

THE SOUTHERN GAS NETWORKS PLC (KINGSFERRY GAS PIPELINE REPLACEMENT PROJECT) COMPULSORY PURCHASE ORDER 2023

**Gas Act 1986
Acquisition of Land Act 1981**

Compulsory Purchase of Land and New Rights under the river Swale between Mainland Kent and the Isle of Sheppey

1. Notice is hereby given that the Security of State for Energy Security and Net Zero, in exercise of his powers under the above Acts, on 24 October 2024 confirmed with modifications The Southern Gas Networks PLC (Kingsferry Gas Pipeline Replacement Project) Compulsory Purchase Order 2023 submitted by the Southern Gas Networks PLC (company registration number 05167021).
2. The order as confirmed provides for the purchase for the purposes of carrying on the activities authorised by section 9 and Schedule 3 of the Gas Act 1986 (and more particularly for the purpose of (1) constructing and operating a new gas pipeline under the river Swale between mainland Kent and the Isle of Sheppey, (2) decommissioning the existing intermediate gas pipeline suspended beneath the superstructure of the Kingsferry Bridge over the river Swale and (3) associated works) of the land and the new rights described in Schedule 1 hereto.
3. A copy of the order as confirmed by the Security of State for Energy Security and Net Zero and of the map referred to therein may be seen at all reasonable hours at Minster in Sheppey Library, Worcester Close, Minster On Sea, Sheerness, Kent ME12 3NP, Sheerness Library, Sheerness Gateway, 38-42 High Street, Sheerness, Kent ME12 1NL and Sittingbourne Library, Central Avenue, Sittingbourne, Kent ME10 4AH.
4. The order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.

SCHEDULE 1

**NEW RIGHTS COMPRISED IN THE ORDER AS CONFIRMED
NEW RIGHTS TO BE ACQUIRED**

Pipeline Construction Rights: All rights necessary for the purposes of or incidental to the construction of the new gas pipeline and associated infrastructure / apparatus / equipment at bridge carrying public highway (The Sheppey Crossing, A249); bridge carrying public highway (The Sheppey Crossing, A249) over public road (Ridham Dock Road); copse (west of Ridham Dock Road) and public footpath (ZR90); drain (south west of Kingsferry Gun Club); grassland (north east of Ridham Dock Road) and public footpath (ZR90); grassland (north of Ridham Dock Road and south east of The Sheppey Crossing, A249); grassland (south east of The Sheppey Crossing, A249); grassland (south east of The Sheppey Crossing, A249) and public footpath (ZR90); grassland (south of Ridham Dock Road, north west of Sheppey Way, B2231 and south east of The Sheppey Crossing, A249) and public footpath (ZR90); grassland and drain (south west of Kingsferry Gun Club); grassland and scrubland (west of Ridham Dock Road); grassland and bridge carrying public highway (The Sheppey Crossing, A249) and public footpath (ZR90); grassland, drain and electricity cables (south east of Ferry Road); hardstanding (north of Ferry Road); hardstanding and scrubland (north of Ferry Road) and public footpath (ZS12); hardstanding, scrubland and access track (south of Ferry Road); private road and verge (Ridham Dock Road); public road (Ferry Road); public road (Ridham Dock Road); river (The Swale), foreshore and bed thereof; scrubland (east of Ridham Dock Road) and public footpath (ZR88); scrubland and access track (south east of Ferry Road); verge (north east of Ridham Dock Road); verge (Ridham Dock Road); verge (Ridham Dock Road) and scrubland (west of Ridham Dock Road)

Pipeline Rights: All rights necessary at all times for the purpose of entering the land with or without vehicles, plant and equipment and a full right of shelter and protection and vertical and lateral support for the benefit of the pipeline and associated infrastructure / apparatus / equipment from the land at bridge carrying public highway (Sheppey Way, B2231); bridge carrying public highway (Sheppey Way, B2231) over public road (Ridham Dock Road); bridge carrying public highway (The Sheppey Crossing, A249) over public road (Ridham Dock Road); bridge carrying railway (Queenborough and Swale) and works; bridge carrying railway (Queenborough and Swale) and works over public road (Ridham Dock Road); embankment and copse (south east of Sheppey Way, B2231 and west of Ridham Dock Road); embankment and copse (south east of Sheppey Way, B2231 and west of Ridham Dock Road); copse (west of Ridham Dock Road); copse (west of Ridham Dock Road) and public footpath (ZR90); grassland (south east of Ferry Road); grassland (south east of Ferry Road) and public footpath (ZS19); grassland (south east of The Sheppey Crossing, A249); grassland (south east of The Sheppey Crossing, A249) and public footpath (ZR90); grassland (south of Ridham Dock Road, north west of Sheppey Way, B2231 and south east of The Sheppey Crossing, A249) and public footpath (ZR90); grassland (west of Ridham Dock Road); grassland and scrubland (west of Ridham Dock Road); grassland and bridge carrying public highway (The Sheppey Crossing, A249) and public footpath (ZR90); hardstanding and scrubland (north of Ferry Road) and public footpath (ZS12); hardstanding, scrubland and access track (south of Ferry Road); private road and verge (Ridham Dock Road); public road (Ferry Road); public road (Ridham Dock Road); river (The Swale), foreshore and bed thereof; scrubland (east of Ridham Dock Road) and public footpath (ZR88); scrubland (west of Ridham Dock Road); scrubland and access track (south east of Ferry Road); verge (Ridham Dock Road); verge (Ridham Dock Road) and scrubland (west of Ridham Dock Road)

Working Area Rights: All rights necessary to erect, create, use and vacate a working area for the purposes of or incidental to the construction of the new gas pipeline and associated infrastructure / apparatus / equipment or the decommissioning of any existing gas pipeline and associated infrastructure / apparatus / equipment at access track (east of The Sheppey Crossing, A249); grassland (east of Ferry Road); grassland (south of Ferry Road); grassland and hardstanding (west of Sheppey Crossing, A249); grassland and scrubland (west of Ridham Dock Road); hardstanding (north of Ridham Dock Road and The Sheppey Crossing, A249); hardstanding and scrubland (east of Kingsferry Bridge); hardstanding, access track and bridge carrying public highway (The Sheppey Crossing, A249)

Access Rights: All rights necessary at all times to access the land and adjoining land with or without vehicles, plant, machinery, apparatus, equipment, materials and personnel including rights to carry out works to facilitate such access, including rights to access and enter onto any bridges or bridge abutments at access track (east of The Sheppey Crossing, A249); bridge carrying public highway (Sheppey Way, B2231); bridge carrying public highway (Sheppey Way, B2231) over public road (Ridham Dock Road); bridge carrying railway (Queenborough and Swale) and works; bridge carrying railway (Queenborough and Swale) and works over public road (Ridham Dock Road); embankment and copse (south east of Sheppey Way, B2231 and west of Ridham Dock Road); copse (west of Ridham Dock Road); drain (south west of Kingsferry Gun Club); grassland (north east of Ridham Dock Road) and public footpath (ZR90); grassland (west of Ridham Dock Road); embankment (north west of Sheppey Way, B2231 and west of Ridham Dock Road); grassland and drain (south west of Kingsferry Gun Club); grassland and hardstanding (west of Sheppey Crossing, A249); grassland and scrubland (west of Ridham Dock Road); grassland, drain and electricity cables (south east of Ferry Road); hardstanding (north of Ferry Road); hardstanding (north of Ridham Dock Road and The Sheppey Crossing, A249); hardstanding (south of Kingsferry Bridge and north of Ferry Road); hardstanding and scrubland (north of Ferry Road) and public footpath (ZS12); hardstanding, access track and bridge carrying public highway (The Sheppey Crossing, A249); hardstanding, scrubland and access track (south of Ferry Road); private road and access splay (off Ridham Dock Road); private road and verge (Ridham Dock Road); public road (Ferry Road); scrubland (east of Ridham Dock Road) and public footpath (ZR88); scrubland (south east of railway (Queenborough and Swale) and north of Ferry Road) and public footpath (ZS12); scrubland (west of Ridham Dock Road); scrubland and access track (south east of Ferry Road)

Decommissioning Rights: All rights necessary to decommission any existing pipeline and associated infrastructure / apparatus / equipment on the land at bridge (Kingsferry Bridge) carrying highway (Sheppey Way, B2231) over river, (The Swale), bed and banks thereof and grassland (north east of Kingsferry Bridge); bridge (Kingsferry Bridge) carrying public

highway (Sheppey Way, B2231) over river, bed and banks thereof (The Swale); bridge carrying public highway (Sheppey Way, B2231); river (the Swale) and bridge foundation (Kingsferry Bridge) ; grassland, hardstanding, access track, slipway (north of Kingsferry Bridge) and public footpaths (ZR88 and ZR90); hardstanding (south of Kingsferry Bridge and north of Ferry Road); public footway (Sheppey Way, B2231) and verge (north east of Kingsferry Bridge); public road (Sheppey Way, B2231); river (The Swale) and bed thereof and cation (Kingsferry Bridge); river (The Swale), bed and banks thereof and bridge carrying public road (Sheppey Way, B2231); river (The Swale), bed and banks thereof and railway bridge (Queenborough and Swale) and works; scrubland (south east of railway (Queenborough and Swale) and north of Ferry Road) and public footpath (ZS12); scrubland and hardstanding (south of Sheppey Way, B2231 and north of Ferry Road)

Drilling Rights: All rights necessary for the purposes of or incidental to the construction of the new gas pipeline and associated infrastructure / apparatus / equipment at private road and verge (Ridham Dock Road); river (The Swale), foreshore and bed thereof; scrubland (east of Ridham Dock Road) and public footpath (ZR88); verge (Ridham Dock Road); verge (Ridham Dock Road) and scrubland (west of Ridham Dock Road)

SCHEDULE 2

FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

1. Once The Southern Gas Networks PLC (Kingsferry Gas Pipeline Replacement Project) Compulsory Purchase Order 2023 has become operative, Southern Gas Networks PLC (hereinafter called the Acquiring Authority) may acquire any of the land described in Schedule 1 above by making a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Acquiring Authority at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after the Acquiring Authority execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4), and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Acquiring Authority together with the right to enter on the land and take possession of it. Every person on whom the Acquiring Authority could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date.
3. The "vesting date" for any land specified in a declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain tenancies

1. In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.
2. The modifications are that the Acquiring Authority may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

SCHEDULE 3

FORM FOR GIVING INFORMATION

The Southern Gas Networks PLC (Kingsferry Gas Pipeline Replacement Project) Compulsory Purchase Order 2023

To: Southern Gas Networks PLC

[I] / [We] being [a person] / [persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] / [part of] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1, to the Acquisition of Land Act 1981.

1. Name and address of informant(s) (i)
 2. Land in which an interest is held by informant(s) (ii)
 3. Nature of interest (iii)
- Signed
- [on behalf of]
- Date
- (i) In the case of a joint interest, insert the names and addresses of all the informants.
- (ii) The land should be described concisely.
- (iii) If the land is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, e.g. name of building society and roll number.

26/11/2024



**Rasika Amarasinghe
Distribution Asset Manager (Southern)
Southern Gas Networks plc**

WILLS & PROBATE

VIOLET MARY CLARKE Deceased
Pursuant to the Trustee Act 1925 anyone having a claim against or an interest in the Estate of the deceased, late of Little Beverly, Oad Street, Borden, Sittingbourne, Kent, ME9 8LB, who died on 24/10/2024, must send written particulars to the address below by 05/02/2025, after which date the Estate will be distributed having regard only to claims and interests notified.
Sarah Mannooch c/o Brachers LLP,
Somerville House, 59 London Road,
Maidstone, ME16 8JH.
Ref: CLA7026-00001



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