



National Grid Electricity Transmission (Norwich to Tilbury Project) Examining Authority's Written Questions (Issued 20 March 2026) Response on Behalf of LIH Dunton Hills Limited (LIH) Dunton Hills Garden Village

BTS is instructed by LIH Dunton Hills Limited (LIH) in respect of the above.

This document provides answers to the questions posed by the Examining Authority in March 2026. It should be read alongside the Representations submitted by LIH in November 2025 and the draft Statement of Common Ground dated February 2026.

Question GEN 1.24 Dunton Hills Garden Village 2

Question (a): *The applicant and **BTSurveyors (for LIH Dunton Hills Limited)** are asked to clarify whether the other existing OHLs which runs westwards across the DHGV allocated site would remain in place or be undergrounded or diverted.*

Answer: The existing OHLs would be undergrounded and diverted. The planning application has been devised on this basis.

Question (b): *The local authorities and **BTSurveyors (for LIH Dunton Hills Limited)** are asked to provide specific comment on Work no. 33, and clarify whether both existing OHLs were included in their assessment of viability of the DHGV proposals.*

Answer: The planning application has been devised on the basis that both OHLs are removed. It is not expected that the DCO Project will affect the viability of the site. If it transpires that the DCO Project does create any financial loss, this will be recovered by LIH from NGET (as set out in the draft Statement of Common Ground).

Question (e): *The local authorities and **BTSurveyors for LIH Dunton Hills Limited** are also asked to clarify updated timescales for a planning decision to be issued relating to application 21/01525/OUT, for reserved matters applications to be submitted, and for expected commencement (and phasing) of the DHGV development, so that the ExA is able to make a more informed review of cumulative construction effects.*

Answer: The S106 Agreement is progressing well, and it is expected that that the Decision Notice will be issued in a matter of weeks. Thereafter, reserved matters applications (for Enabling Works and Advanced Infrastructure Works) will be submitted in May 2026 and on site commencing strategic infrastructure and utilities by September 2026. The Dunton Hills scheme will be built out over several years. The most easterly part of the site (where the new 400kV lines are proposed) is in the later phases and is therefore several years away from development.

Question GEN 1.25 Dunton Hills Garden Village 3

Question: *Clarify the location of the play area to the south eastern corner of DHGV site (as shown in appendix 8 of the LIH representations – see pink asterisk) and provide comment as to whether it is feasible for this area to be designed around or relocated within the proposed development when detailed plans are submitted.*

Answer: There is expected to be sufficient space within the site to design around or relocate the play area, if required, however, there is a possibility that this may result in a small loss in nett developable area within the adjacent land parcel.