

21 February 2026

Re: Norwich to Tilbury Project

Development Consent Order Ref: EN020027

Response to Section 174 Notice – Housing and Planning Act 2016

Dear Sirs,

I write in response to your Notice dated 9 February 2026 issued under Section 174 of the Housing and Planning Act 2016.

This letter constitutes a formal objection to the proposed access arrangements in proximity to [REDACTED] (Grade II listed), and a formal requirement that any survey access must be subject to prior written agreement and strict safeguards.

1. Failure to Properly Consider Previous Representation

A detailed written objection was submitted over six months ago outlining heritage, ecological and business impacts. Recent correspondence suggests that this representation has not been properly recorded or considered within the DCO process (Ref: EN020027).

Please confirm immediately that the earlier objection is formally logged within the DCO examination and provide its reference identification.

2. Heritage Impact – Grade II Listed Cottage

[REDACTED] is a Grade II listed, mid-18th century timber-framed and thatched dwelling. Preservation of the building and its setting is a statutory consideration.

The farm track adjacent to the property was constructed in the 1950s for agricultural use (approx. 8 tonnes). Proposed plant and machinery exceeding 35 tonnes presents material structural and vibration risk.

Before any access occurs, the following are required:

- Full structural engineering assessment of the access track
- Vibration impact assessment specific to the listed building
- Pre-condition survey of the track and dwelling at your expense
- Written confirmation of indemnity and insurance cover for structural damage

3. Ancient Woodland and Ecological Sensitivity

Little Newton Wood (S1 monument record BRK 097) is identified as ancient woodland. Bluebell colonies, pyramidal orchids and established woodland flora are present.

The following documentation is required:

- Full survey methodology details
- Confirmation of qualified ecological supervision
- Root protection area plans
- Biosecurity protocols
- Written confirmation that no clearance or ground disturbance will occur

4. Public Footpath and Access Route

The proposed access route utilises a public footpath adjacent to [REDACTED]. Please confirm highway authority authorisation, traffic management plans, operational hours, and any proposed stopping up orders.

5. Business Impact

The property is in the process of establishing a glamping enterprise ('Sunset Holidays') reliant upon rural tranquillity and landscape character. Construction traffic and survey intrusion materially affect commercial viability.

6. Position on Access

It is acknowledged that statutory survey powers exist under the Housing and Planning Act 2016. However, access must be reasonable, proportionate, and subject to appropriate safeguards.

This letter does not constitute obstruction of lawful powers. It constitutes a requirement that statutory duties regarding heritage, ecology, safety and structural protection are satisfied prior to entry.

Please provide the requested information within 14 days.

Yours faithfully,

Nigel Smith

Owner / Occupier – [REDACTED]