

**GRANT OF PERMANENT EASEMENTS FOR UNDERGROUND
CABLES AT LEYTON MARSH AND LEE VALLEY RIDING
CENTRE (UK POWER NETWORKS)**

Presented by the Deputy Chief Executive

EXECUTIVE SUMMARY

The Authority has been approached by UK Power Networks with a request to place electric cables under Authority land by granting permanent Easements to be registered against the Authority's titles. UK Power Networks is proposing to pay compensation for securing the Easement agreement and the terms have been set out in Paper E/770/22 (part 2 report).

The Authority has employed external agents, Savills, to negotiate this compensation element. UK Power Networks has agreed to pay Savills' fees and our reasonable legal fees in completing the legal documentation.

The project involves replacing underground electricity cables from Hackney Substation to Exeter Road Substation. This cable route will follow and work in areas including Millfields Park, Leyton Marsh, alongside Low Hall Sports Ground and Walthamstow Queen's Road.

Under Schedule 3 of the Electricity Act 1989 UK Power Networks, as a Statutory Undertaker, has compulsory purchase powers. These are not generally relied upon but are available to UK Power Networks as a last resort.

RECOMMENDATIONS

- Members Approve:
- (1) the granting to UK Power Networks of permanent Easements in relation to the sites shown on the plan at Appendix A to this report;
 - (2) the compensation agreed and set out in Paper E/770/22 (Part 2) related report in exchange for the permanent Easements; and
 - (3) subject to (1) and (2) above an application be submitted to the Secretary of State for consent to the Easements as a disposal of an interest in land.

BACKGROUND

- 1 UK Power Networks (UKPN) run and operate the electricity network delivering power to this part of London. The proposed £18 million investment scheme will include the replacement of existing electricity cables that will help provide additional power in the area and will ensure a reliable and secure network. This is set to meet growth demand in the area.**
- 2 The underground cables were installed in the 1930's, and have been well maintained throughout and now are in need of an upgrade. This is a critical asset health driven scheme to replace the underground cables that provide a connection to the electricity network for the area.**
- 3 There are four circuits which are being replaced, two of which have recently faulted and are off line resulting in these works now being critical for the security of the electricity supply in the area. This significant investment is being delivered in order to continue providing reliable power supplies to existing and future customers.**
- 4 UKPN also state that they are making strategic investments to the electricity network to create new capacity that will help facilitate new low carbon technology (such as EV charging points and heat pumps) and connect renewable energy. Additional to this, the existing cables are currently fluid and gas filled and therefore in the process of replacement, more environmentally friendly assets will be installed to help supply electricity. These cables are essential within the community and supply power to the area including the local hospitals, key organisations, businesses and homes.**
- 5 UKPN state alternative routes for the cables have been explored through an extensive feasibility study process but none has been viable including the use of Lea Bridge Road (understood to not have capacity). UKPN state that Waltham Forest's enforced re-surfacing restrictions and lack of available space in the bridge deck and carriageway resulted in an inability to select that route as a viable proposal for the project. No other ducted routes were available owing to River Lea crossing restriction and implication in terms of overall route distance on power distribution requirements. Other non-ducted installation operations were explored such as the installation a new power tunnel, but owing to the inability to secure required land for the sinking of tunnel shafts this option was also discounted. It is understood that detailed consultation with Natural England and the Environment Agency resulted in the proposed solution via Authority land.**
- 6 UKPN although generally does not rely on its statutory powers, has compulsory purchase powers under Schedule 3 of the Electricity Act 1989 and this process can be lengthy and costly to both parties. Therefore it has been deemed pragmatic to negotiate the terms of their requirement. The Authority has engaged the services of external agents, Savills, to act on its behalf.**
- 7 Phase 1 of the works scheduled on Leyton Marsh are to commence in June 2022, which includes setting up the compound on the lower end of Leyton Marsh near the Lee Valley Ice Centre. The plan showing the access and compound can be seen attached as Appendix B to this report. Following the site mobilisation works, the main works are due to commence in July 2022 for approximately 8 months. Once completed UKPN will carry out works to reinstate the ground in Leyton Marsh by the end of April 2023.**

- 8 The requirement for use of Authority land for both access and the works compound will be documented by way of a Licence for access and to occupy and this will be granted before UKPN will be allowed access and occupation. UKPN will pay the Authority a Licence fee for the access and compound. As part of the agreement a detailed reinstatement plan is to be included to ensure the land is fully reinstated at the end of the works. Officers will also review and approve all the Risk and Method Statements and Ecological Surveys required for the access and works compound.
- 9 The main part of the project involves laying underground cables across from North Millfields Recreation Ground, under the river, diagonally across Leyton Marsh and out towards Low Hall Sports Ground.
- 10 There are 4 direction drills in total on this project:
 - Millfields Park to Leyton Marsh under the River Lee;
 - Drill under Leyton Marsh;
 - Leyton Marsh to Lee Valley Riding Centre paddock 2; and
 - Lee Valley Riding Centre paddock 2 to Low Hall Sports Ground under the railway line and EA flood channel
- 11 UKPN will be using an underground horizontal directional drill as the methodology to allow installation of ducting. This will involve the setting up of launch and receive compounds for each drill. At the lower end of Leyton Marsh near the Lee Valley Ice Centre there will be a compound which will receive Drill 1 from Millfields Park which passes under the River Lee and the launch site for the drill under Leyton Marsh, the area will be fenced off to protect the public. This compound will be connected by a fenced corridor diagonally across Leyton Marsh to the receive location for the drill under Leyton Marsh.

The corridor will be used for vehicle movements as well as a string out and welding area for the ducts which will be pulled through the bored tunnels. The cables will then be pulled through the pre-laid ducts.
- 12 A one off compensation payment and the terms of the Easements has been set out in the Part 2 report (Paper E/770/22) for the grant of these Easements. Terms will also be agreed in addition for the use of Leyton Marsh for access and compound.
- 13 Phase 2 of the works, which involve the installation of a joint bay and the pulling of cables through the ducts laid by the directional drills, are programmed to commence towards the end of 2023.

ENVIRONMENTAL IMPLICATIONS

- 14 Conservation officers have been consulted on UKPN's proposals and have no objections arising directly from the recommendations in this report.

FINANCIAL IMPLICATIONS

- 15 The grant of these permanent Easements will generate a total capital receipt as set out in the Part 2 report (Paper E/770/22).

The in-house Property team are of the view that the negotiated amount satisfies the requirements of the Lee Valley Regional Park Act 1966 in relation to best

consideration. An external valuation view has been obtained to confirm this position and for the purposes of the Secretary of State consent and is attached to the Part 2 report (Paper E/770/22).

HUMAN RESOURCE IMPLICATIONS

- 16 There are no human resource implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

- 17 It should be noted that the granting of easements are classed as a disposal for the purposes of the Lee Valley Regional Park Act 1966 and as such require both Member and Secretary of State approval.
- 18 Should the Authority not agree terms of the easements, UKPN is likely to fall on its statutory powers and proceed with a compulsory purchase order.

RISK MANAGEMENT IMPLICATIONS

- 19 There are no risk management implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

- 20 There are no equality implications arising directly from the recommendations in this report.

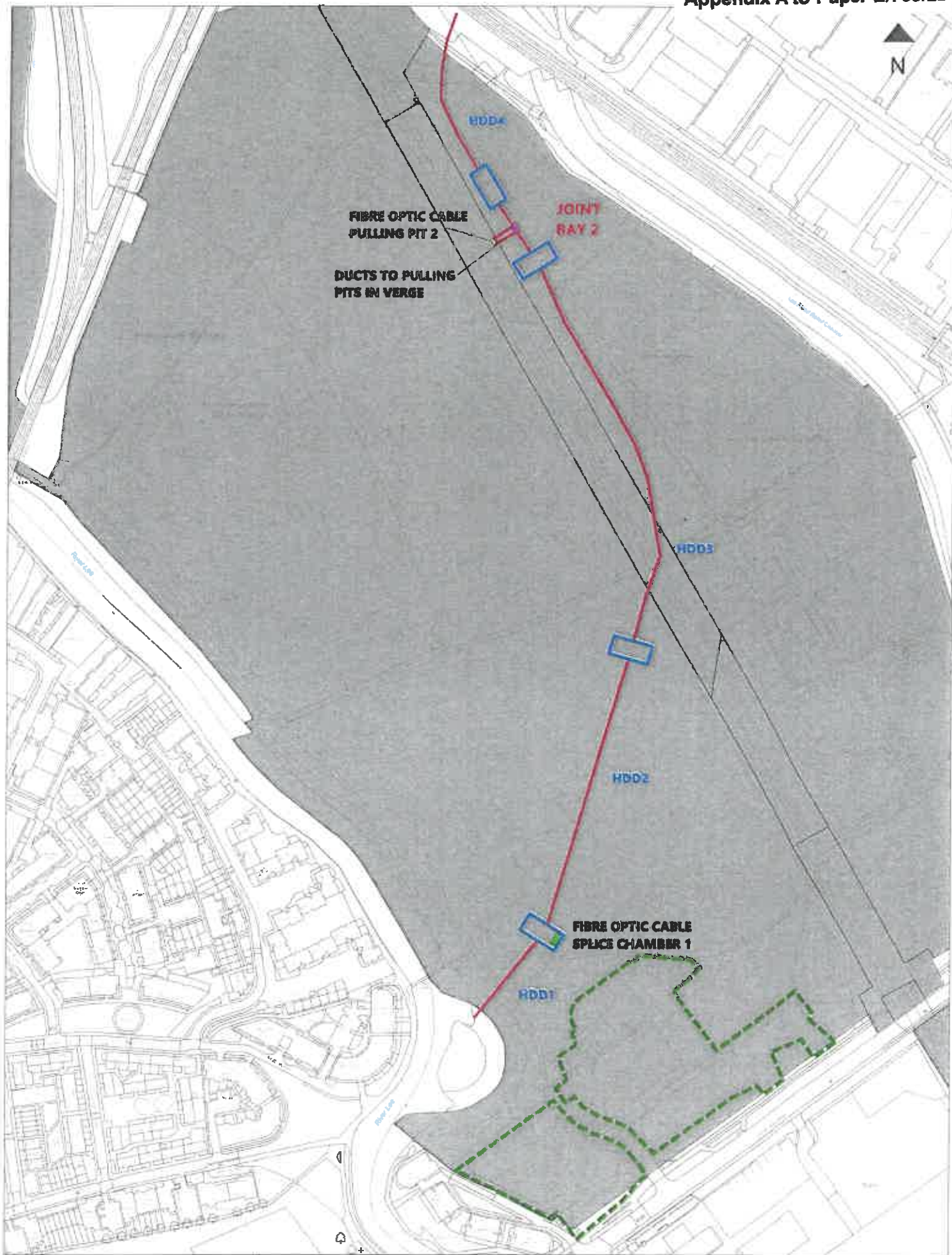
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APPENDICES ATTACHED

- Appendix A Plan showing the route of the Easements
Appendix B Plan showing the access and compound

ABBREVIATIONS

- UKPN UK Power Networks



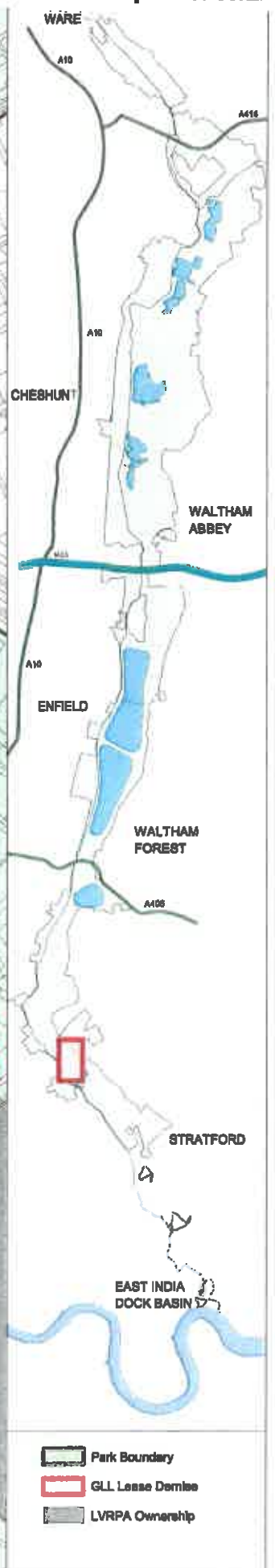
UKPN Works: Walthamstow and Leyton Marshes - LVRPA Context



NTS @ A4
21.10.21

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- I Lee Bridge Road Access
- II Temporary Bailey Bridge
- III Leyton Marshes
- V Aqueduct Access, HHDS & 4 Entry Sites

- Park Boundary
- GLL Lesse Demise
- LVRPA Ownership

UKPN Easement Leyton Marsh: HDD Work Areas



Not to Scale
13.05.22

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