

Written copy of comments made at OFH 1 on Tuesday 10th February 2026 on behalf of T Fairley & Sons Ltd (██████████)

Mrs Tamsin Fairley of Savills instructed on behalf of T Fairley & Sons Ltd.

We have set out in more detail the affected areas as part of our relevant representation but in short and for context, the Project proposes the acquisition of T Fairley & Sons land to provide the principal access route to the EACN and the acquisition of drainage rights for the EACN site.

We have not yet received proposals for a voluntary agreement nor have we received sufficient detail, to enable us to fully understand the potential impact on the business and their home. My Clients have therefore been left with no choice but to engage with the Examination process and object to the Project, at their own additional cost, a wholly unreasonable position for this stage of the process. We understand in part that this is a result of the change request which has been submitted in Little Bromley, however we have raised the same concerns over an extended period and in all our consultation submissions prior to the DCO being submitted. This change request also does not affect the drainage rights being requested nor the Ardleigh Road widening proposals.

We have already set out in writing a number of our concerns in relation to some of the detail of the proposals which we suggest are most appropriately discussed at subsequent Issue Specific Hearings.

We would however today like to highlight that there is significant uncertainty around the use of the permanent haul road and part of the proposed widened Ardleigh for not only future AIL access, as it was initially proposed, but also for construction traffic until such time that Five Estuaries and/or North Falls construct their temporary haul road across adjacent land which is also farmed and partly owned by T Fairley & Sons Ltd.

Our preference is that all construction traffic should use the same temporary haul road, which National Grid are seeking a right to use but do not wish to construct. In the event that the permanent haul road is used for construction traffic, we are concerned about the impact of construction vehicles passing immediately to the front of ██████████ house. We are particularly concerned about the impact on the structure and fabric of the building, the safety of the access into and out of the house, the farm yard and field accesses which will be altered as a result of Five Estuaries screening.

At present the detail available to us indicates that my Client will be responsible for the ditch infrastructure carrying water away from all three sites without any maintenance obligations on the Project / future owners of the sites. This is an unacceptable position given the value of the Projects infrastructure in an area that is known to have a high water table and has seen flooding in recent years.

Moving to the citing of the EACN substation, we object to its placement on Grade 1 BMV land. The positioning of the EACN and the connections that NG have prematurely offered to Five Estuaries and North Falls result in the permanent loss of approximately 100 acres of T Fairley & Sons land at ██████████ ██████████. We request that the planning inspectorate carry out an accompanied site visit at the EACN location, with sufficient detail to hand of the Five Estuaries and North Falls substation sites to appreciate the impact of all three Projects on ██████████

This is the third DCO examination my Client has now been subject to, and at no point has the cumulative impact on their Business or Property been appropriately assessed. The lack of coordination and cooperation between all three Projects has made this significantly more difficult. Whilst FE has consent and NF is due to have a decision imminently, neither Project can nor will progress without National Grids EACN. We ask that the planning inspectorate examines and fully appreciates that approving this Project will directly result in the development of this Project and North Falls and Five Estuaries. My Clients business currently supports four families. The cumulative impact of the known Projects, not including any subsequent Projects such as Tarchon, will result in the loss of more than 20% of their business bringing into question its viability to support these families and the ability of one of those families to continue to live in their home. The cumulative impact of all three Projects on my Client, and Little Bromley should therefore be fully assessed as part of this examination.