

Submission ID: S585F66FA

Please see attached written representation and supporting evidence submitted in relation to the proposed access route affecting our home and farm at [REDACTED]

The submission explains how the proposal would directly impact our residential environment, children's safety, farming operations, biosecurity requirements, livestock management, business viability and land value, and why a suitable alternative access route should be adopted instead.

I respectfully request that the proposed access route through our residential curtilage be removed from the Order Limits and that the alternative access identified in Appendix D be formally assessed.

Formal Written Representation

Project: Norwich to Tilbury Electricity Transmission Project

Property: [REDACTED]

Interested Party Submission: Clare Lanham

Introduction

I wish to formally object to the Norwich to Tilbury Project as currently proposed due to the severe and unacceptable impact the proposed access arrangements would have on our home, our family, our farm business, livestock welfare, and our contracted poultry enterprise.

The proposal does not simply affect agricultural land. It directly affects our private home environment, our livelihood, and our ability to safely operate our farming business.

1. Residential Impact — Access Through Our Home Environment

The proposed access route would enter through our main residential gateway, approximately 20 metres from our front door. From there, the track would pass directly through our front garden and residential curtilage, running to within approximately 4 metres of our front door before continuing into operational farm areas. This represents a permanent industrial access route through the private domestic setting of our family home.

This would result in:

- Continuous passage of contractors and vehicles directly past our home
- Loss of privacy and security
- Noise, vibration, and dust immediately outside our front door
- Heavy vehicle movements within metres of where our children live and play
- Permanent safeguarding concerns due to unknown personnel entering our residential space
- Long-term loss of quiet enjoyment of our home
- Severe devaluation of our property
- Potential future difficulty selling our home

This level of intrusion into a domestic setting is wholly disproportionate and unacceptable.

2. Safeguarding and Safety Concerns for Our Children

This proposal raises serious safeguarding concerns.

It would allow unknown contractors and personnel to pass through our private residential space indefinitely. These individuals would not be known to us and would not be subject to any safeguarding relationship with our family, yet they would have regular access immediately outside our front door and within metres of areas where our children play.

Regardless of any internal policies National Grid or its contractors may operate, this situation would fundamentally alter the safety and security of our home environment and create ongoing anxiety and risk that no family should be expected to accept.

3. Biosecurity Risk and Loss of Our Turkey Enterprise

We rear turkeys under contract and must comply with strict biosecurity standards. We have written confirmation from our contractor that if this access arrangement is imposed, our farm would no longer be considered a suitable site for poultry production and our contract would be terminated.

The introduction of regular external vehicles, contractors and equipment moving through the farm would create an unacceptable disease transmission risk. This is particularly critical given recent avian influenza outbreaks and current strict controls on farm access across the industry.

Loss of this contract would mean immediate loss of a key agricultural enterprise forming part of our business and income.

4. Impact on Our Cattle Enterprise

The proposed access would also severely affect our beef herd operation by:

- Removing grazing land
- Interrupting safe livestock movements
- Introducing stress and safety risks to animals
- Increasing labour and feed costs if cattle must be housed
- Creating hazards if contractors enter livestock areas
- Undermining long-term viability of this enterprise

The combined effect would significantly reduce the sustainability of our farming business.

5. Financial and Business Impact

The consequences of the proposal extend beyond inconvenience. They threaten the viability of our livelihood.

Evidence submitted demonstrates:

- Loss of our poultry contract if access is imposed
- Reduction in viability of our livestock enterprise
- Loss of property value
- Impact on future development potential of the land

We have received a written option offer from a developer at a minimum of £400,000 per acre, demonstrating the land's significant value and sensitivity to planning constraints. The proposed scheme would directly undermine that value.

6. Availability of a Suitable Alternative Access Route

There is an existing alternative access route available that would allow access to the relevant land without passing through our residential curtilage or farmyard.

This alternative route:

- Avoids our home entirely
- Avoids livestock areas
- Avoids biosecurity risks
- Avoids safeguarding concerns
- Uses an already existing entrance point

Despite this, it has not been properly considered or pursued.

Failure to adopt a clearly less harmful alternative contradicts the principle of minimising harm to affected landowners.

7. Lack of Adequate Engagement

We have experienced inadequate engagement throughout discussions to date, including:

- Insufficient consideration of alternative access options
 - Lack of meaningful response to concerns raised
 - Failure to properly assess residential impacts
 - Failure to account for biosecurity implications
 - Insufficient regard for the combined residential and commercial impact
-

8. Cumulative Impact

The impacts described above do not occur in isolation. Combined, they would:

- Destroy our poultry enterprise
 - Reduce viability of our livestock business
 - Industrialise our home environment
 - Create permanent safeguarding concerns
 - Cause financial harm
 - Fundamentally alter our way of life
-

Conclusion

The proposed access route is not a minor inconvenience. It represents a permanent and severe intrusion into our home, our family life, and our livelihood.

It would turn the private setting of our family home into an active industrial access corridor, create unacceptable safeguarding risks, undermine our farming enterprises, and cause lasting financial and personal harm.

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

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

Please see attached joint household written representation and supporting evidence submitted in relation to the proposed access route affecting our home and farm at [REDACTED]

This joint statement sets out our shared position as residents, parents, and farming operators and explains the severe residential, safety, biosecurity, agricultural, and business impacts that would arise if the proposed access route were implemented.

Supporting appendices include photographic evidence, professional correspondence, and a map identifying a clearly available alternative access route which would avoid our home and residential curtilage.

We respectfully request that the Examining Authority give full consideration to this evidence and require that a suitable alternative access arrangement is adopted instead of the currently proposed route through our residential property.

JOINT HOUSEHOLD STATEMENT

Project: Norwich to Tilbury Electricity Transmission Project

Property: [REDACTED]

Submitted by: Clare Lanham and Dick Lanham

Introduction

We submit this joint statement as the residents and operators of [REDACTED], where we live with our children and run our farming business. We are both directly and personally affected by the proposed access arrangements, not only as landholders but as a family whose home and livelihood would be permanently impacted.

This statement reflects our shared position as homeowners, parents, and business operators whose daily lives, safety, and economic stability would be materially altered by the proposal.

Impact on Our Home and Family

The proposed access route would enter through our residential gateway and pass directly through our front garden and domestic living space, coming within a few metres of our front door.

This would introduce repeated contractor and vehicle movements immediately beside our home and within the area where our children live and play.

We consider it wholly unreasonable for a permanent industrial access route to be imposed through the private setting of a family residence. Such an arrangement would fundamentally change our ability to live safely, privately, and peacefully within our own property.

The proposal would significantly diminish our sense of security, alter how we are able to use our home, and create ongoing concern regarding unknown third parties passing directly alongside our living environment.

Impact on Our Livelihood

In addition to the residential harm, the proposal would directly affect our ability to operate our farm.

Independent written confirmation has been provided stating that if the proposed access is implemented, our poultry enterprise would no longer meet mandatory biosecurity standards and our contract would be withdrawn. The loss of this enterprise would remove a key income stream and materially undermine the viability of our business.

The proposed route would also interfere with safe livestock management, reduce grazing flexibility, increase operational costs, and introduce avoidable risks associated with external vehicles moving through active agricultural areas.

Taken together, these impacts would significantly compromise the sustainability and long-term viability of our farming operation.

Availability of an Alternative Access Route

A viable alternative access route exists which would allow access to the relevant land without entering our residential curtilage or operational farmyard.

This alternative would avoid:

- residential intrusion
- safeguarding concerns
- biosecurity risks
- operational disruption
- livestock hazards

Given the availability of a clearly less harmful and practicable option, it is unreasonable for the currently proposed route to be pursued.

Cumulative Effect

The impacts of the proposal must be considered cumulatively rather than in isolation.

When taken together, the proposal would:

- intrude into our home environment
- affect our children's safety and wellbeing

- disrupt daily farming operations
- threaten established agricultural enterprises
- reduce land value
- permanently alter our living conditions

The cumulative effect would be severe, disproportionate, and avoidable.

Conclusion

The proposed access route would directly affect both our home and our livelihood. It would introduce permanent industrial activity through our residential entrance, threaten established agricultural enterprises, and fundamentally alter our ability to live and work at [REDACTED]

Given that a suitable alternative access route exists that would avoid these impacts entirely, we respectfully request that the proposed route through our property is removed from the scheme and that a less harmful alternative is adopted.

Signed:

Clare Lanham

Dick Lanham













Say NO
To Giant Pylons



Dear Mr Lanham,

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

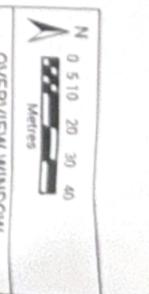
The introduction of contractors, vehicles, and repeated external personnel movements onto and through the farms as part of the Norwich to Tilbury Project would represent a significant and unacceptable biosecurity risk. This level of disturbance would severely compromise our ability to protect flocks 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]. This decision would be unavoidable in order to safeguard flock health, maintain consumer confidence, and protect our brand reputation.

Yours sincerely,

[REDACTED]
Agricultural Director
Kelly's Turkeys

Kelly
TURKEYS



LEGEND:

- Interests in Land
- Grantor's Land
- General
- Option Area
- Alternative Route
- EXISTING SITE BOUNDARY

Party ID: 2823
 TR: 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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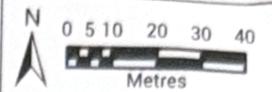


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OVERVIEW WINDOW



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
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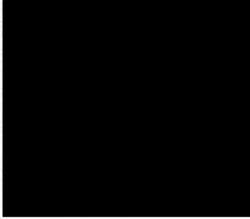
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DRAWING REF:
NGE-NT-2025-07-0F-HOT
TEMP_HoT_G1_EX819181



DICK LANHAM



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Fiddlebridge Lane
Hatfield
Hertfordshire
AL10 0SP

01707830222
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.



RTPI
Royal Town Planning Institute

Orchestra Land Ltd
Registered Number:
0986667 England and
Wales. Registered office:
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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,



[Redacted] BSc (Hons), MRICS, Assoc RTPI

Land and Planning Director

T. [Redacted]

M [Redacted]

E. [Redacted] [orchestraland.co.uk](mailto:[Redacted]@orchestraland.co.uk)



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