

AENC-NG-FIN-REP-0001

# Norwich to Tilbury

## Volume 4: Compulsory acquisition information

Document: 4.2.1 Addendum to the Funding Statement - Change Request 1 (Bulphan) (CA1)

Final Issue CA1

March 2026

Planning Inspectorate Reference: EN020027

The Infrastructure Planning (Compulsory Acquisition) Regulations 2010  
Regulation 5(b)

**nationalgrid**

# Contents

---

<b>1.</b>	<b>Addendum to the Funding Statement</b>	<b>1</b>
1.1	Overview	1
1.2	The Project	1
1.3	Proposed Change Application 1	2
1.4	Description of Change Request 1 (Bulphan)	3
1.5	Purpose of this document	4
1.6	Funding Statement	4

---

# 1. Addendum to the Funding Statement

## 1.1 Overview

- 1.1.1 On 29 August 2025, National Grid Electricity Transmission plc (the Applicant) submitted an application to the Secretary of State for Energy Security and Net Zero for a Development Consent Order (DCO) to authorise the construction and operation (and maintenance) of the proposed upgrade to the electricity transmission system in East Anglia between Norwich and Tilbury (the Project).
- 1.1.2 The application for the Project was accepted for Examination by the Planning Inspectorate on 26 September 2025 and has been allocated the reference number EN020027. The Examination of the Project commenced on 10 February 2026 and is expected to close on 10 August 2026.
- 1.1.3 This document, **Addendum to the Funding Statement – Change Request 1 (Bulphan) (Revision CA1) (document reference 4.2.1)**, has been prepared by the Applicant to support Proposed Change Application 1 for Change Request 1 (Bulphan) to the DCO application for the Project. The proposed change applies to a very discrete geographical area of the Project, and as a consequence, the vast majority of the Project will remain entirely unchanged.
- 1.1.4 This document confirms that Change Request 1 (Bulphan) does not significantly alter the costs of the Project and will be funded in the same manner as the remainder of the Project.
- 1.1.5 It has therefore been concluded that there are no amendments required to the **4.2 Funding Statement [REP1-004]** as a result of Change Request 1 (Bulphan).

## 1.2 The Project

- 1.2.1 The Project comprises reinforcement of the transmission network between the existing Norwich Main Substation in Norfolk and Tilbury Substation in Essex, via Bramford Substation, the new East Anglia Connection Node (EACN) Substation and the new Tilbury North Substation.
- 1.2.2 The reinforcement is needed because the existing transmission network, even with current upgrading, will not have sufficient capacity for the new renewable energy (a substantial proportion of which would be generated by offshore wind) that is expected to connect to the network over the next 10 years and beyond. Completion of the Project, together with other new reinforcements across the county, will meet this future energy transmission demand both in East Anglia and across the UK.
- 1.2.3 The Project comprises:
- A new 400 kilovolt (kV) electricity transmission connection of approximately 180 km overall length from Norwich Main Substation to Tilbury Substation via Bramford Substation, a new EACN Substation and a new Tilbury North Substation, including:

- Approximately 159 km of new overhead line supported on approximately 509 pylons, either standard steel lattice pylons (approximately 50 m in height) or low height steel lattice pylons (approximately 40 m in height) and some of which would be gantries (typically up to 15 m in height) within proposed Cable Sealing End (CSE) compounds or existing or proposed substations
- Approximately 21 km of 400 kV underground cabling, some of which would be located through the Dedham Vale National Landscape (an Area of Outstanding Natural Beauty (AONB<sup>1</sup>))
- Up to seven new CSE compounds (with permanent access) to connect the overhead lines to the underground cables
- Modification works to connect into the existing Norwich Main Substation and a substation extension at the existing Bramford Substation
- A new 400 kV substation on the Tendring Peninsula, referred to as the EACN Substation (with a new permanent access). This is proposed to be an Air Insulated Switchgear (AIS) substation
- A new 400 kV substation to the south of Orsett Golf Course in Essex, referred to as the Tilbury North Substation (with a new permanent access). This is proposed to be a Gas Insulated Switchgear (GIS) substation
- Modifications to the existing National Grid Electricity Transmission overhead lines to facilitate the connection of the existing network into the new Tilbury North Substation to provide connection to the Tilbury Substation
- Ancillary and/or temporary works associated with the construction of the Project.

1.2.4 In addition, third party utilities diversions and/or modifications would be required to facilitate the construction of the Project. There would also be land required for environmental mitigation and Biodiversity Net Gain (BNG).

1.2.5 As well as the permanent infrastructure, land would also be required temporarily for construction activities including, for example, working areas for construction equipment and machinery, site offices, welfare, storage and temporary construction access.

1.2.6 A detailed description of the Project is included in **Environmental Statement (ES) Chapter 4: Description of the Proposed Project [APP-130]**.

## 1.3 Proposed Change Application 1

1.3.1 Following submission of its DCO application, the Applicant has continued engagement with stakeholders. As a result of this engagement, the Applicant is proposing to incorporate a design change into the Project (Change Request 1 (Bulphan)). The change applies to a very discrete geographical area of the Project, and as a consequence, the vast majority of the Project will remain entirely unchanged.

1.3.2 The Applicant issued **9.1 Notification of proposed change to DCO application – Change Request 1 (Bulphan) [AS-049]** to the Examining Authority (ExA) on 12 December 2025 which set out the Applicant’s intention to make a proposed

---

<sup>1</sup> National Landscape is the rebranded name of an Area of Outstanding Natural Beauty (AONB) from 22 November 2023

design change (Changes Request 1 (Bulphan)) to the DCO application. Details of Change Request 1 (Bulphan) are provided below. The ExA responded to the notification [AS-049] on 19 December 2025 [PD-008]. The Applicant replied to the ExA's response on 24 December 2025 [AS-051].

- 1.3.3 This document has been submitted to support Proposed Change Application 1 for Change Request 1 (Bulphan). Change Request 1 (Bulphan) relates to an increase in the Order Limits to facilitate works required for the protection of the existing Thames to Buncefield Multifuel Pipeline, west of Langdon Hills Golf Club. This proposed change responds to feedback concerning the potential for accelerated corrosion on existing buried metallic services received from the British Pipeline Agency Ltd (BPA) who act as the agent for the owner, United Kingdom Oil Pipelines Limited (UKOP).
- 1.3.4 On 27 March 2026, the Applicant formally submitted Change Request 1 (Bulphan) seeking the ExA's consent to incorporate the proposed change into the DCO application. This Addendum forms part of that submission.
- 1.3.5 In parallel to the submission of Proposed Change Application 1, the Applicant has also submitted a separate application (Proposed Change Application 2) for a separate design change (Change Request 2 (Little Bromley)). Details relating to Proposed Change Application 2 are included in separate application documents submitted by the Applicant to the ExA on 27 March 2026.

## **1.4 Description of Change Request 1 (Bulphan)**

- 1.4.1 Change Request 1 (Bulphan) applies to a very discrete geographical area of the Project and, as a consequence, the vast majority of the Project will remain entirely unchanged if the Proposed Change Application 1 is accepted.
- 1.4.2 The Applicant is proposing an increase in the Order Limits to facilitate works required for the protection of the existing Thames to Buncefield Multifuel Pipeline, west of Langdon Hills Golf Club. This proposed change responds to feedback concerning accelerated corrosion on existing buried metallic services received from the British Pipeline Agency Ltd (BPA) which acts as the agent for the owner, United Kingdom Oil Pipelines Limited (UKOP).
- 1.4.3 The proposed alignment for the Project (between Pylon TB239 and TB240) would cross the Thames to Buncefield Multifuel Pipeline to the west of Langdon Hills Golf Club.
- 1.4.4 As part of ongoing technical and survey work to inform detailed design, the Applicant has undertaken pipeline studies. The work identified the need for mitigation works to be undertaken for the protection of the Pipeline. The proposed measures are likely to involve the installation of anti-corrosion earthing strips parallel to, and along, an approximately 2.7 km length of the Pipeline, along with the installation of surface-mounted monitoring equipment units. Temporary working and laydown areas will also be required.
- 1.4.5 The proposed change would not fundamentally change the Project as a whole, nor as described in the section above.

## 1.5 Purpose of this document

- 1.5.1 This addendum to the **4.2 Funding Statement [REP1-004]** has been prepared by the Applicant to support Proposed Change Application 1 for Change Request 1 (Bulphan) to the DCO application for the Project.
- 1.5.2 The purpose of this addendum is to demonstrate that the amendments to the Order Limits for the Project, as proposed by Change Request 1 (Bulphan), will not impact the Applicant's ability to adequately fund the Project. The requirement for the document is due to the fact the DCO would authorise the compulsory acquisition of land or interests in land or rights over land. This leads to the requirement under Regulation 5(b)(ii) of the Infrastructure Planning (Compulsory Acquisition) Regulations 2010 (CA Regulations) for a statement indicating how the implementation of these powers in the DCO in respect of the additional land would be funded.
- 1.5.3 This document should be read alongside and is informed by other application documents, in particular, the **4.2 Funding Statement [REP1-004]**.

## 1.6 Funding Statement

- 1.6.1 An assessment of the proposed changes to the Order Limits, as a result of Change Request 1 (Bulphan), to review the potential impact on the values set out within the **4.2 Funding Statement [REP1-004]** has been undertaken.
- 1.6.2 The estimated cost of the Project, inclusive of Change Request 1 (Bulphan), remains approximately £1,200 million (2025/26 price base) as set out in the **4.2 Funding Statement [REP1-004]**.
- 1.6.3 The Applicant confirms that additional compulsory acquisition and/or temporary use powers are sought for Change Request 1 (Bulphan). The Applicant will in the first instance attempt to negotiate and secure voluntary agreements with affected landowners wherever possible. The Applicant has issued Heads of Terms to the landowners of affected land parcels offering enter into voluntary negotiations to secure the land and rights over land required on the affected land parcels necessary for installation and maintenance of the proposed mitigation.
- 1.6.4 The Applicant is, however, seeking powers of compulsory acquisition and temporary possession, including over the additional land intended to be brought within the Order Limits, in case those negotiations are unsuccessful. As is explained in **Proposed Change Application 1: Addendum to the Statement of Reasons – Change Request 1 (Bulphan) [Revision CA1] [document reference 4.1.1]** these powers are considered necessary and proportionate in order that the necessary mitigation works can be delivered and subsequently maintained.
- 1.6.5 National Grid has taken expert advice on the likely costs of implementing the Project, inclusive of Change Request 1 (Bulphan), including the cost of construction and the funding of the acquisition of the interests in land described in the **4.3 Book of Reference [AS-018]** and **Proposed Change Application 1: Supplementary Book of Reference – Change Request 1 (Bulphan) [Revision CA1] [document reference 4.3.1]**.
- 1.6.6 The assessment of the required funding has taken into account the total cost of payments for acquiring both freehold land and rights over land. This total cost includes the estimated value of compensation payable in relation to disturbance,

severance and injurious affection, third party professional fees, blight, and claims arising under both s10 of the Compulsory Purchase Act 1965 and Part 1 of the Land Compensation Act 1973. The cost of acquiring all the necessary land and rights is estimated to be £184.9 million (2024/2025 figures), inclusive of Change Request 1 (Bulphan) (either in isolation or in combination Change Request 2 (Little Bromley) also being accepted).

- 1.6.7 Specialist property consultants who use national, regional and local data are employed to compile the Property Cost Estimate. National Grid's in-house specialists cross-check the data given to an individual project against data supplied to recent and current projects to ensure greater overall accuracy.
- 1.6.8 It is possible that some local factors may emerge after the initial estimates have been prepared. Experience across National Grid projects indicates that a 10% contingency is sufficient to contain such costs. The figures quoted in this Statement contain such contingency.
- 1.6.9 The land acquisition costs, and potential compensation claims for blight will be fully met as and when they are required under the provisions of the DCO, and this would include any 'early payments' under the blight provisions of the Town and Country Planning Act 1990.
- 1.6.10 The overall costs of the Project include securing the necessary resources for land related activities in connection with the construction of the Project. These resources will be procured through a tender process that will commence in advance of a decision being made on the application for development consent by the Secretary of State.
- 1.6.11 As a result of the above, it has been concluded that there are no amendments required to the **4.2 Funding Statement [REP1-004]** as a result of Change Request 1 (Bulphan).

National Grid plc  
National Grid House,  
Warwick Technology Park,  
Gallows Hill, Warwick.  
CV34 6DA United Kingdom

Registered in England and Wales  
No. 4031152  
[nationalgrid.com](http://nationalgrid.com)