased and not replaced without serious detriment to the carrying on of the undertaking, or*

*(b) if purchased it can be replaced by other land belonging to, or available for acquisition by, the undertakers without serious detriment to the carrying on of the undertaking.*

*(4) Subsections (2) and (3) do not apply in a case within subsection (5).*

*(5) An order granting development consent may include provision authorising the compulsory acquisition of a right over statutory undertakers' land by the creation of a new right over land only to the extent that the Secretary of State is satisfied of the matters set out in subsection (6).*

*(6) The matters are that the nature and situation of the land are such that—*

*(a) the right can be purchased without serious detriment to the carrying on of the undertaking, or*

*(b) any detriment to the carrying on of the undertaking, in consequence of the acquisition of the right, can be made good by the undertakers by the use of other land belonging to or available for acquisition by them."*

9.3.3. Article 33 of the Draft Order (**Application Document Ref. 3.1**) permits the Applicant to compulsorily acquire land, extinguish or suspend rights and create and acquire new rights where such land or rights are for the benefit of statutory undertakers subject to the protective provisions set out at Schedule 9 of the Draft Order as follows:

- Part 1 Schedule 9 of the Draft Order sets out protective provisions for the protection of National Grid Electricity Transmission Plc as electricity undertaker.
- Part 2 Schedule 9 of the Draft Order sets out protective provisions for the protection of National Gas Transmission Plc as gas undertaker.
- Part 3 Schedule 9 of the Draft Order sets out protective provisions for the protection of the Canal and River Trust.
- Part 4 Schedule 9 of the Draft Order sets out protective provisions for the protection of electricity, gas, water and sewerage undertakers as defined within the provisions of Part 1 Electricity Act 1989, Part 1 Gas Act 1986, Water Industry Act 1991 and Part 1 Water Industry Act 1991 respectively.

- Part 5 Schedule 9 of the Draft Order sets out protective provisions for the protection of operators of electronic communications code networks.
- Part 6 of Schedule 9 of the Draft Order sets out protective provisions for the protection of Network Rail Infrastructure Limited.

9.3.4. As explained in Table 7.1, in some locations within the Order Land there is an intention to acquire an interest in a plot in which a statutory undertaker has an interest but no intention to acquire or interfere with the rights benefitting that statutory undertaker. In light of this and the protective provisions explained above, the Proposed Development does not cause serious detriment to any statutory undertaker and the Applicant has limited the required rights and land to only that necessary to deliver the Proposed Development.

## 10. Other consents

- 10.1.1. The Applicant requires various other consents, as well as a DCO, in order to build and operate the Proposed Development. These include an environmental permit for the operation of the power station, water abstraction licence, flood risk activity permit(s), hazardous substance consent (if necessary), building regulations approval, and protected species licences.
- 10.1.2. The Applicant is not aware of any reason why these and other consents required would not be granted and therefore does not consider that they represent an impediment to the Proposed Development proceeding.
- 10.1.3. Further details on these are set out in the Schedule of Other Consents and Licences (**Application Document Ref. 5.4**).



# 11. Human rights

## 11.1. Background

- 11.1.1. The Human Rights Act 1998 incorporates the European Convention on Human Rights (**'the Convention'**) into UK law. The Convention includes provisions in the form of Articles, the aim of which is to protect the rights of the individual.
- 11.1.2. The following Articles of the Convention are relevant to the Secretary of State's decision whether to make the proposed Order so as to include compulsory acquisition powers.

## 11.2. Article 1, of the First Protocol: Protection of property

- 11.2.1. This states that:

*"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.*

*The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties."*

- 11.2.2. The compulsory acquisition and temporary possession provisions in the Draft Order have the potential to infringe the rights of persons who hold interests in land within the Order limits under The First Protocol by interfering with the peaceful enjoyment of their property. Such an infringement is authorised by law so long as:
- the statutory procedures for making the Order are followed and there is a compelling case in the public interest for the inclusion of powers of compulsory acquisition in the Draft Order; and
  - the interference with the Convention right is proportionate.
- 11.2.3. The preparation of the Application has followed the required processes in the 2008 Act and the supporting regulations. As such the statutory procedures for making the Order have been followed for the relevant stages undertaken.
- 11.2.4. In preparing the Application the Applicant has considered the potential infringement of Convention rights as a consequence of the requested

compulsory acquisition powers and has sought to minimise the extent of third party land required. The Applicant considers that there would be a very significant public benefit arising from the grant of the Order, as set out in previous sections in this Statement and in the Planning Statement (**Application Document Ref. 5.5**). The benefits will only be realised if the Order is made including the grant of powers of compulsory acquisition. It is considered that there is a public benefit to the Proposed Development and so there is a compelling case in the public interest for any infringement of the rights of those whose interests are affected by compulsory acquisition provisions included in the Draft Order, and such interference is proportionate and legitimate.

### 11.3. Article 6: Right to a fair trial

- 11.3.1. Article 6 provides that a person has a right to a fair and public trial or hearing in circumstances where a public authority is making a decision that has an impact on that person's civil rights or obligations. Article 6 provides that this means a fair and public hearing within a reasonable time, that is heard by an independent and impartial decision-maker and affords an opportunity for an affected person to make representation.
- 11.3.2. Affected persons have had the opportunity to make representations regarding the draft Application. In accordance with section 42 of the 2008 Act, the Applicant has consulted with persons set out in the categories contained in section 44 of the 2008 Act, which includes owners of land affected and those who may be able to make claims either under section 10 of the Compulsory Purchase Act 1965 in respect of injurious affection or under Part 1 of the Land Compensation Act 1973. The beneficiaries of rights overridden by the exercise of powers in the Draft Order can make claims under section 10 of the Compulsory Purchase Act 1965.
- 11.3.3. Following acceptance of the Application, 'relevant representations' can be made in response to the notice which the Applicant is required to give pursuant to section 56 of the 2008 Act. These are then considered during the examination of the Application by the examining authority, in any written representations procedure which the examining authority decides to hold or at any compulsory purchase hearing held under section 92 of the 2008 Act. There are further opportunities for affected persons to be involved in the examination process, including submitting detailed representations, responding to matters raised by the examining authority and at other types of hearings that may be held
- 11.3.4. Should the Order be made, any person aggrieved may challenge the Order in the High Court if they consider that there are grounds for doing so in accordance with section 118 of the 2008 Act.
- 11.3.5. Any person affected by the exercise of compulsory acquisition powers or by

the exercise of temporary possession, may be entitled to compensation. In relation to matters of compensation, affected persons have the right to apply to the Upper Tribunal (Lands Chamber), which is an independent judicial body, to determine the compensation payable.

- 11.3.6. For the reasons given above, there is not considered to be any infringement of the Article 6 rights.

## 11.4. Article 8: Respect for your private and family life

- 11.4.1. Article 8 states that:

*"(1) Everyone has the right to respect for his private and family life, his home and his correspondence.*

*(2) There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others."*

- 11.4.2. The provisions of the 2008 Act set out the basis for the inclusion of powers of compulsory acquisition in the Draft Order – as such any interference would be in accordance with the law. It is considered that the compulsory acquisition of land, and rights in land, is necessary to enable the delivery of the Proposed Development, and the economic well-being benefits that this additional low carbon energy generation would provide. Whether the interference is necessary requires a judgement balancing the public interest (in this case, the compelling need to deliver low carbon energy generation) and the rights of the individual.
- 11.4.3. As part of the Application rights are sought over Plots 3-208 and 3-214 which include land which forms part of residential properties and other plots in which private individuals are understood to have interests. The acquisitions powers sought in respect of these plots are limited to rights acquisitions only - these rights are needed in connection with Work No. 6 (works to connect to the existing cooling water discharge pipeline. The Applicant has engaged with the landowners of Plots 3-208 and 3-214 and negotiations are at an advanced stage (see Table 7.1). Given the subterranean nature of the rights needed, it is not considered that any interference with private and family life would arise.
- 11.4.4. There are two residential occupiers (██████████) who use, or who are assumed to use, Chapel Lane (which is public adopted highway) for access to their residential property. The Applicant will ensure that these occupiers, and other users of Chapel Lane, will continue to have uninterrupted access to their properties throughout the construction and operation of the Proposed

Development. On 8 July 2025, DWD, on behalf of the Applicant, wrote to [REDACTED] and the Trustees for the Scunthorpe Unit 298 Sea Cadets Corps, who are known to use Chapel Lane for access purposes, confirming that the Applicant intends to maintain access and egress to their property at all times. As a result, it is not considered that any interference with these rights is likely to arise.

- 11.4.5. In the Applicant's view there are significant public benefits which outweigh the potential interference with Article 8 rights. The making of the Order with compulsory acquisition powers which would lead to an interference with the individuals' rights is justified, necessary and proportionate.
- 11.4.6. For the above reasons, the inclusion of powers of compulsory acquisition in the Order would not constitute an unlawful interference with Convention Rights and related provisions of UK law. It is therefore appropriate and proportionate to make the Order, including the grant of powers of compulsory acquisition.

## 12. Further information

12.1.1. Anyone likely to be affected by the exercise of compulsory purchase powers who require further information or wish to progress negotiations with the Applicant should contact [REDACTED].

12.1.2. Compensation will be paid in accordance with the statutory provisions and the compensation code. This is a complex area and the Ministry of Housing, Communities and Local Government has issued a series of guidance documents explaining the compulsory purchase system. This includes:

- Compulsory Purchase Process: Guidance (31 January 2025)
- Compulsory purchase and compensation: guide 1 – procedure (17 December 2021)
- Compulsory purchase and compensation: guide 2 – compensation to business owners and occupiers (17 December 2021)
- Compulsory purchase and compensation: guide 3 – compensation to agricultural owners and occupiers (17 December 2021)
- Compulsory purchase and compensation: guide 4 – compensation to residential owners and occupiers (2 October 2023)

<https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>

12.1.3. The Royal Institution of Chartered Surveyors provides a compulsory purchase helpline which entitles callers to 30 minutes of free advice from a local compulsory purchase expert. Details of this are available at:

[REDACTED]

## 13. Conclusions

### 13.1. Conclusions

- 13.1.1. The Applicant considers that the grant of powers of compulsory acquisition in the Draft Order for the purposes of the Proposed Development is in accordance with section 122 of the 2008 Act and meets the tests as set out in the Guidance.
- 13.1.2. Furthermore, the acquisition of land and rights, the suspension or extinguishment of private rights, creation of new rights and the temporary use of land, is proportionate and is reasonably required.
- 13.1.3. In addition, the interests identified as being subject to the exercise of compulsory powers are no more than is reasonably necessary.
- 13.1.4. The need for the Proposed Development, suitability of the Site and the support for such projects is clearly set out in policy which conclusively demonstrates that there is a compelling case in the public interest for the land to be acquired compulsorily.
- 13.1.5. All reasonable alternatives to compulsory acquisition have been explored. Given the national and local need for the Proposed Development and the support for it found in policy, as well as the suitability of the Order Land (for the reasons outlined above), compulsory acquisition of the land and rights and the temporary use of land, together with the overriding of interests, rights and restrictive covenants and the suspension or extinguishment of private rights is justified.
- 13.1.6. The proposed interference with the rights of those with an interest in the Order Land is for a legitimate purpose, namely the Proposed Development, and is necessary and proportionate to that purpose. The Applicant considers that the very substantial public benefits to be derived from the proposed compulsory acquisition would decisively outweigh the private loss that would be suffered by those whose land or interests are to be acquired and therefore justifies interfering with that land or rights.
- 13.1.7. The Applicant has set out clear and specific proposals for how the Site will be used.
- 13.1.8. The Applicant has full access to the funding necessary to deliver the Proposed Development and meet its statutory obligations in respect of compensation due to affected parties. There is therefore no financial impediment to the delivery of the Proposed Development.

## 14. References

- Carbon Capture Readiness (Electricity Generating Stations) Regulations 2013 [Last Accessed: 18.08.2025]
- Clean Power 2030 Action Plan: A new era of clean electricity (Department for Energy Security and Net Zero, 2024) [Last Accessed: 18.08.2025]
- Compulsory Purchase Act 1965 [Last Accessed: 18.08.2025]
- Compulsory Purchase Process: Guidance (31 January 2025) [Last Accessed: 18.08.2025]
- Compulsory purchase and compensation: guide 1 - procedure (17 December 2021) [Last Accessed: 18.08.2025]
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