

Working with landowners and occupiers



Affected landowners and occupiers

We recognise that landowners and occupiers of land are key stakeholders in the development of our projects. We will be transparent about our proposals and the impact those proposals may have on land interests and will keep the conversation open and constructive with those parties who may be affected.

Our land team have been identifying and contacting landowners and occupiers who may be affected by our proposals from the early stages of our Pathway to 2030 projects.

If you are a landowner or occupier of land who thinks that they may be affected by the proposals and have not yet had contact from one of our land team, details of the land managers for each project can be found on our web page as follows:

www.ssen-transmission.co.uk/projects/

Understanding and mitigating impacts

As the project design phase has developed, we have worked with landowners and occupiers of land to try to mitigate the effects of our infrastructure on their properties. Our team of land managers will continue to engage directly on a one-to-one basis, so landowners and occupiers of land have an opportunity to provide feedback on the proposals, raise any concerns and discuss what various types of land agreements comprise.

We would encourage all landowners and occupiers of land, who may be directly affected, to also attend our in-person public consultation events where views can be given by completing a feedback form.

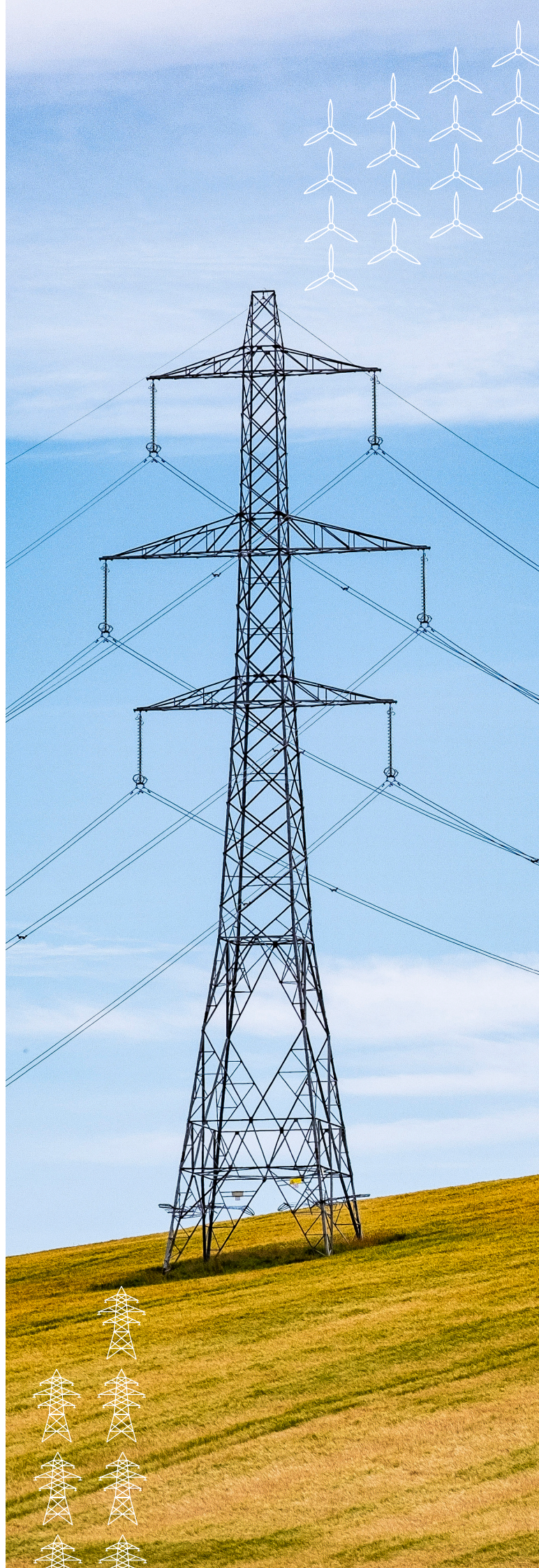
As part of our ongoing impact assessments, we need to carry out various engineering and environmental surveys to inform the design of the infrastructure and associated works and how it can be built. Consent will be sought from affected landowners and occupiers of land in advance of these surveys.

Once we have finalised the design of the overhead line infrastructure and associated works, the next stage will be to secure the appropriate land rights from landowners and occupiers of land for the delivery.

Biosecurity

We are committed to ensuring that all access to land is taken subject to adhering to appropriate levels of biosecurity protocol in line with the relevant industry or Government biosecurity guidance, and to ensure that both practical and reasonable measures are adopted.

Should a landowner/ occupier of land have specific concerns regarding biosecurity then they should raise the matter directly with a member of our land team.



What happens if a voluntary agreement cannot be reached?

Our land managers will endeavour to reach a voluntary agreement with landowners and occupiers of land, however, as a statutory undertaker, we require to progress applications to Scottish Ministers for Necessary Wayleaves and/or Compulsory Purchase Orders. Where statutory powers are used, we will always continue to work with landowners and occupiers to secure the necessary land rights voluntarily.

Ultimately this is to ensure nationally significant infrastructure projects are delivered on time and in line with our licence obligations.

We have produced guidance documents on the Necessary Wayleave and Compulsory Purchase processes for landowners, tenants and occupiers, and these can be found by following the link or QR code to our "Working with Landowners" webpage at the end of this leaflet.

Concerns about impact of proposals on properties

We understand that there are concerns about the potential impact of our proposed developments on properties within the vicinity of our proposed overhead line alignments and substations sites.

As the proposed alignments for the overhead lines are determined, and planning applications are prepared and submitted for substation sites, we will engage with property owners, as well as listen to any other concerns there may be.

We will look to mitigate impacts on residential properties as far as possible, and in some instances, these impacts will be assessed as part of the Environmental Impact Assessments that will accompany our applications for planning consent. Extensive surveys will be carried out at identified receptors, including selected residential properties so that we are able to model potential impacts on the wider area.

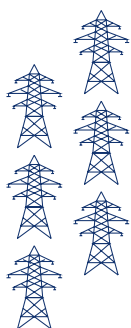
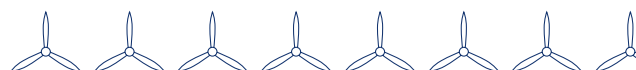
If mitigation is not possible, assessment of any compensation due as a result of the impacts on property will be managed on a case-by-case basis and through applicable legal frameworks. that infrastructure.

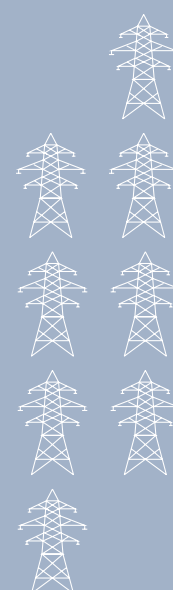
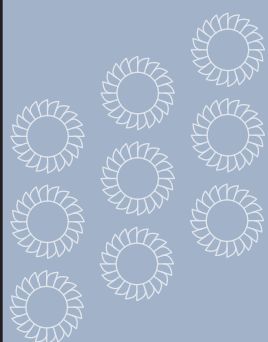
Applicable legal frameworks

Concerns in relation to impacts on property are being noted by our team however, as a regulated business, we are obliged to follow a statutory legal framework under the Electricity Act 1989 in the instance where any part of a property is required to facilitate our projects. The process of obtaining land agreements, assessment of any associated compensation and reference to the requirements of the Electricity Act 1989 will be explained further by our land managers whilst meeting with landowners and occupiers of land.

Consideration will also be made for provisions under other legal frameworks where applicable. This may include interests affected by our proposals in relation to statutory blight under the Town and Country Planning (Scotland) Act 1997, and compensation due to impacts created by physical factors such as noise, dust and artificial lighting under the Land Compensation Act 1973.

Any claims for compensation will be assessed on a case-by-case basis. If you are entitled to compensation under the legal framework, we will recommend that you engage a professional adviser, and we will generally meet reasonably incurred professional fees in these circumstances. However, for the avoidance of doubt, we should advise that we will not meet fees incurred in objecting to our proposed developments.





Stay up to date and contact us through social media

To hear the latest project announcements, new policies and legalisation, emerging technologies and major news stories:



www.ssen-transmission.co.uk