

**ORSTED HORNSEA PROJECT THREE (UK) LIMITED (FERRY ROAD, HARTLEPOOL)  
COMPULSORY PURCHASE ORDER 2023**

**The Electricity Act 1989**

**and**

**The Acquisition of Land Act 1981**

**ORSTED HORNSEA PROJECT THREE (UK) LIMITED** (incorporated in England and Wales with company number 08584210) whose registered office is at 5 Howick Place, London, England, SW1P 1WG) (in this order called "the acquiring authority") makes the following order:

1. Subject to the provisions of this order, the acquiring authority is, under section 10 of and paragraph 1 of Schedule 3 to the Electricity Act 1989, hereby authorised to purchase compulsorily the new rights over land described in paragraph 2 for the purpose of carrying out the activities authorised by its generation licence under the Electricity Act 1989 and more particularly for the purpose of access relating to compensatory measures for the construction and operation of an electricity generating station and associated works in Great Britain, the territorial sea adjacent to Great Britain or in Renewable Energy Zone (as defined in section 84(4) of the Energy Act 2004).
2. The new rights to be purchased compulsorily over land under this order are described in the Schedule and the land is shown edged red and coloured blue on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in the Orsted Hornsea Project Three (UK) Limited (Ferry Road, Hartlepool) Compulsory Purchase Order 2023.
3. Parts II and III of Schedule 2 to the Acquisition of Land Act 1981 are hereby incorporated with this order, subject to modification that references in the said Parts II and III to "the undertaking" shall be construed as references to works to be constructed, operated and maintained by the acquiring authority in, on and under the land subject to this order.

## SCHEDULE

In this Schedule:

**“Accessway”**

means the land shown edged red and coloured blue on the Map referred to in the Orsted Hornsea Project Three (UK) Limited (Ferry Road, Hartlepool) Compulsory Purchase Order 2023;

**“Access Rights”**

means the rights for the acquiring authority and its successors in title and their respective tenants, licensees and assignees and those authorised by any of them:

1. to pass with or without vehicles, plant, machinery and equipment over the Accessway at all times to gain access to and egress from the Site for all purposes connected with the Site, but not for any other purpose;
2. to lay, construct, use, maintain, renew, replace, repair, widen, improve and upgrade an access road on the Accessway, including any works required by any planning, highways or other authority, or otherwise required in order to provide sufficient access to and egress from the Site;
3. of support for the Accessway;
4. to lay, construct, inspect, use, maintain, protect, renew, replace, upgrade and remove services including electrical and telecommunications cables, pipes and drains and all associated ancillary equipment (including but not limited to access chambers, manholes and marker posts) and associated works, connections to other services and all ducts, conduits, gutters or pipes for containing them to be laid;
5. to the flow of foul and surface water, gas and electricity through any existing pipes, drains and cables in, under or through the Accessway for all purposes connected with the use of the Site, together with all necessary rights to maintain, protect, renew, replace and remove any such pipes, drains and cables;
6. to enter upon the Accessway as may be reasonably required with or without vehicles, plant, machinery and equipment for the purpose of exercising all or any of the Access Rights; and
7. to remove anything placed, installed or deposited on the Accessway from time to time, which obstructs, or may obstruct, the exercise of the Access Rights and to prevent any works on or uses of the Accessway which may interfere with or damage any pipes, drains and cables.

The Access Rights shall be exercised subject to the Diversion Provisions.

These rights are for the benefit of the Site.

**“Diversion Provisions”**

The Landowner may permanently divert and alter the position of the Accessway over which the Access Rights are exercised ~~where necessary for the development of the Landowner's Property,~~ providing always that:

1. the exercise of the Access Rights shall not be materially and unreasonably prejudiced by such diversion and/or alteration of the Accessway and the Accessway when diverted and/or altered shall be no less commodious and no less convenient for the use and enjoyment of the Site and the exercise of the Access Rights;
2. the Landowner has consulted with the acquiring authority in relation to any proposed diversion or alteration of the Accessway as soon as practical, ~~and in any event prior to making any planning application for a development which necessitates the diversion or alteration of the Accessway,~~ and has taken into account any reasonable solutions representations proposed by the acquiring authority ~~to avoid such diversion and/or alteration;~~
3. the Landowner ~~has obtained planning permission for the proposed development of the Landowner's Property which necessitates the diversion and/or alteration of the Accessway and~~ has obtained all necessary consents and permissions for the proposed diversion and/or alteration of the Accessway;
4. the Landowner has given the acquiring authority written notice not less than ~~6 months~~ 1 month prior to commencement of any works to divert and/or alter the Accessway and not less than 3 months prior to commencement of any works to divert and/or alter the Accessway that necessitate the relocation of any existing pipes, which drains and cables in, under or through the Accessway and connected with the use of the Site, such notice shall be accompanied by a plan showing the proposed route of the diverted and/or altered Accessway;
5. the Landowner has entered into a variation of the Access Rights with the owner of the Site to reflect the diverted and/or altered route of the Accessway; and
6. the ~~Landowner~~ acquiring authority being solely responsible for all reasonable costs associated with implementing ~~any such~~ the first diversion and/or alteration of the Accessway including, if required, all costs associated with relocating any pipes, drains and cables in, under or through the Accessway and connected with the use of the Site, moving, removing, or installing fencing and/or gates, surfacing, resurfacing, and the design and carrying out of any groundworks or investigations, and the relocation of any goods stored upon the land forming the diverted and/or altered Accessway, and the Landowner

being solely responsible for all costs associated with any subsequent diversion and/or alteration of the Accessway.

The Landowner may temporarily divert and alter the position of the Accessway over which the rights set out in paragraphs (1), (3), (6) and (7) of the Access Rights are exercised over the Landowner's Property if requested in writing, providing always that:

1. the exercise of the rights set out in paragraphs (1), (3), (6) and (7) of the Access Rights shall not be materially and unreasonably prejudiced by such diversion and/or alteration of the Accessway and the Accessway when diverted and/or altered shall be no less commodious and no less convenient for the use and enjoyment of the Site and the exercise of the rights set out in paragraphs (1), (3), (6) and (7) of the Access Rights;
2. the Landowner has obtained all necessary consents and permissions for the temporary diversion and/or alteration of the Accessway;
3. the Landowner has given the acquiring authority written notice not less than 12 hours prior to any temporary diversion or alteration and such notice shall be accompanied by a plan showing the route of the temporarily diverted and/or altered Accessway, save in the event of emergency, in which case a temporary diversion or alteration may be notified immediately to the acquiring authority by the Landowner, which shall then be followed up by written notice within 24 hours if the temporary diversion or alteration is still required; and
4. any temporary diversion or alteration must not last longer than 3 months.

**“Landowner”**

means PD Teesport Limited (company number 02636007) and their successors from time to time as owners of the Accessway;

**“Landowner’s Property”** means the land shown coloured green of the Map referred to in the Orsted Hornsea Project Three (UK) Limited (Ferry Road, Hartlepool) Compulsory Purchase Order 2023; and

**“Site”** means the land shown coloured yellow of the Map referred to in the Orsted Hornsea Project Three (UK) Limited (Ferry Road, Hartlepool) Compulsory Purchase Order 2023.

**TABLE 1**

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	Access Rights in respect of approximately 2,258 metres squared of Ferry Road between the adopted highway and the Old Hartlepool Yacht Club in Hartlepool, County Durham (excluding any interests held by or on behalf of the Crown).	PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH  Unknown (in respect of mines and minerals)	None	None	PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH
2	Access Rights in respect of approximately 159 metres squared of	PD Teesport Limited 17-27 Queen's Square	None	None	PD Teesport Limited 17-27 Queen's Square

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
	Ferry Road between the adopted highway and the Old Hartlepool Yacht Club in Hartlepool, County Durham (excluding any interests held by or on behalf of the Crown).	Middlesbrough TS2 1AH  Unknown			Middlesbrough TS2 1AH  Unknown
3	Access Rights in respect of approximately 143 metres squared of Ferry Road between the adopted highway and the Old Hartlepool Yacht Club in Hartlepool, County Durham (excluding any interests held by or on behalf of the Crown).	PD Teesport Limited 17-27 Queen's Square Middlesbrough TS2 1AH (in respect of the subsoil)  Hartlepool Borough Council Civic Centre Victoria Rd Hartlepool TS24 8AY (as highway authority)  Unknown	None	None	Hartlepool Borough Council Civic Centre Victoria Rd Hartlepool TS24 8AY (as highway authority)

TABLE 2

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in the adjoining column is likely to make a claim
1	RBC Europe Limited 100 Bishopsgate LONDON EC2N 4AA	as mortgagee for PD Teesside Limited	<p>Anglian Water Business (National) Limited Northumbria House Abbey Road Pity Me DURHAM DH1 5FJ</p> <p>British Telecommunications PLC BT Centre 81 Newgate Street LONDON EC1A 7AJ</p> <p>McDermott Marine Construction Limited and J Ray McDermott SA 2 New Square Bedfont Lakes Business Park Feltham MIDDLESEX TW14 8HA</p> <p>Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Colton LEEDS</p>	<p>in respect of water apparatus</p> <p>in respect of telecommunications apparatus</p> <p>in respect of an option to take a lease contained in an Agreement dated 16 April 2014</p> <p>in respect of gas apparatus</p>

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in the adjoining column is likely to make a claim
			<p>LS15 8TU</p> <p>Northumbrian Water Limited Northumbria House Abbey Road Pity Me DURHAM DH1 5FJ</p> <p>Teesside Windfarm Limited Alexander House 1 Mandarin Road Rainton Bridge Business Park Houghton Le Spring SUNDERLAND DH4 5RA</p> <p>The Royal National Lifeboat Institution West Quay Road Poole DORSET BH15 1HZ</p> <p>Virgin Media Limited 500 Brook Drive</p>	<p>in respect of water apparatus</p> <p>in respect of a Building Agreement incorporating an Agreement for Lease dated 10 June 2013</p> <p>in respect of access rights</p> <p>in respect of telecommunications apparatus</p>



Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in the adjoining column is likely to make a claim
			Reading RG2 6UU  Unknown	   in respect of access rights to fisher cabins
2	Unknown	Unknown	<p>Anglian Water Business (National) Limited Northumbria House Abbey Road Pity Me DURHAM DH1 5FJ</p> <p>British Telecommunications PLC BT Centre 81 Newgate Street LONDON EC1A 7AJ</p> <p>Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Colton LEEDS LS15 8TU</p>	<p>in respect of water apparatus</p> <p>in respect of telecommunications apparatus</p> <p>in respect of gas apparatus</p>

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in the adjoining column is likely to make a claim
			<p>Northumbrian Water Limited Northumbria House Abbey Road Pity Me DURHAM DH1 5FJ</p> <p>The Royal National Lifeboat Institution West Quay Road Poole DORSET BH15 1HZ</p> <p>Virgin Media Limited 500 Brook Drive Reading RG2 6UU</p> <p>Unknown</p> <p>Unknown</p>	<p>in respect of water apparatus</p> <p>in respect of access rights</p> <p>in respect of access rights</p> <p>in respect of access rights to fisher cabins</p> <p>Unknown</p>

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in the adjoining column is likely to make a claim
3	Unknown	Unknown	<p>Anglian Water Business (National) Limited Northumbria House Abbey Road Pity Me DURHAM DH1 5FJ</p> <p>British Telecommunications PLC BT Centre 81 Newgate Street LONDON EC1A 7AJ</p> <p>Northern Gas Networks Limited 1100 Century Way Thorpe Park Business Park Colton LEEDS LS15 8TU</p> <p>Northumbrian Water Limited Northumbria House Abbey Road Pity Me</p>	<p>in respect of water apparatus</p> <p>in respect of telecommunications apparatus</p> <p>in respect of gas apparatus</p> <p>in respect of water apparatus</p>

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in the adjoining column is likely to make a claim
			<p>DURHAM DH1 5FJ</p> <p>The Royal National Lifeboat Institution West Quay Road Poole DORSET BH15 1HZ</p> <p>Virgin Media Limited 500 Brook Drive Reading RG2 6UU</p> <p>Unknown</p> <p>Unknown</p>	<p>in respect of access rights</p> <p>in respect of access rights</p> <p>in respect of access rights to fisher cabins</p> <p>Unknown</p>

This order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 applies, namely -

Number on map	Special Category
1, 2, and 3	None

The common seal of Orsted Hornsea Project Three (Uk) Limited )  
was affixed in the presence of: )



(Director) 

(Director) 

Dated this 28 day of June 2023



Ørsted Hornsea Project Three (UK) Limited (Ferry Road, Hartlepool) Compulsory Purchase Order 2023

Certified by the Secretary of State for the Department for Energy Security and Net Zero

Date: 14/03/2024

Signature: 