

# Clarke & Simpson

Chartered Surveyors

My Ref: [REDACTED]

The Planning Inspectorate  
c/o Quadrant  
69 Buckingham Avenue  
Slough  
SL1 4PN

24<sup>th</sup> February 2026

Dear Sir/Madam

Norwich-Tilbury – Party Ref – [REDACTED]

We write following the commencement of the examination hearings and in particular the Compulsory Purchase Hearing 1 which we attended.

We are writing to you as land agents to a number of affected landowners along the route and wanted to bring some matters to your attention that were raised in the hearings.

The first point refers to National Grid's response to your questioning in that they confirmed to you they had responded to every land agent's enquiry and that information had been fed back to us. You will have noted a number of landowners at the open floor hearing also raised this as an issue. In fact, information has not been fed back to us and we are still waiting for further information and clarification on various points. We have raised the same concerns on numerous occasions and whilst the concerns have been acknowledged, no response has been received.

No discussions have taken place regarding the heads of terms; we had one meeting with National Grid's agents on 15<sup>th</sup> January 2026. At that meeting National Grid's agents listened to the comments we had on the heads of terms. Fisher German had not been given any instructions to talk about any specific points that we have raised on the heads of terms. We have not received any feedback from that meeting or any negotiations over the heads of terms for voluntary acquisition.

The voluntary heads of terms set out by National Grid are entirely unacceptable for landowners to sign and accept. The heads offer terms worse than would be available under compulsory purchase; a derisory incentive payment is offered and is only payable at the end of the process and is



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dependent on many third parties outside of the landowner's control. We do not believe there has been meaningful engagement by National Grid to try and agree terms with landowners.

One of our main concerns at this stage of the process is that a number of our clients have third party assets such as UKPN or BT assets over their land which need to be placed underground as part of this project. We have made specific enquiries as to what those works will entail and the methodology. We have been informed that they are not part of Fisher German's remit as they are UKPN or BT assets and that those authorities will be in touch with us in 'due course'. We have heard nothing at all from UKPN or BT's appointed agents (whoever they may be) with regard to those works, which is unacceptable as the DCO has been submitted and application hearings are underway. The interaction of these services will have long term implications to the land.

We have found the whole process and lack of information and feedback frustrating as have our clients, which is causing an unnecessary burden and stress in what is a difficult industry at present with other external volatilities within the farming industry.

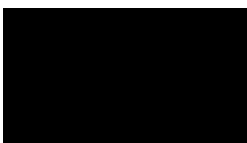
In our view the questions that we have asked of National Grid are basic and uncomplicated and standard in terms of pylon location, soil handling, drainage remedial works and proposals but nothing has been forthcoming.

In a recent discussion the thought of a soil stabilisation product injected into the soil for the haul road was mooted. However, we have major concerns over this and have refused it on other projects because of the unknown long-term possible soil damage it could cause and the uncertainty of it entering the food chain through the crops grown for years after its use.

We trust you find these comments helpful and we anticipate they will echo the comments from other landowners and their agents.

Please let us know if you would like further information or clarification, which we would be happy to provide.

Yours faithfully



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