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Executive summary

Purpose of this report

This report has been prepared to outline the Details of Associated Development for Norwich to Tilbury ('the Project'). Its primary purpose is to identify (with reference to application documents) those development activities that have a direct relationship with, and are subordinate to, the principal development and which are, therefore, included in the application for a Development Consent Order (DCO) as associated development.

The legal definition of 'associated development' is provided in the Planning Act 2008 (details in Section 1 of the main report). Associated development is not part of the principal works but is essential for supporting and enabling them. This document does not in itself provide comprehensive overview of all associated development, but signposts, through references, the relevant documents within the DCO submission in which such details can be found.

The Project Overview

The Nationally Significant Infrastructure Project (NSIP) for Norwich to Tilbury comprises the installation of approximately 159 km of new 400 kV overhead electricity line supported on approximately 509 pylons. This overhead line forms the principal development under the Planning Act 2008, as it meets the statutory criteria for an NSIP as an electric line operating at voltages of 132 kV or higher, above ground, which is 2 km or more in length and situated wholly in England.

However, to deliver a functional electricity transmission project, substantial supporting infrastructure is required that, while essential to the project's operation, does not itself qualify as an NSIP and the provision of which is not an aim of the Project in its own right. This supporting infrastructure constitutes the associated development and includes:

- Underground cables: Approximately 22 km of 400 kV underground cabling, including sections through the Dedham Vale National Landscape
- Cable Sealing End Compounds (CSECs): Up to seven compounds to connect the overhead lines to underground cables
- Substations: New substations including the East Anglia Connection Node (EACN) Substation and Tilbury North Substation, plus modifications to existing Norwich Main and Bramford Substations
- Modifications to existing overhead lines: Reconfiguration works to existing YYJ and ZB 400 kV overhead lines and removal of UK Power Networks' 132 kV infrastructure
- Permanent access roads: Access infrastructure required for operational and maintenance activities
- Temporary works: Construction compounds, temporary pylons, bridges and culverts for watercourse crossings
- Environmental mitigation: Measures for biodiversity net gain, landscape enhancement and ecological management

Regulatory Framework

The ‘Details of Associated Development, with references to documents’ report has been prepared, having had regard to relevant legislation, including the Planning Act 2008, and the government’s Guidance on Associated Development Applications for Major Infrastructure Projects (Department for Communities and Local Government, 2013). By signposting the decision-maker to the relevant documents detailing the proposed associated development, its aim is to help facilitate efficient and effective decision-making throughout the DCO process.

This report underscores the significance of associated development in ensuring the successful delivery of the Project while maintaining compliance with environmental, legal, and technical standards. The associated development constitutes works and infrastructure that support the primary development and are necessary to ensure the successful implementation, operation, and maintenance of the Project.

Policy documents and local/national planning frameworks are referenced to ensure that the proposed developments are justified within both strategic and site-specific contexts.

To support transparency and ease of examination, this document includes a summary (in Section 3) that cross-references each element of associated development to:

- The relevant application documents (Environmental Statement, Works Plans, Design & Access Statements, Traffic Management Plans, etc.)
- Location within the wider suite of DCO submission documents, providing a clear audit trail for examining authorities.

1. Purpose of Document

1.1 Purpose of Document

- 1.1.1 This document has been prepared to outline the Details of Associated Development for Norwich to Tilbury ('the Project'), with reference to application documents. The purpose of this document is to clearly identify (with reference to application documents) those development activities that have a direct relationship with, and are subordinate to, the principal development and which are, therefore, included in the application for development consent as associated development. The associated development constitutes works or infrastructure that support the primary development and are necessary to ensure the successful implementation, operation, and maintenance of the Project.
- 1.1.2 The associated development list has been developed having had regard to relevant legislation, including the Planning Act 2008, and associated Guidance on Associated Development Applications for Major Infrastructure Projects (Department for Communities and Local Government, 2013). By signposting the decision-maker to the relevant documents detailing the proposed development, its aim is to help facilitate efficient and effective decision-making throughout the DCO process.

Key Legislation

- 1.1.3 Associated development is defined under s115(2) of the Planning Act 2008 as development that is associated with the development for which development consent is required (i.e. the Nationally Significant Infrastructure Project (NSIP)) subject to certain qualifications, including the location and nature of the associated development and the nature of the NSIP development to which it will relate.
- 1.1.4 The government has published specific guidance on associated development, titled Planning Act 2008: Guidance on Associated Development Applications for Major Infrastructure Projects (Department for Communities and Local Government, 2013). This guidance outlines the criteria for determining whether something qualifies as associated development. The core principles that the Secretary of State must take into account in his decision-making can be summarised as follows:
- Direct Relationship: The associated development must have a direct connection to the NSIP. It should not be standalone or function independently of the principal development; it should "*either support the construction or operation of the principal development, or help address its impacts*" (paragraph 5(i)).
 - Subordinate Development: associated development should be subordinate to the principal development, rather than an aim in its own right.
 - Revenue: development should not be considered to be associated development if it is only necessary as an additional source of revenue for the applicant to finance the principal development.
 - Proportionality: The associated development must be proportionate to the scale and nature of the NSIP. It should not include works that are excessive or unnecessary but, on its own merits, associated infrastructure development that is

on a larger scale than is necessary to serve the principal development may be permissible if the capacity it provides is likely to be required for another proposed major infrastructure project.

- Facilitating the NSIP: The associated development must either support, enable, or improve the delivery or operation of the NSIP.

- 1.1.5 Annexes A and B of the Planning Act 2008: Guidance on Associated Development Applications for Major Infrastructure Projects (Department for Communities and Local Government, 2013) include a non-exhaustive list of what might be considered to be associated development.
- 1.1.6 The Planning Inspectorate advised the Applicant of the need to submit an associated development document, stating that the submission must include details of all structures and accesses within the Project scope. Furthermore, the Section 51 advice log (Planning Inspectorate version: 23rd October 2024) reiterated this requirement, emphasising that the submission should provide details of all structures encompassed within the Project scope.
- 1.1.7 Furthermore, the intention of this document is to provide a key reference point during the DCO examination process, providing a clear and transparent record of the associated development proposed as part of the Project.
- 1.1.8 By setting out the associated development list in a structured and detailed manner, this document aims to facilitate informed decision-making and provide assurance that all necessary supporting elements of the Project are appropriately identified and justified.

2. Project Background

2.1 Overview

- 2.1.1 National Grid Electricity Transmission plc ('National Grid') owns and maintains the national high voltage electricity transmission network throughout England and Wales.
- 2.1.2 The transmission network connects the power from where it is generated to the regional Distribution Network Operators (DNO) who then supply businesses and homes.
- 2.1.3 National Grid holds the Transmission Licence for England and Wales, and its statutory duty is to develop and maintain an efficient, coordinated and economical system of electricity transmission and to facilitate competition in the generation and supply of electricity, as set out in the Electricity Act 1989.
- 2.1.4 National Grid has developed plans for Norwich to Tilbury (referred to as the 'Project' in this report). The Project would support the UK's net zero target through the connection of new low carbon energy generation in East Anglia and by reinforcing the transmission network.
- 2.1.5 The Project comprises reinforcement of the transmission network between the existing Norwich Main Substation in Norfolk and Tilbury Substation in Essex, via Bramford Substation, the new East Anglia Connection Node (EACN) Substation and the new Tilbury North Substation.
- 2.1.6 The reinforcement is needed because the existing transmission network, even with current upgrading, will not have sufficient capacity for the new renewable energy (a substantial proportion of which would be generated by offshore wind) that is expected to connect to the network over the next 10 years and beyond. Completion of the Project, together with other new reinforcements across the country, will meet this future energy transmission demand both in East Anglia and across the UK.
- 2.1.7 The Project is a Nationally Significant Infrastructure Project (NSIP), and National Grid is seeking development consent under statutory procedures set by government. NSIPs are projects of certain types, over a certain size, which are considered by the government to be of national importance, hence permission to build them needs to be given at a national level, by the relevant Secretary of State (in this case the Secretary of State for Energy Security and Net Zero). Instead of applying to the local authority for planning permission, the developer must apply to the Planning Inspectorate for a Development Consent Order (DCO) that would grant development consent.
- 2.1.8 National Grid has submitted an application for development consent to the Planning Inspectorate. The Examining Authority (consisting of one or more examining inspectors), after a period of public examination would make their recommendation to the Secretary of State for Energy Security and Net Zero, who in turn would decide on whether development consent should be granted for the Project.
- 2.1.9 The project is identified as critical to delivering a network which supports the clean power pathways for 2030 delivery.

2.2 Requirement for Development Consent

- 2.2.1 National Grid is making an application for a DCO for development that includes an NSIP under s14(1)(b) and s16 of the Planning Act 2008. The application also seeks development consent for associated development under s115 of the Planning Act 2008.
- 2.2.2 The part of the Project that falls within the statutory definition of NSIP is limited to the installation of a new electric line (operating at voltages of 132 kV or higher) above ground which is 2 km or more in length and situated wholly in England (s14(1)(b) and s16 of the Planning Act 2008). Crucially, the definition of “electric line” has the same meaning as in s64 of the Electricity Act 1989, which is:
- 2.2.3 *“any line which is used for carrying electricity for any purpose and includes, unless the context otherwise requires—*
- (a) any support of any such line, that is so say structure, pole or other thing in, on, by or from which any such line is or may be supported, carried or suspended;*
 - (b) any apparatus connected to any such line for the purpose of carrying electricity; and*
 - (c) any wire, cable, tube, pipe or other similar thing (including its casing or coating) which supports or supports, or is surrounded or supported by, or is installed in close proximity to, or is supported, carried or suspended in association with, any such line.”*
- 2.2.4 An important distinction is that underground electric transmission line does not satisfy the criteria to be an NSIP however, it could be included in a DCO as associated development under s115, together with other forms of related infrastructure.
- 2.2.5 Section 115 of the Planning Act 2008 provides that, in addition to the development for which for which development consent is required under Part 3 of the Planning Act 2008, i.e. the ‘the principal development’, consent may also be granted for development that is associated with the principal development (or any part of it).
- 2.2.6 For the Project, the ‘principal development’ includes:
- Approximately 159 km of new overhead electric line supported on approximately 509 pylons, (either standard steel lattice pylons low height steel lattice pylons) In summary the Project would include the following elements:
 - A new 400 kilovolt (kV) electricity transmission connection of approximately 180 km overall length from Norwich Main Substation to Tilbury Substation via Bramford Substation, a new East Anglia Connection Node (EACN) Substation and a new Tilbury North Substation, including:
 - Approximately 159 km of new overhead electric line supported on approximately 509 pylons, either standard steel lattice pylons (approximately 50 m in height) or low height steel lattice pylons (approximately 40 m in height) and some of which would be gantries (typically up to 15 m in height) within proposed Cable Sealing End (CSE) compounds or existing or proposed substations
 - Approximately 21 km of 400 kV underground cabling, some of which would be located through the Dedham Vale National Landscape (an Area of Outstanding Natural Beauty (AONB))

- Up to seven new CSE compounds (each with a permanent access) to connect the overhead lines to the underground cables
- Modification works to connect into the existing Norwich Main Substation and a substation extension at the existing Bramford Substation
- A new 400 kV substation on the Tendring Peninsula, referred to as the EACN Substation (with a new permanent access). This is proposed to be an Air Insulated Switchgear (AIS) substation
- A new 400 kV substation to the south of Orsett Golf Course Club in Essex, referred to as the Tilbury North Substation (with a new permanent access). This is proposed to be a Gas Insulated Switchgear (GIS) substation
- Modifications to the existing National Grid Electricity Transmission overhead lines to facilitate the connection to the existing network into the new Tilbury North Substation including:
 - Ancillary and/or temporary works associated with the construction of the Project.

2.2.7 In addition, third party utilities diversions and / or modifications would also be required to facilitate the construction of the Project. There would also be land required for environmental mitigation and Biodiversity Net Gain (BNG). As well as the permanent features, land would also be required temporarily for construction activities including, for example, working areas for construction equipment and machinery, site offices, welfare, storage and temporary construction access. Schedule 1 of the draft DCO (document reference 3.1) contains a list of numbered works comprising the Project. The Project includes works of a description in s14(1)(b) of the Planning Act 2008 (the installation of an electric line (operating at voltages of 132 kV or higher) of 2 km or more in length above ground which is situated wholly in England) together with associated development.

3. Associated Development

3.1 Associated Development List

- 3.1.1 The definitions in the Planning Act 2008 are such that only that part of the Project comprising the installation of the proposed new above ground electricity line is an NSIP. As set out earlier in this document, other development, however, may be granted development consent as ‘associated development’ within the meaning of s115 of the Planning Act 2008. An important distinction is that underground electric transmission line does not satisfy the criteria to be an NSIP however, it could be included in a DCO as associated development under s115, together with other forms of related infrastructure.
- 3.1.2 For the Project, ‘associated development’ includes (but is not limited to):
- Approximately 22 km of 400 kV underground cable
 - Seven CSE compounds associated with the 400 kV cable
 - Substations
 - Permanent access to assets
 - Modifications to the existing YYJ and ZB 400 kV overhead lines including the removal of approximately 0.55 km of National Grid’s existing ZB 400 kV overhead line
 - Removal of approximately 23 km of UK Power Networks (UKPN) 132 kV overhead line and replacement with approximately 26 km of underground cable
 - Modifications to UKPN 33 / 11 kV and Openreach wood pole infrastructure
 - YYJ and ZB 400 kV overhead line reconfiguration works
 - Temporary pylons and overhead line during construction
 - Temporary bridges and culverts for watercourse crossings during construction
 - Various construction activities
 - Temporary amendments to the highway
 - Mitigation, compensation and enhancement of the environment
- 3.1.3 The above list outlines some of the key elements of the project and it is not intended to be an exhaustive list. Furthermore, a detailed list of associated development work types can be found in Schedule 1 to the DCO (Volume 3).
- 3.1.4 Please note that the subheadings in Table 3.1 have been included as they represent key components of the proposed associated development; they do not constitute an exhaustive list. Schedule 1 to the DCO provides full details of the proposed associated development (Volume 3). There may be other documents within the suite of application documents that include reference to these works, however, the documents identified below have been selected for their detailed coverage of these elements.

Table 3.1 Master document list detailing references for associated development

Document Reference Number	Electronic File Name	Regulation No. ¹
Approximately 22 km of 400 kV underground cable		
2.3	Works Plans	5(2)(j)
2.6.1	Design and Layout Plans – Subs & Cables	5(2)(o)
7.15	Design and Access Statement	5(2)(q)
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
6.4.F2	Environmental Statement Figure 4.2: Proposed Project Design – Permanent Features	5(2)(a)
7.16	Design Appraisal Site Specific Infrastructure	5(2)(q)
Seven CSE compounds associated with the 400 kV underground cable		
2.6.1	Design and Layout Plans – Subs & Cables	5(2)(o)
2.3	Works Plans	5(2)(j)
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
6.4.F2	Environmental Statement Figure 4.2: Proposed Project Design – Permanent Features	5(2)(a)
6.13.F11	Environmental Statement Figure 13.11: ZTV of Wenham Grove CSE Compound	5(2)(a)
6.13.F13	Environmental Statement Figure 13.13: ZTV of Great Horkesley (EACN side) CSE Compound	5(2)(a)
6.13.F14	Environmental Statement Figure 13.14: ZTV of Great Horkesley (Tilbury side) CSE Compound	5(2)(a)
6.13.F15	Environmental Statement Figure 13.15: ZTV of Fairstead CSE Compounds	5(2)(a)

¹ It should be noted that the regulation numbers relate to the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (APFP Regulations).

Document Reference Number	Electronic File Name	Regulation No.¹
6.13.F17	Environmental Statement Figure 13.17: ZTV of Tilbury North (Waverly Side) CSE Compound	5(2)(a)
6.13.F18	Environmental Statement Figure 13.18: ZTV of Tilbury North (Tilbury Side) CSE Compound	5(2)(a)
7.15	Design and Access Statement	5(2)(q)
7.16	Design Appraisal Site Specific Infrastructure	5(2)(q)
YYJ and ZB 400 kV overhead line reconfiguration works		
2.6.2	Design and Layout Plans – Overhead Lines	5(2)(o)
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
6.4.F2	Environmental Statement Figure 4.2: Proposed Project Design – Permanent Features	5(2)(a)
7.15	Design and Access Statement	5(2)(q)
7.16	Design Appraisal Site Specific Infrastructure	5(2)(q)
Removal of approximately 23 km of UKPN 132 kV overhead line		
6.4	Environmental Statement Chapter 4 – Project Description	5(2)(a)
2.6.2	Design and Layout Plans – Overhead Lines	5(2)(o)
2.3	Works Plans	5(2)(j)
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
6.4.F2	Environmental Statement Figure 4.2: Proposed Project Design – Permanent Features	5(2)(a)
Modifications to UKPN Low Voltage/11 kV/33 kV infrastructure and Openreach wood pole infrastructure		
6.4	Environmental Statement Chapter 4 – Project Description	5(2)(a)
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)

Document Reference Number	Electronic File Name	Regulation No.¹
6.4.F2	Environmental Statement Figure 4.2: Proposed Project Design – Permanent Features	5(2)(a)
Temporary pylons and overhead line spans during construction		
2.3	Works Plans	5(2)(j)
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
6.4.F2	Environmental Statement Figure 4.2: Proposed Project Design – Permanent Features	5(2)(a)
Temporary bridges and culverts for watercourse crossings during construction		
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
6.4.A2	Environmental Statement Appendix 4.2: Watercourse Crossing Details	5(2)(a)
2.6.1	Design and Layout Plans – Subs & Cables	5(2)(o)
2.6.2	Design and Layout Plans – Overhead Lines	5(2)(o)
2.6.3	Design and Layout Plans – Traffic & Transport	5(2)(o)
Various construction activities		
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
7.5	Draft Archaeological Mitigation Strategy and Outline Written Scheme of Investigation	5(2)(q)
7.2	Outline Code of Construction Practice	5(2)(q)
2.6.1	Design and Layout Plans – Subs & Cables	5(2)(o)
2.6.2	Design and Layout Plans – Overhead Lines	5(2)(o)
2.6.3	Design and Layout Plans – Traffic & Transport	5(2)(o)

Document Reference Number	Electronic File Name	Regulation No.¹
Temporary amendments to the highway		
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
2.4	Traffic Regulation Order Plans – Section A to H.	5(2)(o)
2.5	Access, Rights of Way and Public Rights of Navigation Plans – Section A to H.	5(2)(k)
2.6.3	Design and Layout Plans – Traffic & Transport	5(2)(o)
7.3	Outline Construction Traffic Management Plan	5(2)(q)
7.6	Outline Public Rights of Way Management Plan	5(2)(q)
Mitigation, compensation and enhancement of the environment		
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
6.4.F2	Environmental Statement Figure 4.2: Proposed Project Design – Permanent Features	5(2)(a)
7.1	Biodiversity Net Gain Report	5(2)(q)
7.4	Outline Landscape and Ecological Management Plan	5(2)(q)
Substations		
7.16	Design Appraisal Site Specific Infrastructure	5(2)(q)
2.3	Works Plans	5(2)(j)
2.6.1	Design and Layout Plans – Subs & Cables	5(2)(o)
6.4.F2	Environmental Statement Figure 4.2: Proposed Project Design – Permanent Features	5(2)(a)

Document Reference Number	Electronic File Name	Regulation No. ¹
Permanent access to assets		
6.4.F1	Environmental Statement Figure 4.1: Proposed Project Design	5(2)(a)
6.4.F2	Environmental Statement Figure 4.2: Proposed Project Design – Permanent Features	5(2)(a)
7.15	Design and Access Statement	5(2)(q)
7.16	Design Appraisal Site Specific Infrastructure	5(2)(q)
2.5	Access, Rights of Way and Public Rights of Navigation Plans	5(2)(k)

4. Conclusion

- 4.1.1 This document provided a comprehensive overview of those development activities that have a direct relationship with, and are subordinate to, the NSIP that is the subject of this application. This associated development is essential to facilitate the construction, operation, and maintenance of the Project, ensuring its successful delivery.
- 4.1.2 This document highlights the critical infrastructure components, including underground cabling, cable sealing end compounds, new substations, modifications to existing overhead electric line and pylons, and temporary works that support the delivery of the NSIP. It identifies the key application documents in which further details of the Project's associated development can be found.

Abbreviations

Abbreviation	Full Reference
AIS	Air Insulated Switchgear
AONB	Area of Outstanding Natural Beauty
BNG	Biodiversity Net Gain
CSE	Cable Sealing End
DCO	Development Consent Order
DNO	Distribution Network Operators
EACN	East Anglia Connection Node
GIS	Gas Insulated Switchgear
National Grid	National Grid Electricity Transmission
NSIP	Nationally Significant Infrastructure Project
the Project	Norwich to Tilbury
UKPN	UK Power Networks

Glossary

Term	Description
Additional mitigation measures	Comprises measures over and above embedded and standard mitigation measures to reduce environmental effects. This would include, but not be limited to, mitigation required for protected species.
Biodiversity Net Gain	An approach for developments to ensure habitats for wildlife are left in a measurably better state than they were before the development.
Cable Sealing End	Structures used to transfer transmission circuits between underground cables and overhead lines.
Code of Construction Practice	A code of construction practice sets out the standards and procedures to which a developer (and its contractors) must adhere in order to manage the potential effects of construction works.
Construction Traffic Management Plan	Plan detailing the procedures, requirements and standards necessary for managing the traffic effects during construction of the Project so that safe, adequate and convenient facilities for local movements by all transport modes are maintained throughout the construction process.
Development Consent Order	A statutory instrument which grants consents and other rights to build a Nationally Significant Infrastructure Project, as defined by the Planning Act 2008.
Distribution Network Operator	Companies that own and operate the power lines and infrastructure that connect the National Grid network to individual properties.
Environmental Statement (ES)	The main output from the EIA process, an ES is the report required to accompany an application for development consent (under the Infrastructure Planning (EIA) Regulations 2017) to inform public and stakeholder consultation and the decision on whether a project should be allowed to proceed. The EIA Regulations set out specific requirements for the contents of an ES for Nationally Significant Infrastructure Projects.
Kilovolt	1,000 volts
Lattice pylon	Pylon type widely used on the national electricity transmission networks. Both standard lattice pylons (approximately 50 m in height) and low high lattice pylons (approximately 40 m in height) are proposed on the Project.
National Landscape (an Area of Outstanding Natural Beauty)	Formally designated under the National Parks and Access to the Countryside Act of 1949 to protect areas of the countryside of high scenic quality that cannot be selected for National Park status due to their lack of opportunities for outdoor recreation (an essential objective of National Parks). As of November 2023, all AONBs became 'National Landscapes'. This reflects ambitions for the areas

Term	Description
	to play a key part in the international '30 by 30' commitment (to protect and conserve a minimum of 30% of land and sea for biodiversity by 2030).
Nationally Significant Infrastructure Project	Typically a large scale development of national importance that requires development consent from the Secretary of State, under the Planning Act 2008.
Overhead line	Conductor (wire) carrying electric current, strung from pylon to pylon.
Permanent access	Access required to infrastructure during the operational phase of the Project, for operational and maintenance purposes.
Pylon	Structures that support the overhead line (conductors).
UK Power Networks	UK Power Networks (Operations) Limited (registered company number 03870728) and/or its affiliate Eastern Power Networks plc (registered company number 02366906) as applicable.
Underground cable	An insulated conductor carrying electric current designed for underground installation. Underground cables link together two Cable Sealing End compounds.

Bibliography

- Ref 1 Department for Communities and Local Government (2013) Planning Act 2008:
Guidance on Associated Development Applications for Major Infrastructure Projects.

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