



Norwich To Tilbury

Nationally Significant Infrastructure Project (NSIP) (“the NSIP”)

Braintree District Council

Submission:

Accompanied Site Inspection Locations

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1 Introduction

1.1 Purpose of Report

1.1.1 This report comprises the suggested locations in Braintree District for the Accompanied Site Inspection (ASI).

1.2 Considerations of Locations

1.2.1 In identifying suitable locations, the Council has had regard to Appendix F of the Rule 6 Letter dated 13 January 2026, which outlines the Examining Authority's (ExA's) initial considerations for the ASI.

1.2.2 In addition, the Council has had regard to the routes within Braintree District that formed part of the ExA's unaccompanied site inspections, as documented in submissions EV1-006, EV1-007, EV1-009, and EV1-010 of the Examination Library.

1.3 Rationale for Suggested Locations

1.3.1 In this case, the Council has predominantly focused on areas that either lack sufficient coverage within the submitted evidence or relate to specific impacts, such as heritage and residential visual amenity, which may not have been apparent to the ExA during the unaccompanied site visits. These suggested locations are therefore intended to assist the ExA by signposting particularly affected areas where an accompanied visit would enhance understanding of the impacts set out in the Local Impact Report.

1.4 Overview of Impact

1.4.1 The development would have significant impacts on Braintree District, the full details of which are set out within the Council's Local Impact Report (to be submitted alongside this ASI document). In particular, the landscape and visual effects would be substantial, widespread, and long-term.

1.4.2 This is especially the case where the overhead pylon route would be seen in conjunction with the existing Pelham to Rayleigh (400 kV) line near

Fairstead and Fuller Street. This impact is illustrated, in part, within photomontages APP-348 page 7 (Ranks Green Road) and APP-348 Page 13 (Fairstead Hall Road).

1.4.3 In addition, the development would have significant impacts on heritage assets and individual residential receptors.

1.4.4 Owing to the scale and nature of these impacts, this ASI report identifies the specific locations that the Council considers essential, or otherwise beneficial, for the ExA to visit as part of the Accompanied Site Inspection.

1.5 Summary

1.5.1 The Council respectfully requests that the ExA gives careful consideration to the ASI locations suggested within this document to ensure that the impacts within Braintree District are fully understood.

2 Suggested ASI Locations – Landscape and Visual Focus

2.1 Introduction

2.1.1 As outlined in Section 1.4 above, the development would give rise to substantial landscape and visual impacts within Braintree District, many of which would be both extensive and permanent.

2.1.2 The submitted LVIA and associated visualisations provide broad coverage of viewpoints across the District and the Council acknowledges that the ExA has undertaken its own unaccompanied inspections to understand these effects first-hand.

2.1.3 Given this existing evidence base and recognising the limited time available for the ASI, the Council does not intend to propose an extensive list of suggested locations. However, one area of particular concern that has received limited coverage within the submitted material is the proposed Cable Sealing End (CSE) Compound located off Fairstead Road, adjacent to PROW 120_11. The Council considers this location warrants specific attention during the ASI for the reasons set out below.

2.2 Cable Sealing End Compound (Section E)

Location

2.2.1 The CSE Compound is located in a field near Fairstead Hall Road as denoted in APP-021 Sheet 6 of 8.

2.2.2 In addition, the Latitudinal and Longitudinal reference is approximately 51°49'51.8"N 0°33'50.0"E.

Accessibility

2.2.3 While the Compound itself is not situated on public land, PROW 120_11 runs along the field boundary, providing clear and accessible public views toward the proposed site.

Issues to be Observed and Justification of Suggestion

- 2.2.4 The field would accommodate both new CSE Compounds and the two existing pylons associated with the Pelham to Rayleigh 400 kV line. The introduction of substantial new infrastructure alongside the existing pylons would significantly and permanently alter the character of the site, with notably intensified visual effects experienced from PROW 120_11 and the surrounding landscape.
- 2.2.5 The Council considers that the magnitude and nature of these impacts have not been fully explored within the submitted documentation. For this reason, the Council respectfully requests that the ExA includes a visit to the CSE Compound location as part of the ASI to gain a clear understanding of its landscape and visual implications.

Summary

- 2.2.6 The Council identifies the proposed Cable Sealing End (CSE) Compound near Fairstead Hall Road as a priority location for the ASI. This area, adjacent to PROW 120_11, would undergo a major change in character due to the introduction of new infrastructure alongside existing 400 kV pylons. As the submitted materials provide limited assessment of these effects, the Council requests that the ExA visit this location to fully appreciate the scale and nature of the landscape and visual impacts.

3 Suggested ASI Locations – Heritage Focus

3.1 Introduction

3.1.1 The development would affect 58 designated heritage assets across Braintree District. To assist in understanding these impacts, the heritage viewpoint locations set out in APP-220 were considered in consultation with the relevant Local Authorities. The Applicant has identified how views contribute to the significance and setting of heritage assets, with the viewpoints providing supporting evidence for their assessment.

3.1.2 However, these viewpoints are fixed and, while the photomontages offer useful visualisations, their static nature means they do not allow for a full appreciation of how or why the setting of a heritage asset contributes to its overall understanding and experience. For this reason, the Council considers it beneficial for the ExA to visit the following locations as part of the ASI.

3.2 Grade II* Listed - Feeringbury Manor -1306710 (View HE37)

Location

3.2.1 Feeringbury Manor, Feering, Colchester CO5 9RB.

3.2.2 Its exact location in relation to the overhead pylon route can be found in APP-217, Figure 11.2 – Historic Environment – Designated Heritage Assets – Page 29 of 44 (it is labelled as 1306710 in a green triangle).

Accessibility

3.2.3 The asset can be viewed from public locations, including a Public Right of Way (PROW 78_4) to the south and from the public highway. However, a close-up view of Feeringbury Manor would require private access.

Issues to be Observed and Justification of Suggestion

- 3.2.4 In this area, substantial changes to vegetation (trees and hedgerows) within the surrounding fields are proposed. At present, the listed buildings enjoy a predominantly rural, undeveloped setting. The approach to Feeringbury Manor from Coggeshall Road and nearby footpaths would change materially as a result of vegetation removal and new infrastructure.
- 3.2.5 Feeringbury Manor house is set back from the road and has a very tight immediate setting, nestled between extensive gardens and trees. The Council is concerned that the removal of vegetation to the east and south, particularly along Coggeshall Road, would alter the wider context of the Manor (and its associated listed barn) in a harmful manner that has not been sufficiently mitigated.
- 3.2.6 The experience of these listed buildings would also be affected in areas beyond the fixed viewpoints assessed by the applicant. Kinetic views along Coggeshall Road and nearby footpath, where appreciation of the asset changes as one moves through the landscape, are an important aspect of its setting. These effects can only be properly understood and appreciated through a site visit.

Summary

- 3.2.7 A site visit will allow the ExA to observe the kinetic views and wider setting that are not captured in fixed viewpoints, verify the Applicant's assessment on the ground, and form a first-hand judgement on the adequacy of mitigation, including whether further improvements/route refinements may be required, as well as the residual heritage harm to be weighed in the planning balance.

3.3 Grade II* Listed - Rivenhall Place – 1122598 (HE 5,6 and 13)

Location

- 3.3.1 Rivenhall Place, Park Road, Rivenhall (51°50'26.3"N 0°38'20.6"E).
- 3.3.2 Its exact location in relation to the overhead pylon route can be found in APP-217, Figure 11.2 – Historic Environment – Designated Heritage Assets – Page 29 of 44 (it is labelled as 1122598 in a green triangle).

Accessibility

- 3.3.3 The asset and its setting can be viewed from public locations, including Church Road and the PROW's which form a loop around the site (PROW 105_25, PROW 105_22 and PROW 108_24).

Issues to be Observed and Justification of Suggestion

- 3.3.4 The provided viewpoints highlight the changes which will occur to views within the immediate setting of this listed building, inside its private grounds.
- 3.3.5 However, it would be beneficial for the ExA to visit the wider area to understand the context of this listed building, including the approach from the south, past All Saints Parish Church and the site of the consented solar farm (Land West of Park Road Rivenhall – see Appendix 2 of the Local Impact Report).

Summary

- 3.3.6 Rivenhall Place lies close to the proposed overhead pylon route, with its position shown in APP-217 Figure 11.2. Although the building itself is private, its setting can be readily viewed from public routes including Church Road and the network of PROWs encircling the estate. While submitted viewpoints illustrate changes within the immediate grounds of the listed building, a wider site visit would support the ExA's understanding of

its broader historic context, particularly the approach from the south past All Saints Parish Church and the location of the consented solar farm immediately adjacent.

3.4 Grade II Listed - Westocks Farm – 1168106 (HE 38)

Location

3.4.1 Westocks Farm, [REDACTED].

3.4.2 Its exact location in relation to the overhead pylon route can be found in APP-217, Figure 11.2 – Historic Environment – Designated Heritage Assets – Page 31 of 44 (it is labelled as 1168106 in a blue triangle just to the north of the area for the CSE compound).

Accessibility

3.4.3 The asset and its setting can be viewed from Fairstead Road. However, a close-up view of Westocks Farm would require private access.

Issues to be Observed and Justification of Suggestion

3.4.4 In this instance, the viewpoint is looking outwards from the listed building toward the project. It would be beneficial for the ExA to view the building in the opposite direction, looking toward the listed building from the southeast in the location of the proposed CSE compound, although this private land.

Summary

3.4.5 Westocks Farm sits just north of the proposed CSE compound. Its setting is visible from the public highway, though close-up views require private access. The submitted viewpoint illustrates views looking outward from the listed building toward the project; however, a visit to the wider area, particularly from the southeast near the proposed CSE compound, would allow the ExA to understand the reciprocal views toward the listed building and better appreciate the potential impacts on its setting.

3.5 Grade II Listed - Monks Farm Cottages – 1171147 (HE 36)

Location

3.5.1 Monks Farm Cottages [REDACTED].

3.5.2 Its exact location in relation to the overhead pylon route can be found in APP-217, Figure 11.2 – Historic Environment – Designated Heritage Assets – Page 29 of 44 (it is labelled as 1171147 in a blue triangle just to the east of pylon TB85).

Accessibility

3.5.3 The asset requires access over Pantlings Lane which is understood to be a private road. It could be viewed from the north from PROW 92_2.

Issues to be Observed and Justification of Suggestion

3.5.4 As highlighted in Paragraph 10.5.8 of the Council's Local Impact Report, the Council holds significant concerns regarding the extent of the limits of deviation (LOD) in this location.

3.5.5 In particular, there is a real risk that the permissible movement of the proposed pylon could draw the structure closer to Monks Farm Cottages, thereby intensifying the level of harm to this designated heritage asset and further eroding its rural setting.

3.5.6 An accompanied visit would enable the ExA to fully appreciate the relationship between the asset and the proposed infrastructure and to consider whether the LOD in this area should be more tightly constrained to ensure adequate protection of the building's significance.

Summary

3.5.7 Monks Farm Cottages are located just east of pylon TB85. Although access is via a private road, the building's setting can be viewed from PROW 92_2 to the north. The Council has significant concerns that the limits of deviation

could allow the proposed pylon to shift closer to the listed cottages, increasing harm to both the building and its rural setting. An accompanied site visit is therefore recommended to allow the ExA to understand the sensitivity of this location and to consider whether tighter LOD controls are required to protect the asset's significance.

3.6 Grade II Listed – Coggeshall Hall (1306737) and Hole Farm (1146854)

Location

- 3.6.1 These two assets have been combined as they do not feature within the viewpoints.
- 3.6.2 Coggeshall Hall, Coggeshall Road 51°51'11.5"N 0°42'01.5"E
- 3.6.3 Coggeshall Hall's location in relation to the overhead pylon route can be found in APP-217, Figure 11.2 – Historic Environment – Designated Heritage Assets – Page 29 of 44 (it is labelled as 1306737 in a blue triangle just to the south west of pylon TB80).
- 3.6.4 Hole Farm Cressing Road CM8 1RJ.
- 3.6.5 Hole Farm's location in relation to the overhead pylon route can be found in APP-217, Figure 11.2 – Historic Environment – Designated Heritage Assets – Page 31 of 44 (it is labelled as 114685 [last number is cut off] in a blue triangle just to the south of pylon TB100).

Accessibility

- 3.6.6 Coggeshall Hall is only accessible via a private road, although PROW 92_4 runs along its frontage so public access could be obtained to view from the roadside.
- 3.6.7 Hole Farm is also accessible via PROW 121_105 which runs underneath the railway bridge.

Issues to be Observed and Justification of Suggestion

- 3.6.8 The Council holds concerns regarding the extent of the limits of deviation (LOD) in relation to the siting of the pylons relative to these listed buildings.
- 3.6.9 An accompanied visit would enable the ExA to fully appreciate the relationship between the assets and the proposed infrastructure and to consider whether the LOD in this area should be more tightly constrained.

Summary

- 3.6.10 Coggleshall Hall and Hole Farm, both Grade II listed, lie close to sections of the proposed overhead pylon route but are not included within the submitted viewpoints.
- 3.6.11 The Council is concerned that the limits of deviation may allow pylons to encroach closer to these heritage assets, increasing potential harm to their settings. An accompanied visit would assist the ExA in understanding their relationship to the proposed infrastructure and in considering whether tighter LOD controls are required in these areas.

4 Suggested ASI Locations – Residual Visual Amenity

4.1 Introduction

4.1.1 This development would have a considerable impact on Residual Visual Amenity for existing residents across the district. This is explored in detail in Section 7.10 of the Local Impact Report.

4.1.2 The assessment carried out in the Local Impact Report is not repeated here, however the Council wish to highlight West Ford Farm Cottage and Whiteheads Farm as properties which would benefit from an ASI to understand the impacts on their residual visual amenity.

4.2 West Ford Farm Cottage (E7)

Location

4.2.1 West Ford Farm Cottage, [REDACTED]

4.2.2 Its exact location in relation to the overhead pylon route can be found in APP-233, Figure: A13.4.2E (vii). It is classified as “E7” in the assessment.

Accessibility

4.2.3 The property can be viewed from Church Road.

Issues to be Observed and Justification of Suggestion

4.2.4 See considerations under Whiteheads Farm below.

4.3 Whiteheads Farm (E8)

Location

4.3.1 Whiteheads Farm, [REDACTED].

4.3.2 Its exact location in relation to the overhead pylon route can be found in APP-233, Figure: A13.4.2E (viii). It is classified as “E8” in the assessment.

Accessibility

- 4.3.3 The property is accessed off of PROW 108_17. So public access could be obtained but not likely by a motorised vehicle.

Issues to be Observed and Justification of Suggestion

- 4.3.4 The proposed pylon route runs in close proximity to both West Ford Farm Cottage and Whiteheads Farm. In the Council's view, the scheme has the potential to appear "unpleasantly encroaching" and "inescapably dominant" when experienced from these properties. These are two of the criteria within the RVAA methodology that could lead to visual amenity being breached.
- 4.3.5 Furthermore, due to the Limits of Deviation (LOD), the pylons could be located closer to these properties and could be constructed at a greater height than currently illustrated in the submitted materials. For this reason, the Council has requested, through the Local Impact Report, that the effects on these properties be reassessed. To fully appreciate the likely impacts, it would be appropriate for the ExA to visit both locations as part of the ASI.
- 4.3.6 Should the ExA conclude that a breach of visual amenity may occur, it would be within their remit to require amendments to the alignment or to restrict the LOD in this part of the route in order to mitigate the identified harm.

4.4 Summary

- 4.4.1 The Council is concerned that the development would have a significant impact on the Residual Visual Amenity of West Ford Farm Cottage (E7) and Whiteheads Farm (E8). Both properties lie in very close proximity to the proposed alignment, and the scheme is likely to appear "unpleasantly encroaching" and "inescapably dominant" when experienced from these dwellings—criteria identified within the RVAA methodology as indicative of

a potential breach of visual amenity. The Limits of Deviation (LOD) would also permit pylons to be moved closer or constructed higher than currently illustrated, increasing uncertainty around the scale of impact.

- 4.4.2 Given the sensitivity of both receptors and the potential for significant adverse effects, the Council considers that an ASI would be beneficial to enable the ExA to fully understand the likely impacts. Should the ExA consider that a breach of visual amenity may occur, they would have the ability to require amendments to the pylon alignment or to restrict the LOD in this location.

5 **Summary**

5.1 **Introduction**

5.1.1 The Council has identified a focused set of locations within the district that it considers essential or beneficial for inclusion in the Accompanied Site Inspection (ASI) for the Norwich to Tilbury Nationally Significant Infrastructure Project. These locations have been selected to support the Examining Authority (ExA) in understanding impacts that are either not fully represented within the submitted evidence or cannot be adequately appreciated through unaccompanied visits or fixed-point visualisations.

5.1.2 The suggested ASI locations relate to three principal areas of impact as summarised below.

5.2 **Landscape and Visual Effects**

5.2.1 The Council requests that the ExA visit the proposed Cable Sealing End (CSE) Compound near Fairstead Road, where new infrastructure would be introduced alongside the existing Pelham to Rayleigh 400 kV pylons. This area has received limited assessment and would undergo a substantial and permanent change in character.

5.3 **Heritage Impacts**

5.3.1 A number of designated heritage assets, including Feeringbury Manor, Rivenhall Place, Westocks Farm, Monks Farm Cottages, Coggeshall Hall and Hole Farm, are located in close proximity to the proposed overhead line. The Council considers that site visits are required to understand kinetic views, wider settings, and the implications of the Limits of Deviation (LOD), which could bring pylons closer to these sensitive assets.

5.4 **Residual Visual Amenity for Residents**

5.4.1 Two residential receptors, West Ford Farm Cottage (E7) and Whiteheads Farm (E8), are positioned very near the proposed alignment. The Council is

concerned that the scheme may appear “unpleasantly encroaching” and “inescapably dominant,” meeting RVAA criteria for potential breaches of residential visual amenity. LOD flexibility further increases uncertainty about the eventual level of impact.

5.5 Conclusion

5.5.1 The Council respectfully requests that the ExA includes the identified locations within the ASI schedule to ensure that the full range of landscape, heritage and residential visual impacts can be understood first-hand. These visits will assist the ExA in forming a robust judgement on the adequacy of mitigation, the acceptability of the proposed LOD, and the overall significance of effects within Braintree District.