

OUR REF S6152.28/CBW/CWI
YOUR REF
10 February 2026

National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Examining Authority

Sea Link Project (the “Project”)

Application Ref: EN020026

**ScottishPower Renewables (UK) Limited, East Anglia ONE North Limited and East Anglia TWO Limited’s
Deadline 4 Submission – Written Submission of Oral Case for Compulsory Acquisition Hearing 1**

1. Introduction

- 1.1 We refer to the above Project and confirm we are instructed by ScottishPower Renewables (UK) Limited (“**SPR**”), East Anglia ONE North Limited (“**EA1NL**”) and East Anglia TWO Limited (“**EA2L**”).
- 1.2 SPR is the parent company of EA1NL, who has the benefit of the East Anglia ONE North Offshore Wind Farm Order 2022 (“**EA1N**”), and EA2L, who has the benefit of the East Anglia TWO Offshore Wind Farm Order 2022 (“**EA2**”).
- 1.3 Compulsory Acquisition Hearing 1 for the Project took place in person and virtually on 27 January 2026 at 10:00am (“**CAH1**”). CAH1 examined the items listed in the agenda published by the Examining Authority (“**ExA**”) on 16 January 2026.
- 1.4 SPR, EA1NL and EA2L (together, the “**SPR parties**”) gave oral submissions at CAH1 under Agenda Item 2 (Sections 122 and 123 of the Planning Act 2008) and Agenda Item 4 (Sections 127 and 138 of the PA2008 and Schedule 15 of the draft Development Consent Order) and these submissions are set out within this note. Speaking on behalf of the SPR parties was Mr Colin Innes, partner at Shepherd and Wedderburn LLP.

2. Sections 122 and 123 of the Planning Act 2008 (“PA2008”)

- 2.1 As mentioned in our previous submissions [RR-1415, RR-1416, RR-4903 and REP1A-055], the SPR parties have been exercising options to acquire land in and around the National Grid Kiln Lane substation via voluntary agreements. The current Land Plans [REP3-002] do not reflect the extent of ownership currently. We have been sharing information with the Applicant who in turn has recently shared an updated shapefile plan which shows the current extent of the SPR parties’ ownership which we expect will be used to update the Land Plans at Deadline 4.
- 2.2 Both EA1NL and EA2L have confirmed that they are the freehold owners of part or all of numerous plots within the Land Plans. Confirmation was sent to the Applicant on 16 October 2025, and SPR has supplied the Applicant with information identifying completed land purchases, including the provision of electronic shapefiles to enable accurate updates to the Land Plans and correct recording of interests within the Book of Reference (“**BoR**”).

1-6 Lombard Street
London
EC3V 9AA
DX 98945 Cheapside 2
T +44 (0)20 7429 4900
F +44 (0)20 7329 5939

9 Haymarket Square
Edinburgh
EH3 8FY
DX 551970 Edinburgh 53
T +44 (0)131 228 9900
F +44 (0)131 228 1222

1 West Regent Street
Glasgow
G2 1RW
DX GW409 Glasgow
T +44 (0)141 566 9900
F +44 (0)141 565 1222

37 Albyn Place
Aberdeen
AB10 1YN
DX AB103 Aberdeen 1
T +44 (0)1224 621 166
F +44 (0)1224 623 103

- 2.3 It appears the Applicant has been awaiting updates to the Land Registry before making changes to the Land Plans and BoR. Following sight of the Applicant's Deadline 3 submissions, EA1NL and EA2L have provided additional evidence in the form of signed transfer documents as proof of ownership, which were issued to the Applicant on 22 January 2026.
- 2.4 It should also be noted that generally ownership rests with EA1NL and EA2L, not SPR, except for plots 2/78 and 2/79a, where SPR is the owner.
- 2.5 Further to EA1NL and EA2L's Relevant Representations, none of the SPR parties hold an interest as occupier in plot 3/17, despite what is recorded in the BoR.
- 2.6 There are likely to be further purchases in and around the Kiln Lane substations over the coming weeks which are necessary for the construction of the substations and ancillary development and the Applicant will continue to be kept up to date of these.
- 2.7 The Applicant intends to compulsorily acquire large areas of the land which the SPR parties have recently purchased, which is an issue for these two consented Critical National Priority infrastructure projects (as discussed in the Overarching National Policy Statement for Energy (EN-1) and the National Policy Statement for Renewable Energy Infrastructure (EN-3)). As mentioned in our previous submissions [REP1A-055 and REP2-046], EA2L will be entering into a Transfer of Benefit Agreement ("ToBA") with the Applicant to transfer the powers in the EA2 Development Consent Order to construct the National Grid Kiln Lane substation along with the land rights. Drafting of the key ToBA document has begun and the transfer is anticipated to complete in Spring 2026. Once the ToBA completes, be it before the close of the Examination or after, it is our view that there should be a requirement in the Development Consent Order that the compulsory acquisition powers no longer required for these works should fall out of the Project's Development Consent Order. This could be drafted on a scenario basis similar to what was granted in the Norfolk Boreas Offshore Wind Farm Order 2021.
- 2.8 Additionally, the Applicant's onshore cable will cross EA2 and EA1N grid connection cables to the south-east of the Kiln Lane substations at plots 3/20, 3/21 and 3/22. SPR has the benefit of an option agreement to acquire interests in these plots (including interests required for overhead lines works), which can be drawn down to EA1NL and EA2L. These rights are not currently reflected in the Book of Reference [REP3-018]. We will continue to liaise with the Applicant to ensure the Book of Reference is updated to accurately reflect the SPR parties' land interests.
- 2.9 In relation to the abovementioned cable crossing, this will also require a separate type of resolution either through bespoke protective provisions or by entering into a crossing agreement. We are in discussions with the Applicant regarding this.
- 2.10 Under agenda item 2, Mr Innes also briefly addressed a matter relating to plot 2/20. Following discussion by parties regarding the extent of land acquisition proposed surrounding Kiln Lane substations, Mr Innes confirmed that the proposed landscape framework includes the northern section of plot 2/20 and an area slightly further north, beyond the Order limits for the Project (but within the Order limits for EA1N and EA2).

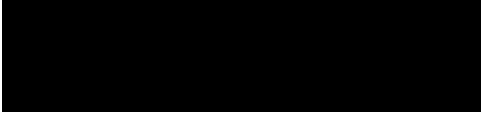
3. Sections 127 and 138 of the PA2008 and Schedule 15 of the draft Development Consent Order

- 3.1 As explained in Section 2 above, EA2L and the Applicant are in the process of entering into a ToBA to transfer the powers in the EA2 Development Consent Order to construct the National Grid Kiln Lane substation along with the land rights and as such, it is our position that the compulsory acquisition powers no longer required for these works should fall out of the Project's Development Consent Order.
- 3.2 Once EA1N and EA2 have constructed their onshore cables, they have a legal obligation to transfer these to an Offshore Electricity Transmission ("OFTO") which is a process overseen by Ofgem. OFTOs connect offshore windfarms to the onshore transmission network. This transfer takes place by way of a ToBA. It is wholly inappropriate to expect this transfer to proceed in circumstances where a third party has residual compulsory acquisition rights over the assets in question. For example, as shown in the land plans [REP3-002], the Applicant's current proposal is that it would have powers to compulsorily acquire plot 2/72. This plot is below the National Grid Kiln Lane substation and would be over land in

which the onshore cables for EA1N and EA2 will be located. This is a point we have raised since our relevant representation [RR-4903, RR-1415 and RR-1416].

- 3.3 If this fall away is not built into the Project's Development Consent Order, then fairly robust protective provisions will be required.

Yours faithfully



For and on behalf of Shepherd and Wedderburn LLP