

Please see my attached written representation and supporting evidence regarding the proposed access route affecting our home and farm at [REDACTED]

As both a resident and working farmer, I formally object to the proposal due to its severe and unacceptable impact on our family home, our children's safety, our livestock enterprises, and the viability of our farm business.

The proposed access would bring contractor vehicles through our main residential gateway and directly through our front garden, passing within approximately four metres of our front door. This would result in constant disturbance, loss of privacy, safeguarding concerns, and safety risks in the immediate area where our children live and play.

The proposal would also create serious operational and biosecurity risks to our farming activities. Independent confirmation has been provided that the introduction of uncontrolled third-party vehicles and personnel would prevent our farm from meeting mandatory poultry biosecurity standards, which would result in the loss of our turkey enterprise. It would also reduce grazing land and interfere with safe livestock management, undermining the long-term sustainability of our farm.

My submission includes supporting photographic evidence, professional correspondence, and a clearly identified alternative access route shown on the appended map. This alternative route already exists and would avoid our home and residential area entirely, yet it does not appear to have been properly considered.

I respectfully request that the Examining Authority give full and proper weight to this evidence and require that a suitable alternative access arrangement is adopted, as the currently proposed route would cause serious and avoidable harm to our home, family safety, and farming livelihood.

FORMAL WRITTEN REPRESENTATION

Project: Norwich to Tilbury Electricity Transmission Project

Property: [REDACTED]

Interested Party: Dick Lanham

Introduction

I wish to formally object to the Norwich to Tilbury Project as currently proposed due to the severe impact the proposed access arrangements would have on both my home and my livelihood at [REDACTED]

I live at this property with my wife and children, and I am responsible for the day-to-day management and operation of the farming enterprise. My objection is therefore made in two capacities: as a resident whose family home would be directly affected, and as the person responsible for safely operating and sustaining the farm business.

The proposal would directly affect where my family lives and how our business operates, and my concerns reflect both of those responsibilities.

1. Access Through Residential and Operational Areas

The proposed access route would enter through our main residential gateway and pass directly into the core of our home and farm environment. From this entrance, the track would run immediately alongside our house and continue through the working farmyard and operational land.

This is not access across a remote or unused field. It is access through the centre of a lived-in family home and active agricultural holding.

The proposed route would introduce regular third-party vehicles, contractors and machinery into the very area used daily for:

- family living
- livestock handling
- machinery operation
- feed deliveries
- veterinary access

- animal welfare management

Introducing external traffic into this environment creates unavoidable conflicts between construction activity and normal farm operations.

2. Residential Impact on My Family

The proposed access route would pass through our residential entrance and within only a few metres of our front door, directly alongside areas where my children live and play.

As both a homeowner and a father, I consider it wholly unreasonable that unknown contractors and vehicles could routinely pass immediately beside our home environment. Regardless of any assurances that might be offered, the presence of external personnel so close to our house would fundamentally change how we are able to live, use our property, and feel secure within it.

No reasonable person would expect a family home to function as an access corridor for industrial infrastructure.

3. Biosecurity Risk and Loss of Poultry Enterprise

Our farm operates a poultry enterprise that must comply with strict biosecurity standards. Written confirmation has been provided by our contractor that if unrestricted third-party access through the farm is imposed, the holding would no longer meet required biosecurity conditions and our contract would be withdrawn.

This is not speculative. It is a confirmed and direct consequence of the proposed access arrangements.

External contractors and vehicles travelling between sites represent a recognised disease transmission risk within the poultry industry. Allowing routine access through operational farm areas would therefore create conditions incompatible with maintaining poultry production.

Loss of this contract would remove a key agricultural enterprise forming part of the farm's business and income.

4. Impact on Livestock Management

The proposed access route would interfere with safe livestock management and create additional risks including:

- disturbance to cattle
- reduced grazing flexibility
- increased stress to animals
- conflict between livestock and vehicle movements
- restricted access to fields
- increased labour requirements
- increased operational costs

Safe livestock handling depends on controlled movement and predictable environments. Regular third-party access through working areas undermines this and creates avoidable safety hazards.

5. Impact on Farm Viability

The cumulative effect of the proposed access would significantly affect the sustainability of the farm as a working agricultural business.

The combined consequences include:

- potential loss of the poultry enterprise
- disruption to livestock operations
- operational restrictions
- loss of productive land use
- increased costs
- reduced flexibility

Taken together, these impacts represent a material threat to the long-term viability of the farm business.

6. Financial and Land Value Impact

Evidence has been received demonstrating that the land has substantial market value, including a written offer from a developer proposing an option agreement at a minimum value of £400,000 per acre.

The introduction of permanent infrastructure access and associated constraints would be likely to reduce or sterilise this value and remove future opportunities for responsible land use.

This represents a measurable financial impact, not a hypothetical one.

7. Availability of a Less Harmful Alternative

An alternative access route exists that would allow access to the relevant land without passing through our residential entrance, home environment, or operational farmyard.

This alternative would:

- avoid residential intrusion
- avoid some livestock areas
- avoid biosecurity risks
- reduce operational conflict
- minimise impact on our property

Failure to adopt a clearly less harmful option represents a disproportionate and unnecessary impact on our home and business.

8. Cumulative Effect

Each of the impacts described above is serious in its own right. Combined, they are substantial.

The proposal would simultaneously:

- affect our home environment
- disrupt our farm operations
- threaten agricultural enterprises
- create safety concerns
- reduce land value
- impose permanent access through our property

This is not a minor inconvenience. It is a fundamental change to how we would be able to live and work.

Conclusion

The proposed access route is incompatible with both the safe operation of a working farm and the reasonable enjoyment of a family home.

It would introduce permanent industrial access through our residential entrance, create unnecessary operational risk, threaten established agricultural enterprises, and materially affect the viability of our business.

Given that a suitable alternative access route exists which would avoid these impacts, it is unreasonable for the scheme to proceed in its current form.

I respectfully request that the proposed access through our residential gateway and farmyard be removed from the scheme and that a less harmful alternative route be adopted.















Dear Mr Lanham,

Further to our recent discussion, we wish to confirm that [REDACTED] and [REDACTED] would not be deemed appropriate sites for rearing or housing turkeys should the proposed National Grid access arrangements go ahead.

The introduction of contractors, vehicles, and repeated external personnel movements onto and through the farms as part of the Norwich to Tilbury Project would represent a significant and unacceptable biosecurity risk. This level of disturbance would severely compromise our ability to protect flocks from disease and directly contravene the strict biosecurity standards we are required to maintain. Considering recent out breaks of avian flu we have placed very tight restrictions on who is and isn't allowed on site. Even the APHA are not going onto farms at the moment.

As a consequence, if these access rights were to be imposed, Kelly's Turkeys would have no option but to withdraw our contract with both [REDACTED] and [REDACTED]. This decision would be unavoidable in order to safeguard flock health, maintain consumer confidence, and protect our brand reputation.

Yours sincerely,
Stuart Beaumont
Agricultural Director
Kelly's Turkeys

Kelly
TURKEYS



LEGEND:

- Interests in Land
- Owner's Land
- Option Area
- Proposed Route
- EXISTING, RIGHT OF WAY

Party ID: 2823
 Title: EX/19181

PLAN IS FOR INDICATIVE PURPOSES ONLY

REVISION: A
 CLIENT: nationalgrid
 SCHEME: NORWICH TO TILBURY
 TITLE: TEMPORARY HOT PLAN
 FP 105141-008
 SCALE: 1:2,000 @ A3
 DATE: 20/08/2025

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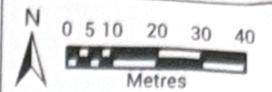
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565600

565700

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OVERVIEW WINDOW



LEGEND:

Interests in Land

Grantor's Land

General

Option Area

ALTERNATIVE ROUTE

EXISTING GATEWAY

Party IDs: 2823
Title: EX819181

PLAN IS FOR INDICATIVE PURPOSES ONLY

REVISION: A

CLIENT: nationalgrid

SCHEME: NORWICH TO TILBURY

TITLE: TEMPORARY HOT PLAN

FP: 105141-008

SCALE: 1:2,000 @ A3
DATE: 20/08/2025

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DRAWING REF:
NGE-NT-2025-07-0F-HOT
TEMP_Hot_G1_EX819181



DICK LANHAM



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AL10 0SP

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www.orchestraland.co.uk

Ref: EX819181

1 December 2025

Dear Mr Lanham,

RE: LAND ON THE SOUTH SIDE OF CHURCH ROAD, DUNTON, BRENTWOOD. TITLE NUMBER: EX819181.

Further to our discussion, I am pleased to set out our offer for your land as a Profit Share Agreement (Promotion Agreement). Attached is a plan of the land area we require the agreement for. I believe that this is the best method to achieve the maximum value for your land as the land will be sold with planning permission to the highest bidding developer. We will resolve any highways matters using our expertise.

Agreement Type

We propose a Promotion Agreement, a standard industry agreement used by developers and land promoters to obtain planning permission before sale of the land. You retain ownership of the land and can rent it if desired or sell it should the need arise as the agreement follows the land. We will fund and secure planning permission. Once an acceptable planning approval is obtained, the land will be sold on the open market to the highest bidding developer. This process ensures the highest price for your land, as it involves competitive bidding rather than if you were to work with one developer restricting the land sale price to their market valuation.

Land Sale Profit Share

We propose an 85% (Landowner) to 15% (Promoter) split of the land sale profit from selling your land with planning permission, after deducting planning, marketing, and sales costs. Planning costs will be capped at £350K, and the minimum land sale price per developable acre will be £400,000, ensuring you receive a fair return even in adverse market conditions. It is our aim to achieve a higher price than the minimum land value and we expect the actual land sale price to be significantly higher. A promotion fee of £10,000 per year will be payable, which is non-refundable but fully deductible from the Promoter's share of proceeds.

Term

The agreement lasts four (4) years, extendable by four (4) years if the chance of planning approval is deemed over 50% by Planning Consultant. After obtaining planning approval the term continues until the land is sold.



Orchestra Land Ltd
Registered Number:
0986667 England and
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Bridge House, Fiddlebridge Ln,
Hatfield, Hertfordshire, AL10
0SP. VAT Registration Number
257661184

Extensions

If planning is refused, the term can be extended for an appeal. Relevant periods are extendable for planning outcomes, appeals, judicial reviews, or inquiries. Planning appeals typically take up to two years but can be shorter depending on the council's decision speed.

Duties

Promoter: Cover all planning and land sale related costs, recoverable from land sale receipts.

Landowner: Support planning applications and allow access for surveys and ground sampling with prior notice.

This profit share agreement significantly increases the value of your land when it's sold with planning permission. The arrangement ensures transparency and fair value sharing. Finally, if you have preference for a type of scheme let us know and will endeavour to design a project in line with your vision.

As an alternative to a Promotion Agreement, if you prefer to fund the planning and retain 100% of the increase in land value, we offer a planning consultancy service.

I look forward to the prospect of working with you. Should you have any queries please don't hesitate to contact me.

Yours sincerely,



Bassil Aslam BSc (Hons), MRICS, Assoc RTPI
Land and Planning Director

T. [REDACTED]
M. [REDACTED]
E. [REDACTED]@orchestraland.co.uk



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