

Comments on the Applicant's response to Relevant Representations

Please find my comments. They are not comprehensive, partly because we were not given very much time to reply. Overall, it is disappointing that NGET has chosen to lump their response into themes. While I can understand the need to be efficient, it does mean they have yet again dodged their many promises to provide specific feedback to those most affected (see the attached email correspondence with Stephen Boughton at NGET). We live in a listed farmhouse located just over 100m from the proposed EACN.

I have commented below on some of the key issues raised by me over the last 3 years. The wording in blue is copied from NGET's response document, followed by my comments

In every case, onshore and offshore HVDC alternatives were substantially more expensive than overhead line solutions, while failing to provide equivalent system flexibility or full capacity. This is simply not true. As stated in my submission to the Inspectorate last month in Ipswich, NESO's March 2024 East Anglia Network Study shows that undergrounded HVDC is comparable in whole life cost terms to AC Pylons and actually cheaper if the project is delayed. To my knowledge, NGET has not directly challenged that conclusion, nor has NESO revised it. If NESO was just a third party consultant or lobbyist NGET would be entitled to say their word was as good as NESO's. But NESO is government owned and responsible to the DESNZ. NGET had every opportunity in their response to question NESO's previous analysis but does not appear to have done so.

there is no reliable evidence that environmental effects reduce house values due to the Project. The Applicant recognises that visual impact from overhead lines and pylons can cause concern for communities and may lead to perceptions of property value loss. However, property values are influenced by many factors, making it hard to attribute depreciation to a single cause like infrastructure development. UK law does not include for compensation in cases of a loss of view or changes to a view. I have very reliable evidence of the 20+% loss of value of my property. I have two valuations from an independent estate agent. The first valued the property before the planning process formally started. The subsequent valuation took into account the effects of the construction and operation phase and gave examples of planning blight in the region related to earlier projects which had impacted valuations. These are not just community perceptions and it is condescending of NGET to suggest this. In our case the impact is as much related to noise from EACN as changes in view. NGET have said the background noise will be 10db higher after mitigation.

Even if NGET is not strictly liable for compensation for loss of view or other detriments, they can certainly ask OFGEM to allow them to make payments where a loss can be evidenced and it should also be possible for the Inspectorate to recommend this. It is a

simple matter of fairness. The lives of those most affected (eg by the EACN) will be seriously disrupted by the construction and operation. It is not fair to also ask them to bear a disproportionate financial burden. The public reaction to the Post Office or contaminated blood scandals demonstrates that as a society we will not tolerate unfair treatment, especially with regard to compensation.

The Applicant is and will continue to work with key statutory bodies and other stakeholders, including all landowners, who may be affected by the proposals to understand the impacts on their operations and to work with them as the Project is developed. The attached emails demonstrate that NGET has made no meaningful attempt to work with affected landowners. Why should we believe they will now?

The fundamental purpose of the Project is to enable the connection of low carbon generation sources. 6.4.A1 Environmental Statement Appendix 4.1 - Greenhouse Gas Assessment [APP-131] provides an assessment of the impact of both construction and operation of the Project on Greenhouse Gases (GHG). In addition, 7.2 Outline Code of Construction Practice Appendix H - Greenhouse Gas Reduction Strategy [APP-308] provides the Greenhouse Gas Reduction Strategy which will be used to reduce GHG emissions. The Green House Gas Reduction Strategy presents the overarching GHG management principles and requirements to reduce and manage GHG emissions related to the Project. Despite frequent requests, NGET has not made any assessment of the whole life carbon impact of alternatives such as undergrounded HVDC. It is inconsistent to justify the project on the basis of the need to move to a decarbonised energy system and then not assess the relative carbon impact of the alternatives.

The baseline and impact of the Project was assessed in accordance with the methodology set out in 6.11 Environmental Statement Chapter 11- Historic Environment [AS-068] and in accordance with professional heritage sector guidance as set out in paragraph 11.2.19. Baseline information was obtained from a variety of sources as set out in Section 11.4 of 6.11 Environmental Statement Chapter 11- Historic Environment [AS-068]. The Project has engaged with Historic England and relevant Local Planning Authorities on aspects relating to heritage, including baseline data sources, methodology for assessment and appropriate mitigation measures and to take their views into account during Project development, which are detailed in 6.11 Environmental Statement Chapter 11 – Historic Environment [AS-068] and in the relevant Statements of Common Ground (5.9 Draft Statement of Common Ground, 5.9.1-5.9.12 and 5.914). At our initial one to one meeting with NGET in 2024 we asked whether we could submit our own independent heritage impact study for our listed farmhouse and were told it might be better for NGET to include us in their own study. They said they would check and revert. Despite many chasers we never heard back.

The Applicant recognises people may have concerns about the health effects of living close to an overhead line. 6.10 Environmental Statement Chapter 10 – Health and

Wellbeing [APP-192] includes a specific assessment of the impacts of the Project on mental health and wellbeing during both construction and operation. The Applicant recognises that uncertainty whilst the proposals are developed may cause anxiety. The Applicant has sought to reduce potential effects on communities and residents through routeing and design. The Applicant has also sought to reduce concern or uncertainty about the proposals through inclusive and transparent engagement with residents, communities and stakeholders throughout the development of the Project. The Project team will continue to engage with people potentially affected during progress of the Project, through regular communication including letters, phone calls and meetings. The lack of responses from NGET over the last two years has certainly impacted our mental health and wellbeing!

The assessments of operational noise from proposed substations are provided in 6.14.A3 Environmental Statement Appendix 14.3 - EACN Substation Operational Noise Assessment [APP-259] and 6.14.A4 Environmental Statement Appendix 14.4 - Tilbury North Substation Operational Noise Assessment [APP-260], and are summarised in 6.14 Environmental Statement Chapter 14 – Noise and Vibration [APP-256]. The assessments indicate that significant adverse effects from operational noise from proposed substations are not expected where standard noise mitigation measures are incorporated in the design. Commitment NV21 in 7.2 Outline Code of Construction Practice [APP-300] which is secured by Requirement 4 in the 3.1 Draft Development Consent Order [APP-056] states that: ‘The proposed new substations will include any required noise mitigation measures by design. This may include plant selection, screening, and enclosures, as appropriate.’ NGET’s own assessment is that we will have a 10db increase in background noise from the EACN after mitigation

From: Chris Vermont
Sent: 19 February 2026 13:13
To: Stephen Boughton [REDACTED]
Cc: Sarah Vermont [REDACTED]; Oliver North [REDACTED] <[\[REDACTED\]@landbridge.co.uk](mailto:[REDACTED]@landbridge.co.uk)>
Subject: FW: [EXTERNAL] RE: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932)

Stephen. It is difficult to summarise in a single email the 3 years of pseudo consultation by National Grid. The best I can do is attach some of the correspondence that records the issues raised and the very limited responses we have received.

There are many emails I have not included that record FG saying they are seeking answers from NG but have heard nothing. NG's failure to respond is clearly not a casual oversight but a deliberate way of operating. You have used FG as a buffer so NG is saved from having to consult meaningfully with those affected.

I have however included the most recent exchange of emails that illustrate NG's approach. The email attachment is titled Landowner Consultation Feedback Response (the attached PDF with the same name is the formal letter from our land agent to FG which was attached to the first email). The exchange followed on from a Zoom meeting with FG in July 2025 where we had pointed out that we were still waiting for responses on most of the points raised in the meeting with you and our neighbours a year earlier in June 2024. As you will see, FG disappointingly indicated in Sep 25, after being chased again, that NG had decided not to respond to our issues until after the DCO application had been accepted. Then in Nov 25, after more chasing, our land agent was told NG would not respond further and just go down the statutory route. This shows NG as not just unresponsive but disingenuous – holding off replying based on the excuse that the DCO might not be accepted for examination and then apparently changing tack - refusing to reply on the excuse that NG could get away with the statutory minimum.

As you will see from the other attachments, the only formal response we have received over the last 3 years was from Nick Robinson at FG in Oct 24, which was basically a holding reply, acknowledging that NG was still to get back on most issues. Despite all the chasing since Oct 24 we have had no response from NG until we met you last month in Great Bromley.

So two questions:

- Do you think this amounts to proper consultation or was I fair to criticise NG in my submission to the Inspectorate last week?
- Will you belatedly respond to the issues we have raised?

C

From: Chris Vermont [REDACTED]
Sent: 18 February 2026 10:12
To: Stephen Boughton [REDACTED] <[\[REDACTED\]@nationalgrid.com](mailto:[REDACTED]@nationalgrid.com)>
Cc: Sarah Vermont [REDACTED]; Oliver North [REDACTED] <[\[REDACTED\]@landbridge.co.uk](mailto:[REDACTED]@landbridge.co.uk)>

Subject: RE: [EXTERNAL] RE: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932) [Filed 27 Jan 2026 12:24]

Thank you for your email Stephen. As you say, we renewed the survey licence 10 days ago, although I don't appear to have received payment yet. Is payment imminent?

I attach the submission I made to the Inspectorate last week at their hearing in Ipswich. We were only allowed 3 minutes each so it does not contain all the detailed questions that NG / FG have failed to answer. If you think anything I have said is inaccurate I would appreciate your comments. Otherwise I will assume my submission reflects the position fairly.

If I get time I will go through the last 3 years of correspondence to list specific outstanding issues.

C

From: Stephen Boughton [REDACTED] <[\[REDACTED\]@nationalgrid.com](mailto:[REDACTED]@nationalgrid.com)>

Sent: 17 February 2026 19:34

To: Chris Vermont [REDACTED]

Cc: Sarah Vermont [REDACTED]

Subject: RE: [EXTERNAL] RE: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932) [Filed 27 Jan 2026 12:24]

Good evening, Mr and Mrs Vermont,

Following my discussions with Fisher German I can understand your frustration with the explanation you have received in regard to the renewal of the survey licence.

As part of the ongoing development of the Project, we will be carrying out further survey works this year within the proposed Project order limits (redline boundary) and wider area outside of the order limits if required due to survey type.

At this point renewing the survey licence for your land does not necessarily mean that we will require access to carry out further survey works but we have chosen to renew the licence to allow timely access should it be required.

As discussed, when we met at Great Bromley there is no intension at this point to alter the Projects order limits in relation to your property.

I do understand that you have now renewed the survey licence in relation to your land, and this is very much appreciated.

In regard to other matters and any out standing questions I can reassure you that I will provide a response if you would like to set these out. Alternatively, I will try and to determine these from reviewing the prior communications with Fisher German.

Kind Regards

Stephen Boughton

Land Project Manager – East Coast

Land, Planning and External affairs, Strategic Infrastructure

nationalgrid

[REDACTED]
[REDACTED]@nationalgrid.com

From: Chris Vermont [REDACTED]
Sent: 06 February 2026 12:26
To: Stephen Boughton [REDACTED]@nationalgrid.com>
Cc: Sarah Vermont [REDACTED]
Subject: [EXTERNAL] RE: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932) [Filed 27 Jan 2026 12:24]

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The garden is used by various charities and local community groups because of it's quiet seclusion, something which will be lost if the substation goes ahead.

C

From: Sarah Vermont [REDACTED]
Sent: 06 February 2026 12:22
To: Chris Vermont [REDACTED]
Cc: [REDACTED]@nationalgrid.com
Subject: Re: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932) [Filed 27 Jan 2026 12:24]

Dear Stephen

Could I also add to Chris's previous email this link to an article which will show you our garden with its topiary and wood with its mature yew labyrinth. The front of the house you see here looks over the intervening field between us and the proposed main substation.

With best wishes

Sarah Vermont



On 6 Feb 2026, at 12:17, Chris Vermont [REDACTED] wrote:

Stephen. We met again at Great Bromley last week. This is just the latest correspondence with our land agent which demonstrates the non-existent communication from Fisher German and NG that I described. Based on the pattern of promises to respond followed by silence I'm not inclined to waste more effort to dredge through all the previous emails for other examples. But if you are genuinely interested and can assure me that we will get a full reply to our outstanding question, I will dig them out.

Please acknowledge receipt of this email.

C

From: Oliver North [REDACTED] <[\[REDACTED\]@landbridge.co.uk](mailto:[REDACTED]@landbridge.co.uk)>

Sent: 05 February 2026 17:29

To: Chris Vermont [REDACTED]

Cc: Secretary <secretary@landbridge.co.uk>; Sarah Vermont [REDACTED]

Subject: RE: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932) [Filed 27 Jan 2026 12:24]

Dear Chris

Please find attached a revised licence. This has been reissued without any explanation as to the theory behind the division of land parcels despite asking this very clearly. You will see this now includes all of your land, with the highways parcel removed.

Are you happy to sign and return a copy to me?

Any questions please be in touch.

Kind regards

Ollie

Oliver North MRICS FAAV

e. [REDACTED]@landbridge.co.uk

Tel: [REDACTED]

Mob: [REDACTED]

<image001.png>

Rivers Court, High Street, Sproughton, Ipswich IP8 3AP

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From: Chris Vermont [REDACTED]

Sent: 27 January 2026 12:02

To: Oliver North [REDACTED]@landbridge.co.uk>

Cc: Secretary <secretary@landbridge.co.uk>; Sarah Vermont [REDACTED]

Subject: RE: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932) [Filed 27 Jan 2026 12:24]

Oliver. Did you get any answer from FG?

C

From: Oliver North [REDACTED]@landbridge.co.uk>

Sent: 16 January 2026 17:11

To: Chris Vermont [REDACTED]

Cc: Secretary <secretary@landbridge.co.uk>; Sarah Vermont [REDACTED]

Subject: RE: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932)

Hi Chris

Thanks for your email.

I actually did ask the same question to FG! Seems bizarre to me they are only interested in certain parts of certain parcels, they have also included what appears to be the highway?

I will follow this up next week and revert accordingly.

Have a good weekend and catch-up next week.

Ollie

Oliver North MRICS FAAV

e. [REDACTED]@landbridge.co.uk

Tel: [REDACTED]

Mob: [REDACTED]

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From: Chris Vermont [REDACTED]
Sent: 16 January 2026 15:55
To: Oliver North [REDACTED] <[\[REDACTED\]@landbridge.co.uk](mailto:[REDACTED]@landbridge.co.uk)>
Cc: Secretary <secretary@landbridge.co.uk>; Sarah Vermont [REDACTED]
Subject: RE: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932)

Thanks Oliver. Can you deduce anything from the highlighted areas they want to survey?

I have no in principle problem if they pay us another £1.25k

I am considering writing to the new NGET CEO and their Board to set on record just how cynical the whole FG / NG exercise has been. We also plan to attend and speak at the DCO meetings in the week of 10 Feb in Ipswich.

Happy to sign after hearing from you.

C

From: Oliver North [REDACTED] <[\[REDACTED\]@landbridge.co.uk](mailto:[REDACTED]@landbridge.co.uk)>
Sent: 16 January 2026 15:34
To: Chris Vermont [REDACTED]
Cc: Secretary <secretary@landbridge.co.uk>
Subject: FW: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932)

Dear Chris

I hope you are well.

I am yet to receive any further feedback from National Grid or their agents in respect to your feedback. They have however, requested another non-intrusive survey licence for your property – please find attached. The licence fee is £1,000 with an additional payment of £250 if you agree to sign up to the licence before 16th Feb. The terms of this licence are similar to the previous licence.

If you are happy to enter into this licence, please sign and return a copy to me or if you have any comments please let me know.

With kind regards

Ollie

Oliver North MRICS FAAV

e. [REDACTED]@landbridge.co.uk

Tel: [REDACTED]

Mob: [REDACTED]

<image001.png>

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From: N-T Surveys <N-Tsurveys@fishergerman.co.uk>

Sent: 14 January 2026 13:12

To: William Barton [REDACTED]@landbridge.co.uk>; Oliver North [REDACTED]@landbridge.co.uk>

Cc: N-T Surveys <N-Tsurveys@fishergerman.co.uk>

Subject: Norwich to Tilbury Non-Intrusive Licence for Mr Vermont (7932)

Dear Will and Oliver,

I email regarding the Non-Intrusive Licences which were sent out to you on behalf of clients Mr Vermont (7932) in mid-December 2025, I attach them again to this email.

Please could you advise whether they will be looking to enter into these licences? A reminder that the incentive payment for an additional £250 payment will expire on the 16.02.26. This is in addition of the Advanced compensation payment of £1,000 and reasonable agents fees.

I look forward to your response in due course.

Kind regards,
Oscar

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