

Compulsory Purchase

DENTON CLARK

King Street Energy - Proposed Gas Storage

DENTON CLARK BRIEFING NOTE – 1 June 2007

Denton Clark is the leading agent at the forefront of negotiations with NPL over their contentious proposal to establish a 216 million cubic metre gas storage facility within the brine fields off King Street, Northwich.

Who are NPL?

NPL Estates claim to be one of the UK's leading, privately-owned brownfield regeneration, remediation and land development companies owning some 12,000 acres in the UK and mainland Europe. Through its 'wholly-owned subsidiary' King Street Energy Ltd they intend to respond to the need for more underground gas storage in the UK by implementing an existing planning consent for brining and underground waste disposal on land near Rudheath in Cheshire. The site was formerly part of the operational Holford brinefield.

Why?

NPL state the following reasoning for the development:-

- The UK is becoming increasingly dependent on gas imports, and requires new gas supply infrastructure to help ensure security of supply; There are limited locations currently suitable for much needed gas storage projects;
- Onshore storage is needed to enable slow-moving gas to be available close to market when customers require it;
- New energy infrastructure projects provide national benefits, shared by all localities.



Illustration as depicted from NPL's web site

How Denton Clark can advise

We act for a substantial number of landowners and occupiers likely to be affected, and although the scheme is very much at an early stage of design we understand the following:-

- The scheme length is approximately 55kms comprising two 800mm pipes running from a proposed seaboard point near Eastham Ferry, Ellesmere Port to NPL's land holding off King Street Northwich. The route is reasonably defined with the exception of a north and south option at the Northwich end with the divergence point situated near Acton Bridge.
- NPL state that the pipes are strictly designed for solution mining in order to construct the cavities which will be used for the storage of gas and not the pipes themselves.
- Our understanding of the timescale is:-
 - i) Environmental walk on survey 90% complete.
 - ii) Trial hole/borehole excavations for engineering scoping during Summer 2007.
 - iii) Engineering design/planning – mid 2008
 - iv) Negotiate terms with landowners and occupiers or pursue CPO powers under the Pipelines & Gas Acts with a view to entry late 2008 – mid 2009.

Landowners should be properly compensated, particularly in the event of injurious affection arising from development curtailment so it is imperative issues are cleared at an early stage and route realignment agreed if necessary.

We have agreed that our costs involved in dealing with route changes, questionnaires and queries at this early stage will be covered by NPL. Terms also need to be agreed prior to granting consent for borehole excavations and it is advisable for claimants to contact their agent to discuss the issues immediately when approached by NPL's agents.

For more information contact:-

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