

**From:** [Richard Prentice](#)  
**To:** [Norwich to Tilbury](#)  
**Subject:** Norwich to Tilbury - An Agents View  
**Date:** 16 February 2026 14:03:02  
**Attachments:** [image331783.gif](#)  
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Dear Planning Inspectorate

I write both in my personal capacity as a landowner who is impacted through the addition of two pylons to our farm and as a Chartered Surveyor for George Durrant and Sons Ltd who are acting for landowners from across Norfolk and Suffolk. Our clients are impacted directly by the scheme in that pylons are being built on their land or indirectly by the construction of the scheme close to their homes and businesses. Based on the number of pylons our clients account for some 7% of the overall scheme. I am in contact with other Agents from Norfolk and Suffolk covering a large percentage of the overall scheme and they have experienced similar experiences to those outlined below.

I attended the afternoon session of the hearing on 11<sup>th</sup> February and I would like to make three points.

Having listened to Mr Paul Royston who represented the applicant I was surprised to hear that they, the applicants, had provided feedback to land agents where change requests had been made. This is not the case, we have held a significant number of meetings with their Agents Fisher German and made a large number of change requests. These changes have largely been to move pylons small distances to field corners or on boundaries to mitigate the on-going impact of the project. To date we have not received any direct responses to these requests. There has categorically been no explanations as to why a request could or could not be facilitated. We cannot fault Fisher German in their approach, they have been open and helpful in updating landowners to the progress of the scheme in as far as they have been instructed to by the applicant. It has been clear that their client, the applicant, has not fed back to them any information thereby putting Fisher German on the frontline but without any feedback to help land owners and their agents. We have tried to hold meetings with the applicant directly but they have not been forthcoming.

Secondly with respect to the Heads of Terms that have been issued, the generic Heads which were issued in 2025 were not fit for purpose, feedback was given in Autumn 2025 and eventually a meeting was held in January 2026 to go through these requests with Fisher German. We still await seeing whether the applicant will accept any revisions to the Heads of Terms and cannot therefore advise our clients to sign up in advance of the completion of the hearing. In simple terms there has to be a benefit to a landowner in signing the heads of terms prior to the decision of the inspectorate or they will simply wait for your decision and rely on the statutory compensation provisions. One gets the feeling that there is little incentive for the Applicant to progress agreeing Heads of Terms when they are hopeful of a successful decision at the hearing, at which point they can simply say there isn't time to

negotiate with you all and we now have the statutory powers to implement the scheme and will use them.

Finally most of my clients are not only impacted by the installation of the new pylons and cables but also by the re-routing of existing infrastructure, in particular UKPN wires and poles. We have at the date of writing had no engagement with UKPN at all. This leaves landowners in the un-enviable position of having no idea what is planned for their land or when. We are told that UKPN have appointed their own agents and that in time they will be in touch. This is completely un-acceptable given an intended start date of 2027 with much of the UKPN work needing to be carried out in advance.

Yours sincerely

Richard Prentice

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