

Installing a new EV charging hub? Find out what consents you need first

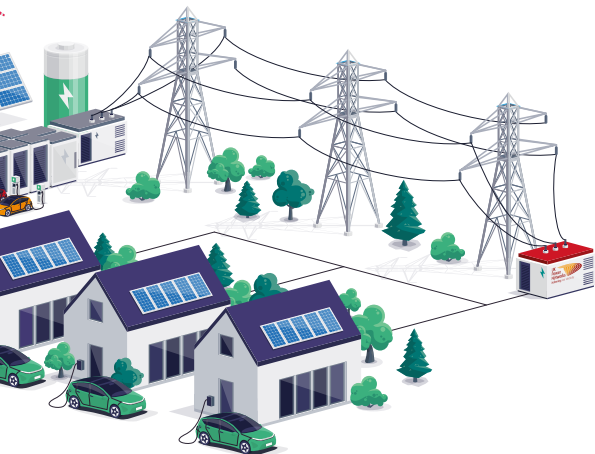
March 2025



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Introduction

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To connect electric vehicle chargers to the distribution network it may be necessary to put in place additional land consents with you, and third party landowners, to ensure the legal security of your connection and enable UK Power Networks to install and access its equipment and maintain your supply in the future.

Along with consenting requirements for low voltage connections and EV upgrades to homes and small businesses.

This pamphlet is designed to provide guidance regarding the consents required for Charge Point Operators (CPO) and for the CPO Independent Distribution Network Operators (IDNO), it sets out a hierarchy of connections to minimise the requirement for consents and to streamline the connection process.

The following pages provide for four common scenarios and are presented in order of least consenting requirements to the most.



Definition of Terms

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Access Licence: Granted by CPO and/or IDNO to UK Power Networks, containing rights of Access and/or Cables over CPO's land

Ancillary Right: Includes Ventilation, Maintenance Rights, Inspection, Vegetation Management

CPO: Charge Point Operator

IDNO: Independent Distribution Network Operator

Incorporated Rights: The CPO's lease will contain a clause to cover DNO's rights as detailed on Page 11 of this document

Landlord: Landlord of CPO (Could be Freeholder, Long Leaseholder)

Network Substation: Substation Ringed into Network +20% feeding wider Network

Privately Owned Substation and Other Equipment: Transformer or other equipment is owned and operated by an entity other than UK Power Networks (e.g. IDNO or CPO), UK Power Networks only requires access to substation or enclosure for switching purposes and HV cables.

Ringed: Substation designed so that the transformer connects into wider network via two cables.

T'd: Substation designed so that the transformer connects into wider network via one cable.

Termed Wayleave: Granted by Landlord for Access and/or Cables to align with CPO's lease term

Tripartite Access Licence: Granted by CPO and IDNO to UK Power Networks, containing rights of Access and/or Cables over CPO's land/IDNO's substation

TX: Transformer

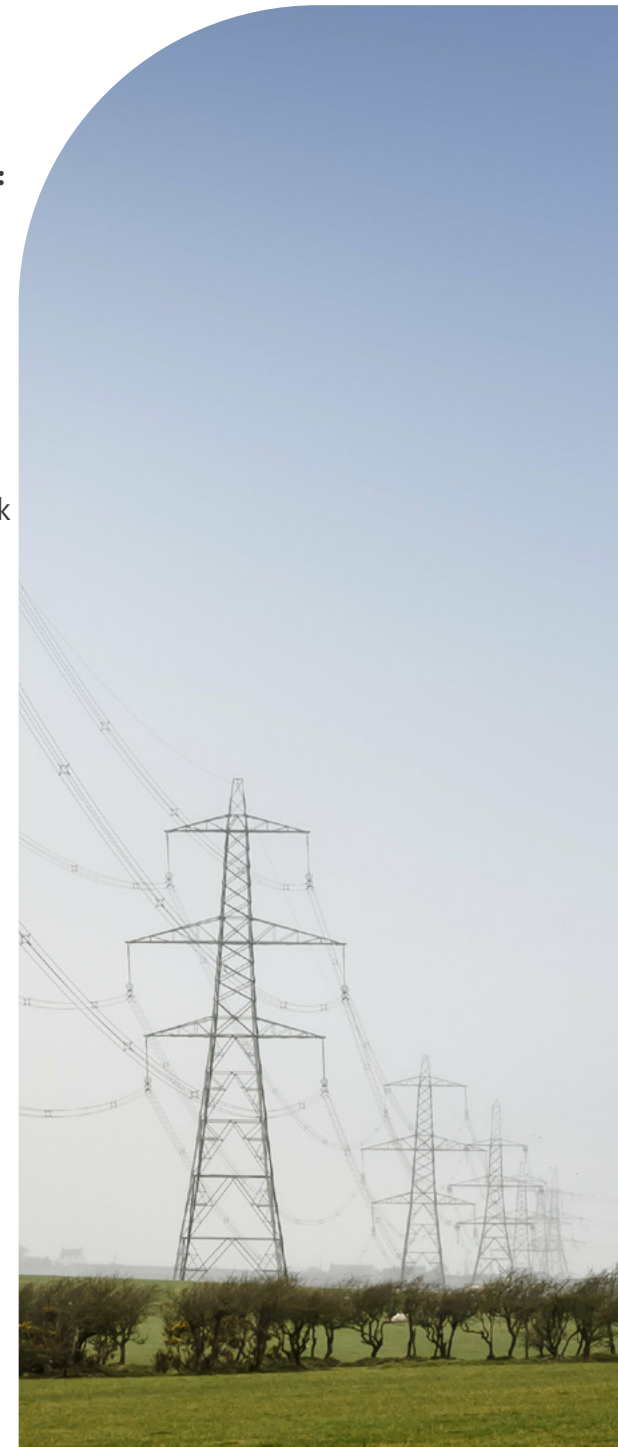
UK Power Networks Consumer Site: Substation Ringed into Network, but CPO taking min. 80% TX Capacity

UK Power Networks

Occupation Licence: Granted by CPO to UK Power Networks, will contain rights for Land + Access and/or Cables (Use of Occupation Licence will be subject to UK Power Networks network assessment to determine spare load capacity, where insufficient capacity revert to lease option)

UK Power Networks

Supply Site: T'd Substation wholly feeding CPO



How To Assist the Consenting Process

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Mitigate the need for multiple consents:

Scenario 1	<ul style="list-style-type: none">➤ Design out the risk/secure land abutting the highway orientate the doors to enable linear assets and access to come directly off the highway. <p>This is the best way to mitigate the need for multiple documents with multiple parties.</p>
Scenario 2	<ul style="list-style-type: none">➤ If it's not possible to abut the highway, keep all rights within CPO land <p>Avoiding the landlord's land is the next best option, putting the CPO in control of the documents required, whether that's an Occupational Licence or Access Licence.</p>
Scenario 3	<ul style="list-style-type: none">➤ If you locate any apparatus on the landlord's land or additional third parties for either linear assets or access routes, keep this to a minimum, to minimise the level of impact on their land. Remember, each 3rd party will require their own separate consent.
Scenario 4	<ul style="list-style-type: none">➤ This should be the last resort for CPOS as the requirement for legal documents will tend to be more formal in nature and could potentially lead to protracted negotiations.

Scenario 1:

Substation, Access and Cable contained within CPO Land

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UK Power Networks consent requirements are one of the following:

- A** UK Power Networks Supply Site: **None***
- B** UK Power Networks Consumer Site: **Occupation Licence**
- C** UK Power Networks Network Substation: **Lease from Landlord inc:**
- D** Privately Owned Substation: **Access Licence**

- > UK Power Networks term aligned with CPO's term, minimum period 21 years
- > Lease contracted into Landlord and Tenant Act 1954

- > CPO Substation Access Licence (UK Power Networks + CPO)
- > IDNO Substation Tripartite Access Licence (IDNO/CPO/UK Power Networks)

*subject to CPO securing Landlord agreement

KEY:



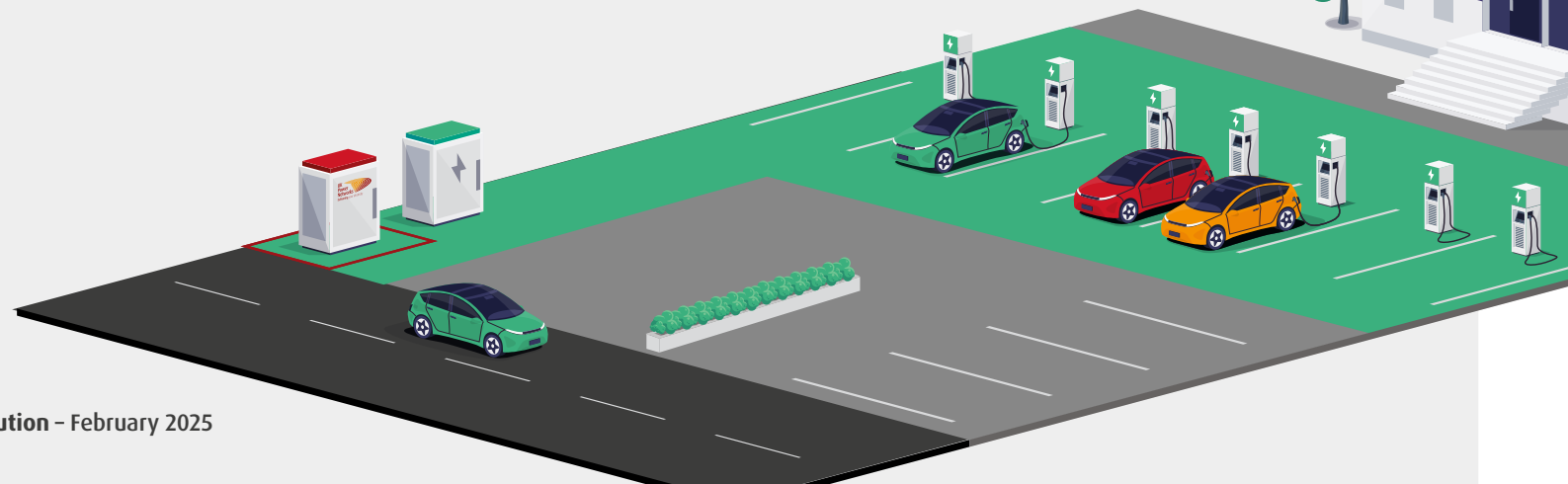
UK Power Networks Substation



CPO Land



Adopted Highway



Scenario 2:

Substation, Cabling and Access located entirely on CPO Land

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UK Power Networks consent requirements are one of the following:

- A** UK Power Networks Supply Site: **None***
- B** UK Power Networks Consumer Site: **Occupation Licence**
- C** UK Power Networks Network Substation: **Lease from Landlord inc:**

UK Power Networks term aligned with CPO's term, minimum period 21 years

- > Lease contracted into Landlord and Tenant Act 1954

D Privately Owned Substation: **Access Licence**

- > CPO TX Access Licence (UK Power Networks + CPO)
- > IDNO TX Tripartite Access Licence (IDNO/CPO/UK Power Networks)

*subject to Landlord agreement

KEY:



UK Power Networks Substation



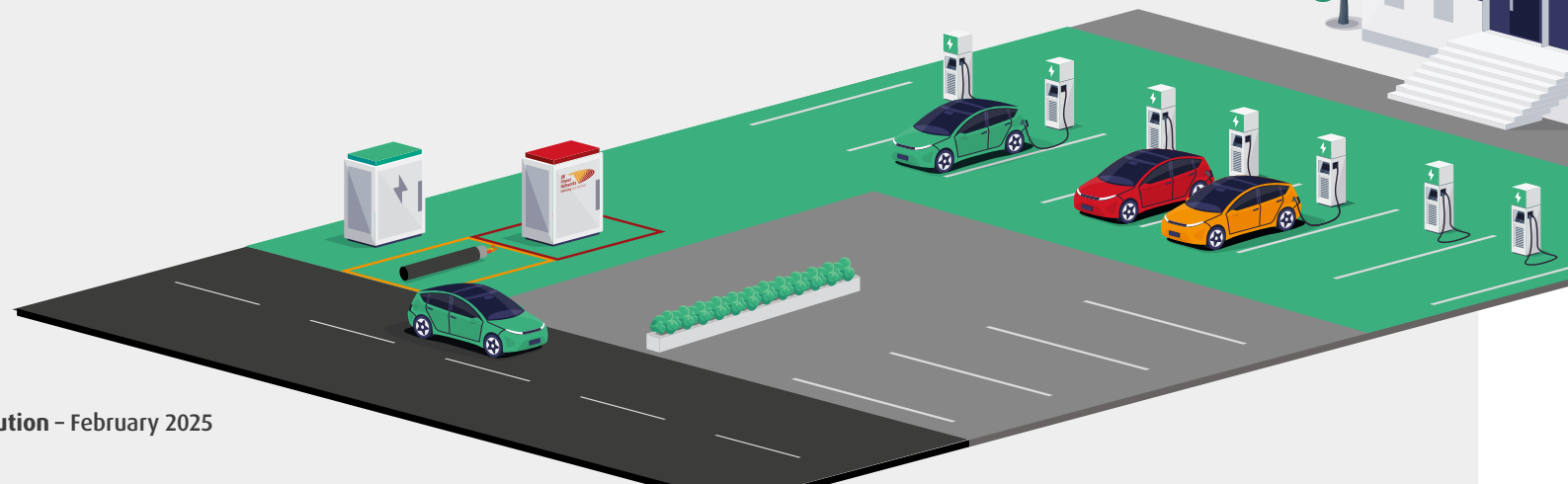
CPO Land



Access & Cable Rights on CPO Land



Adopted Highway



Scenario 3:

Substation on CPO Land, Access and/or Cabling on Landlord's Land

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UK Power Networks consent requirements are one of the following:

- A UK Power Networks Supply Site, either:**
- > CPO secures appropriate UK Power Networks Access and/or Cables Rights within their lease (Incorporated Rights); or
 - > UK Power Networks secures Termed Wayleave with Landlord for Access and/or Cables, term aligned to CPO lease
- B UK Power Networks Consumer Site: Occupation Licence + either:**
- > CPO secures appropriate UK Power Networks Access and/or Cables Rights within their lease (Incorporated Rights); or
 - > UK Power Networks secures Termed Wayleave with Landlord for Access and/or Cables, term aligned to CPO lease
- C UK Power Networks Network Substation: Lease From Landlord:**
- > UK Power Networks term aligned with CPO's Term, minimum period 21 years
 - > Lease contracted into Landlord and Tenant Act 1954
- D Privately Owned Substation: Termed Wayleave + Access Licence**
- > UK Power Networks Termed Wayleave for Access and/or Cables with Landlord aligned to IDNO/CPO Lease term
 - > Access Licence: CPO TX Access Licence (UK Power Networks + CPO); or IDNO TX Tripartite Access Licence (IDNO/CPO/UK Power Networks)

KEY:



UK Power Networks Substation



CPO Land



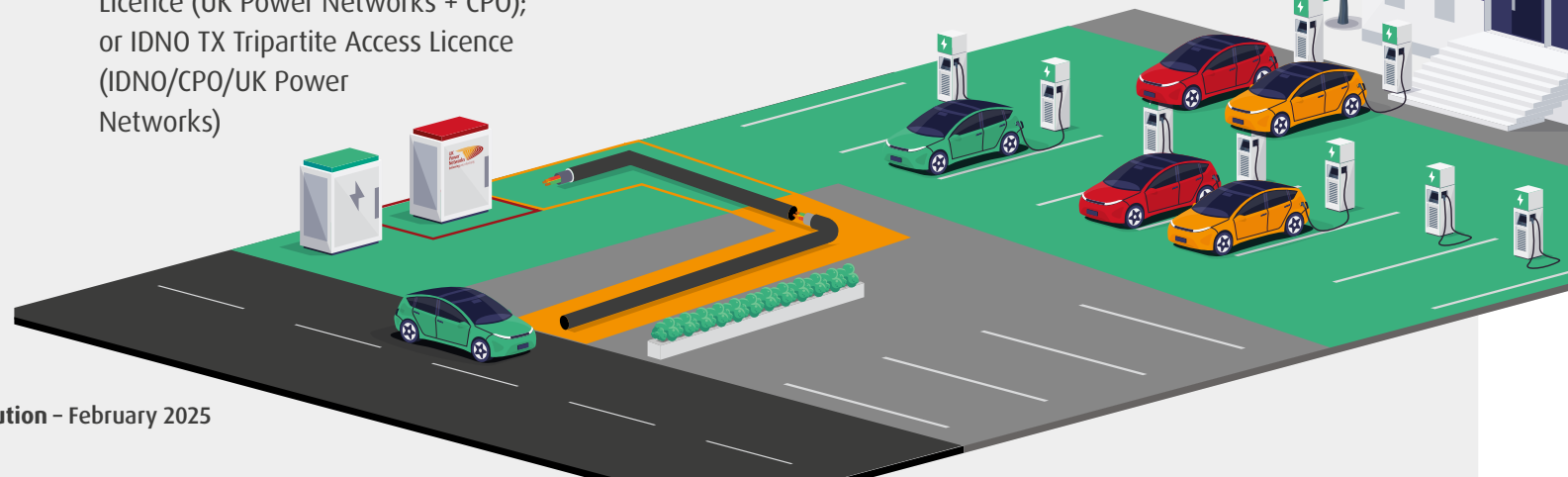
Access & Cable Rights on Landlords Land



Access & Cable Rights on CPO Land



Adopted Highway



Scenario 4: Substation, Access and Cabling on Landlord's Land

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UK Power Networks consent requirements are one of the following:

- A UK Power Networks Substation: Lease from Landlord inc:**
- > UK Power Networks term aligned with CPO's term, minimum period 21 years
 - > Lease contracted into Landlord and Tenant Act 1954
- B Privately Owned Substation: Either:**
- > If the CPO is owner of the Substation: UK Power Networks Secures Termed Wayleave with Landlord, aligned to CPO's lease + CPO completes Access Licence
 - > If IDNO is owner of the Substation: Incorporated IDNO Lease

KEY:



UK Power Networks Substation



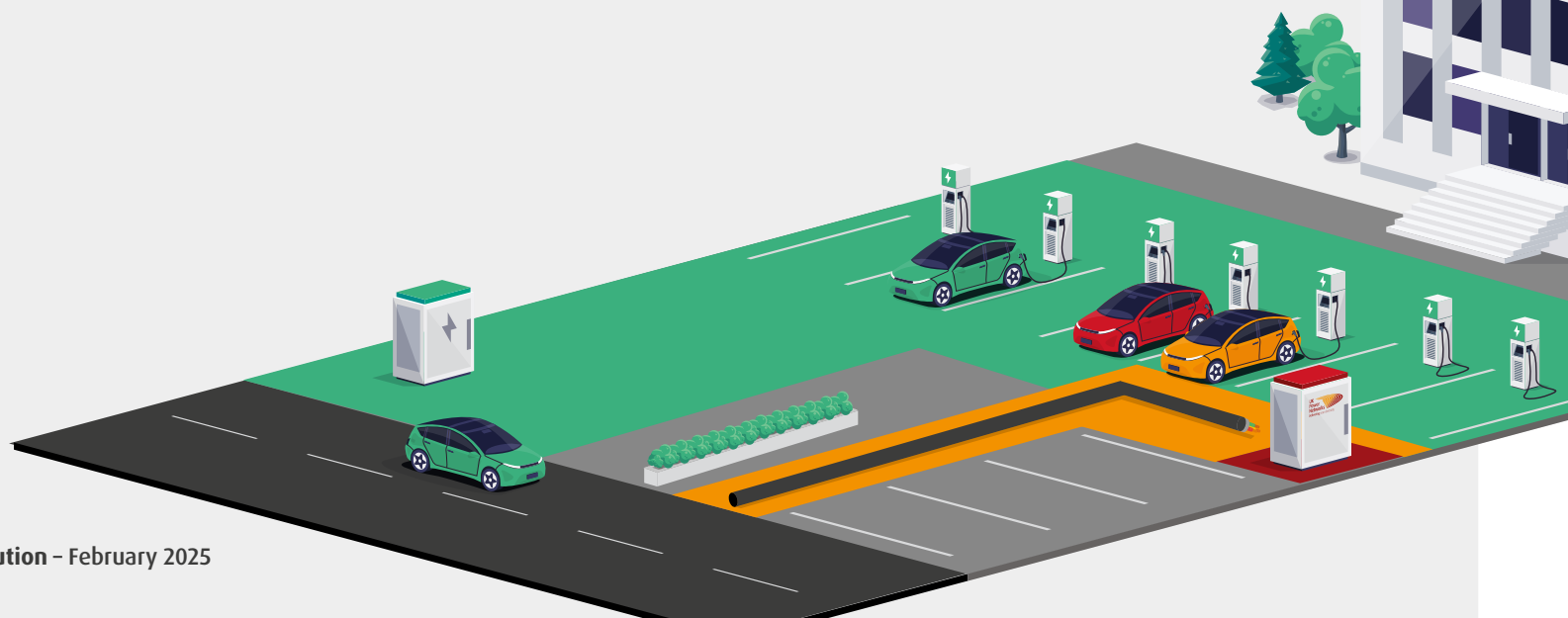
CPO Land



Access & Cable Rights on Landlords Land



Adopted Highway



Houses and Small Businesses

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Consent options where you have a small low voltage (LV) supply

Private Street

In instances where the property is accessed by a Private Street and UK Power Networks needs to upgrade your existing supply UK Power Networks will serve a Notice on the Street Manager (Residents Association). Where this is a new cable along a new route UK Power Networks will secure a standard form to be signed by the Street Manager (Resident Association).

Public Highway

Where your premises are accessed directly from a public highway, UK Power Networks will be able to provide the new connection making use of its Statutory Powers without the need for a new consent.



Frequently Asked Questions

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Parking of UK Power Networks vehicles:

No requirement for a dedicated parking space requested in Leases, right reserved to be able to park onsite as and when needed, which is outside of any parking exclusions and policies

A right of access and right to park:

on reasonable notice (except in cases of emergency when no notice shall be required) over the Retained Land as are reasonably necessary to exercise [the Rights] and carry out [the Works]. To be exempt from any parking policy and restrictions"

Access over Unregistered Land:

UK Power Networks will take a view on a case by case basis, but will generally utilise general public vehicular access to a site over unregistered land

Indemnities:

Indemnities may be required following due diligence for environmental, defective title etc.

UK Power Networks Standard Incorporated Rights Clause for CPO Lease:

In common with the Landlord and any other person authorised by the Landlord, the Landlord grants to the Tenant and anyone authorised by the Tenant and in its own right [the DNO] the following easements (for the benefit of the [Premises]):

- > A right of access and right to park on reasonable notice (except in cases of emergency when no notice shall be required) over the Retained Land as are reasonably necessary to exercise [the Rights] and carry out [the Works]. To be exempt from any parking policy and restrictions

- > To install, lay, run, maintain, connect into repair renew replace upgrade use inspect and remove [the Cable] through, over or under the Retained Land to and from [the Charging Station] in such positions as the Tenant shall from time to time specify (acting reasonably) and which the Landlord shall first approve (such approval not to be unreasonably withheld or delayed) and to connect [the Infrastructure] to [the Distribution Network].'

CPO Land rights:

The ability to utilise the various options within this pamphlet depends on the CPO's legal interest in the land, which may require independent legal advice if the CPO only possess a leasehold interest.



Contact Details

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Contact us



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(both free from landlines and mobile phones)



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