

Working with landowners and occupiers



Affected landowners and occupiers

We recognise landowners and occupiers as key stakeholders in the development of our projects. At all stages, we will be transparent about our proposals and the impact those proposals may have on their properties and will keep the conversation open and constructive when it comes to those affected.

From the outset of our Pathway to 2030 projects, our land team have been identifying and contacting landowners and occupiers who may be affected by our proposals. If you are a landowner or occupier who is affected by the proposals and have not yet had contact from us, please get in touch via the contact details for the dedicated project land manager found on the relevant webpages:

ssen-transmission.co.uk/projects/2030-projects

Understanding and mitigating impacts

As the project design phase develops, we will work with landowners and occupiers to mitigate the effects of our infrastructure on their properties. Our team of dedicated land managers will be on hand to answer queries and address concerns throughout.

As part of this process, we need to carry out various engineering and environmental surveys to inform what we design and how we build it. Consent will be sought from affected landowners and occupiers in advance of these surveys.

Once we have finalised the design of the overhead line infrastructure and associated works, we will be required to secure the appropriate land rights from landowners and occupiers in order to progress our projects.

What happens if a voluntary agreement cannot be reached?

Our land managers will endeavour to reach a voluntary agreement with landowners and occupiers, however, as a statutory undertaker, we may require to underpin voluntary discussions with an application to Scottish Ministers for a Necessary Wayleave or Compulsory Purchase Order.

Ultimately this is to ensure nationally significant infrastructure projects are delivered on time and in line with our licence obligations. We also have a duty to protect the interests of the UK bill payer. Where statutory powers are used, we will always continue to work with landowners and occupiers to secure the necessary land rights voluntarily.

We have produced guidance documents on the Necessary Wayleave and Compulsory Purchase 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.

Where land agreements are required, all affected landowners and occupiers have the opportunity to provide feedback at our in-person consultation events and by submitting a feedback form. If it is the case that any public consultation event has been missed, there is the opportunity to engage with our land managers on a one-to-one basis to discuss what various types of land agreements comprise and raise any concerns there may be. We would encourage all landowners and occupiers that may be directly affected to submit their views through the consultation events and during any such meetings with our land managers.



Irrigation

Anyone carrying out agricultural activities near to our lines should only do so whilst following the HSE Agriculture Information Sheet No. 8 'Working safely near overhead electricity power lines'. When it comes to certain field and crop irrigation methods, these should be carried out with due care when near overhead electricity lines. As with any other activity being carried out near overhead lines, operators of irrigator systems are responsible for their own health and safety, and we recommend that they obtain their own independent technical and safety advice in doing so.

To maintain safe electrical distances, we recommend that no irrigators are used within 30m of the nearest overhead wire. This recommendation, however, depends on the type of irrigator to be used, and there may be instances where this distance could be reduced. In each instance, we recommend that operators get in touch with us at transmission.asset.management@sse.com to provide information about the proposed irrigation and seek further guidance before proceeding.

If the presence of our overhead lines restricts landowners from being able to practically carry out any required irrigation, we recommend that we are contacted to discuss alternative solutions and we will be able to consider what impacts are caused on business operations. We are committed to working with the NFUS and their members on finding practical solutions for irrigation methods.

Biosecurity

SSEN Transmission are committed to ensuring that all access to land is subject 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 have specific concerns regarding biosecurity then they should raise the matter directly with the specific project representative, such as a land manager or project manager.



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.

Our proposals are still under development and are subject to further feedback consultation. During this period, we want to work closely with communities and are looking to optimise timescales for decisions on final route alignments and substation designs. As the proposed alignments for the overhead lines are determined, and designs of substations are refined, 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.

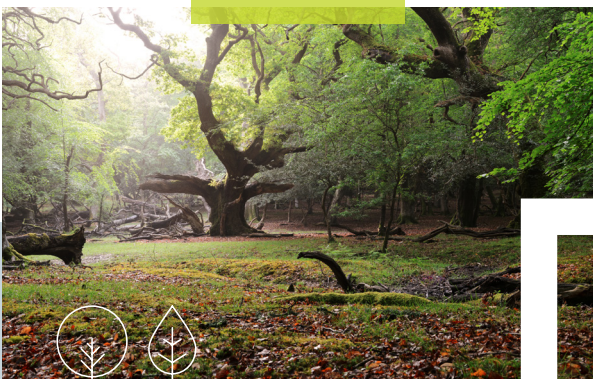
If mitigation is not possible, assessment of compensation due for the impacts on property will be managed through applicable legal frameworks.

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.

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.

If you are entitled to compensation under the legal framework we will assess any claim on a case-by-case basis under the direction of this legal framework. If this is the case, 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.



Further guidance on Working with Landowners can be found on our website or by scanning the QR code, or use the following URL: ssen-transmission.co.uk/information-centre/working-with-landowners

