10/4/26

# DEADLINE 3 SUBMISSION, PYLONS EAST ANGLIA LTD, IP [redacted]

Please find our responses to some of the Inspectors' questions below, in alphabetical order.

Our submission includes Appendices as follows:

- A Collisions with power lines in March 2026
- B Email from Natural England relating to bird collisions with overhead lines
- C Evidence of impact on house prices, house sales, and house purchases
  Sent as separate documents
- D The importance of Good Design
- E Legal opinion on Critical National Priority by Lord Charles Banner, KC
- F Heritage submission by Virginia Brewer, Head of Heritage at Bidwells
- G Spreadsheet containing submissions by supporters about the Applicants heritage assessments
- H Detailed submission about impact on archaeology at Fordham, Essex
- I Detailed submission about impact on Bounds Farm, Essex
- Detailed submission about impact on Flordon Hall, Norfolk.

## BIO 1.12 Assessment of bird mortalities / BIO 1.13 The use of bird diverters

It is a fact that birds will die in collisions with Norwich to Tilbury and likely in high numbers. See Appendix A, Collisions with power lines in March 2026, which highlights the real-life harm caused by power lines, as well as our Bird Collision Matrix submitted at Deadline 2 and bird collision evidence submitted at Registration.

Given that there are alternatives to OHL available, the Applicant should not be allowed to breach the Wildlife and Countryside Act 198, under which it is an offence to kill injure wild birds.

We await the applicant's response to the ExA's questions, but would like to point out that bird diverters make no difference in low light, at night time or in fog conditions, as well as potentially being unable to give water birds sufficient time to avoid power lines when taking off from or landing at a familiar watering spot.

We include in Appendix B our correspondence with Natural England, which makes it very clear that it will be for the Planning Inspectorate to consider the evidence around the risks to birds and that it agrees that there is a risk of collisions with overhead lines.

None us can knowingly sit by and watch, knowing that overhead lines will result in countless horrific scenes of the type shown below.

As Natural England says, "…overhead power lines can have the potential to increase bird mortalities, and we understand the wish to keep all such impacts to a minimum."

Finally, we wish to add some sightings of non-passerines in farmland areas. In March a landowner confirmed to us that where they are, on the River Blackwater, Essex, crossed by the pylons, they regularly have two Cormorants, Little egrets, a Great Egret and Herons. All of these will be placed at direct risk if Norwich to Tilbury goes ahead as overhead lines. A second cormorant has been spotted one mile away from the line at Fordham.

Farmland bird surveys are an absolute necessity, as is a response by the applicant to our Bird Collision Matrix supplied at Deadline 2, and acknowledgement that passerines are equally affected by collisions.

Further we raise concerns to about the risk during construction to schedule 1 of the Wildlife and Countryside Act 1981 species found along the route, such as Barn Owls, Red Kites and Treecreepers, for which it is an offence to recklessly disturb them on or near a nest containing eggs or young, when building a nest, or to disturb its dependent young. We are not convinced that the mitigation proposed is adequate, with use of terms such as 'where practicable' leaving the door open to the Applicant to do what they please. We do not agree with the Applicant that that with mitigation, there would be a negligible impact with no significant residual effect on Schedule 1 birds.

## BIO 1.15 Presence of white-clawed crayfish Crayfish (WCC)

Further to our Deadline 2 submission we would like to add that while we agree that the Crayfish colony is not in in the Order Limits area, that is irrelevant, as the colony is downstream and therefore at risk from diffuse pollution issues. As a Species of Principal Importance which Natural England states Is vulnerable and endangered, the Applicant must adhere to Natural England advice.

We believe that a map of the mitigation actions in relation to the WCC record(s) and the works in the areas should be supplied by the applicant, to include at a minimum: silt traps and pollution controls; timing works to avoid sensitive periods; habitat buffers; biosecurity protocols. We seek assurance that other areas, i.e. all tributaries of the River Tas crossed by the project, where works will impact the river have now been surveyed for WCF and found to be negative.

## DES 1.3 Independent design review

Both the 2023 and 2025 versions of EN-1 reference the "Design Principles for National Infrastructure" published by the National Infrastructure Commission (NIC) in February 2020. These principles are also incorporated in guidance on Nationally Significant Infrastructure Projects issued by the Planning Inspectorate. A key principle is that independent design review panels should be set up for every Nationally Significant Infrastructure Project.

The Planning Inspectorate Section 51 (s51) advice records for Norwich to Tilbury show that the NIC guidance was highlighted to the Applicant in pre-application meetings from 30 January 2023 onwards. However, at the s51 meeting held on 30 June 2025, when asked whether independent design reviews had been undertaken on the project, the Applicant responded that this was not the case. This represents a major non-conformance to the prescribed design process for Nationally Significant Infrastructure Projects.

The principle is that an independent multidisciplinary team of experts provide impartial advice at key stages in the design process from inception to completion. Design reviews are therefore not effective if applied retrospectively when the outcome has largely been determined and therefore very limited opportunity to inform the design. Instead, a significant opportunity has been missed for valuable external input to be fed into the Norwich to Tilbury design process. This input not only helps the Applicant to meet the requirements for "Good Design" but can also provide interested parties with more confidence in the resulting design and thus build engagement and support for the project. Appendix D sets out the requirements for good design in detail, sent as separate attachment.

## DES 1.10 T Pylons

We seek to understand why the applicant has not considered the far lower pylons required by using more up-to-date conductors, such as TS Conductor or as considered by Bute Energy, *"The ACCC (aluminium conductor composition core) Cardiff is also crucially designed to provide higher capacity and reliable long-term performance. Green GEN Cymru will deploy the variant on L7c pylons. At a standard 27m tall and 5m wide, these pylons are half the size of typical 400 kV towers"*.

## GEN 1.6 Critical National Priority

We submit an opinion by Lord Charles Banner KC sent as separate Appendix E. On the basis of this opinion, we would like to reiterate our requests for ISH's to address alternatives in detail.

We remind the panel that NPS EN-1 states that CNP must be 'the right kind of technology', at the 'right time' and in the 'right place' (1.1.7). Norwich to Tilbury as overhead lines is none of these things.

We also remind you that an appropriate balance must be struck between cost, timeliness and minimizing community and environmental harm (1.1.8). There has been no balance struck in the proposal presented by the Applicant.

Meanwhile, 3.3.64 allows room for other novel technologies that may emerge. One such is TS Conductor. We remain of the view that the Applicant has not presented any evidence of why TS Conductor is not a suitable technology to upgrade the existing grid. This would reduce harm, reduce costs and increase speed of delivery.

Even if an upgrade is not possible, why has the Applicant not considered TS Conductor's technology for the Norwich to Tilbury proposal? It would require fewer and lower pylons, thus reducing cost and harm.

Why has the Applicant not considered cable ploughing, both for the undergrounding currently proposed through the National Landscape and for the entire route either AC or DC. Cable ploughing reduces costs, harms and time.

With regard to your request in GEN 1.6 for comment on *"the policy tests on matters of human health and public safety, defence, irreplaceable habitats, flood risk, green belt, sites of special scientific interest, nationally designated landscapes and heritage assets, as well as the HRA"*, we draw the Inspectors' attention to all of our previous and current submissions specifically addressing the legal requirements for the Applicant to avoid:

- Flood risk
- Heritage harm
- Harm to human health
    - acid sulphate soils being of a direct risk to humans
    - farmers being placed at unknown risks from operating near OHL's).

We also believe that the concentration of energy in hubs at Bramford and Twinstead leads to an unacceptable national security risk, as does the use of OHL's when underground HVDC would be secure against attacks and climate change. See our response to SS 1.1 and 1.2 below. Sir Bernard Jenkin, MP, has written to the Rt Hon Michael Shanks on this point this week to raise concerns.

Finally, we remain of the opinion, as per our initial submission at registration for the DCO, that the time urgency presented by the Applicant is overplayed. As we then stated, Hiorns (in his study for

the county councils) was correct that wind farm construction would be delayed, and our own tracker shows an average 4.22 year delay beyond planned build date for wind farms (and very similar for interconnectors).

We still do not understand the Applicant's assertion that there is a requirement for 28,756MW of capacity, when our analysis of NESO's 2024 Anglia Study seems to indicate that only 9,980 MW additional capacity is required[1], as per our submission at registration. We have previously seen documents which indicate that only 4GW of capacity is required in Norwich to Tilbury, not 6GW, which would make HVDC undergrounding an even more interesting comparison as an alternative.

## HE 1.17 Pylons East Anglia written representation 1

By separate Appendix F, we include a submission by Virginia Brewer, Head of Heritage at Bidwells.

Further detail is provided in accompanying Appendices as follows:

- G. Supporter submissions, a spreadsheet with analysis of the Applicant's consideration of the impact on heritage assets
- H. The impact on archaeology in Fordham, Essex, particularly on asset 4081.
- I. The impact on Bounds Farm, Ardleigh, Essex.
- J. The impact on Flordon Hall, Norfolk.

## LUS 1.4 Acid Sulphate Soils

Firstly, we remind the panel that acid sulphate soils can cause harm to human health.

The proposed mitigation measures: GH02 asserts that the contractors will undertake a Foundation Works Risk Assessment for any activities likely to disturb acid sulphate soils and/or potential acid sulphate soils; GH08 promises a protocol (yet to be devised) to deal with any unexpected contamination.

In view of National Grid's resistance to any prior testing for acid sulphate soils and potential acid sulphate soils (even though we have advised them what they need to do), these measures are unconvincing and unacceptable.

The works contactors are unlikely to recognise an acid sulphate soil if they see one. Certainly, they will not recognise a potential acid sulphate soil unless they carry out the tests that we have recommended.

Dealing with the problem once they have created it is by no means straightforward, even if it is detected quickly. If it is not detected, then the ecosystem is immediately and irreparably damaged. Crayfish will be amongst the first losers.

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[1] NESO Anglia Study 2024 shows a total of 18,475 MW:

- Interconnectors into East Anglia 3000 MW
- Wind farms 13,410 MW
- Dormant or no longer East Anglia 2065MW

Of these, Race Bank is now dormant, and Nautilus will no longer connect into East Anglia. Of those remaining that will connect, 6430 MW is currently due after 2030. **Therefore, the current additional capacity to be connected by 2030 is only 9,980 MW**

When it comes to soils and early decision-making about the project type/route, we are in strong disagreement with the scoping out of soils on the basis that they would not have a significant effect. From: Document: 7.18 "2022 - Corridor and Preliminary Routeing and Siting Study" [APP-356] *"2.29 Topics such as air quality, soils and geology, and water were scoped out of the Options Appraisal process on the basis that at this phase of the Project with the constraints above already applied, that these topic areas would not have a significant effect on the determination of the preferred route for the connection or substation siting"*. Clearly this is a nonsense, not only when it comes to acid sulphate soils but also in avoiding best and most versatile farmland.

## SET 1.2 House prices. Study commissioned by Scottish Renewables entitled 'house prices: impact of Beauly Denny grid infrastructure' (BiGGAR Economics, 2024)

This project has already had an impact on house prices, with people reporting having to drop asking prices or set a lower guide price than without the pylons. We set out the evidence for the impact of overhead lines on house prices and mortgage availability in Appendix B, and we point out again the need for the Treasury Green Book to be followed to assess these impacts. For example, when buyers consistently pay less for properties near pylons, or when prices fall after a line is built, that price differential is not mere sentiment — it is a market-based measure (a revealed preference) of how much people value the loss of amenity, visual quality, peace and quiet, and perceived safety. The Green Book's framework requires that all significant costs and benefits to society be counted, and house price impacts are one of the most empirically well-established ways of measuring environmental disamenity in monetary terms.

"8.14 One method of revealed preference valuation is hedonic pricing. This examines the different market and non-market factors that affect the price of a particular good or service. For example, practitioners can estimate a monetary value for green space by examining how average house prices vary with the amount of green space in different areas. The resulting correlation shows the additional monetary value that nearby green space adds to a property."

Underground cables do not cause the same visual intrusion and therefore do not cause the same house price depression. A proper Green Book-compliant whole-life cost comparison between overhead and underground options must therefore include the monetised house price impact on the affected corridor as a social cost attributable to the overhead option. The failure to do so artificially flatters the overhead option's cost-benefit ratio.

The results from the BiGGAR Economics study (2024) differ greatly from direct experience of the Norwich to Tilbury project. This project has already had an impact on house prices, with people reporting having to drop asking prices or set a lower guide price than without the pylons. We set out the evidence for the impact of overhead lines on house prices and mortgage availability in Appendix x

We note that the BiGGAR Economics study relates to a single project located in a region with a very different character to the proposed location for the Norwich to Tilbury project. The report states for example that the power line will "pass through some of Scotland's inaccessible terrain".

To assess the impact on house prices for the Pylons East Anglia *"Norwich to Tilbury Project Green Book Analysis"*[2], the more generalised London School of Economics study *"Are friends electric?*

[2] The "Norwich to Tilbury Project Green Book Analysis" was part of the representation from Pylons East Anglia Ltd submitted to PINS on 26 November 2025 https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN020027-000805-Norwich%20to%20Tilbury_Green%20Book%20Analysis_1.pdf

*Valuing the social costs of power lines using house prices"*[3] was chosen. The LSE report states: *"our findings suggest that overhead power lines depress housing prices within 1500 meters from power lines by around 3.9%"*.

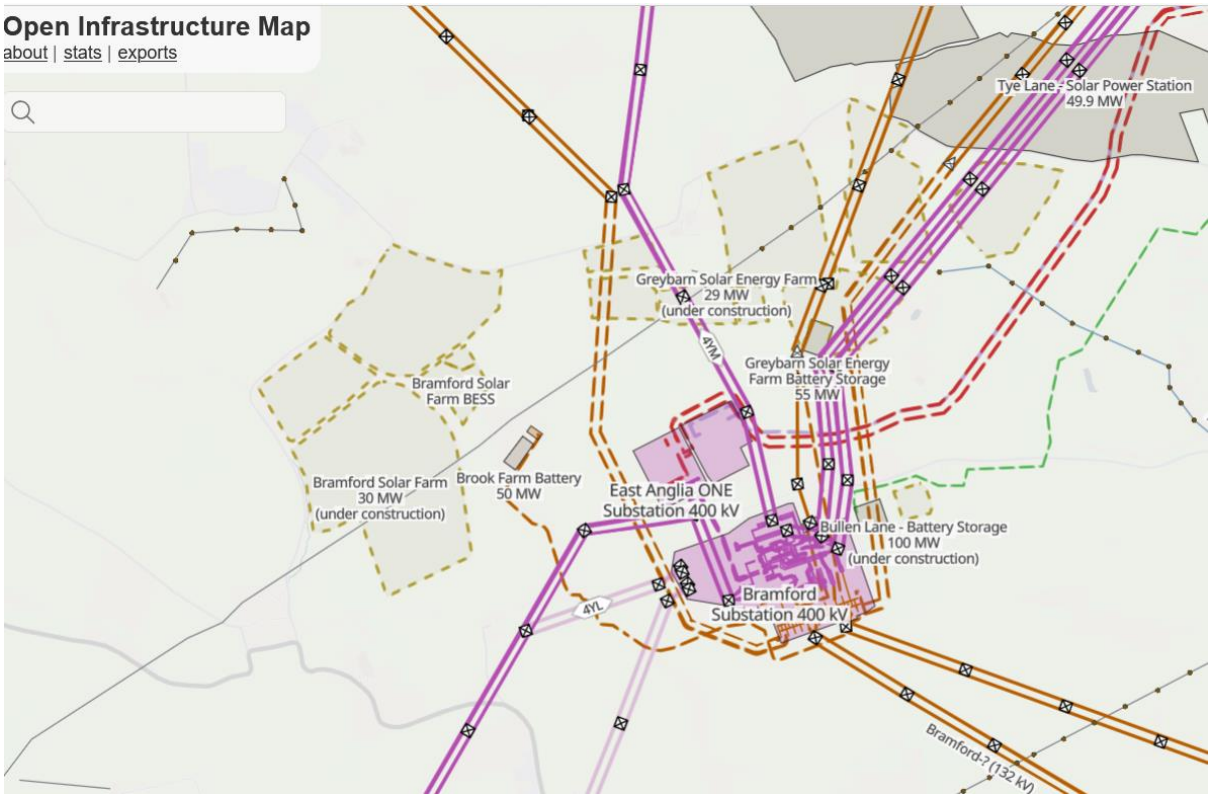
Testimonials indicate that house prices have already dropped. The impact will vary enormously depending for example on the location and the type of the property, but potential losses in value of up to 30 or 40% have been reported by several sources[4].

## SS 1.1 & 1.2 Security

We believe that the risk of nationwide blackouts has been overlooked in grid upgrade

- 30% of the UK's power passes through one substation, Bramford, creating a security risk.
- North Essex (Ardleigh), Norwich Main and Suffolk Coastal energy hubs create further risk.
- Overhead lines are particularly vulnerable and underground lines do not suffer the same risks.

Bramford before N2T:




Recent conflicts underline why the resilience of energy infrastructure matters. Russia has systematically targeted Ukraine's energy infrastructure. Iran's long-range missile attacks have demonstrated weapons assessed as capable of reaching the UK and the rapid proliferation of low-cost drones show that distance and geography no longer guarantee protection. The UK homeland and its Critical National Infrastructure cannot be assumed to be beyond reach.

[3] (2024 version) https://eprints.lse.ac.uk/122635/
[4] https://www.bbc.co.uk/news/uk-england-essex-61922067

Senior UK and allied military leaders have publicly warned of persistent “grey-zone” threats, including sabotage and infrastructure interference. Yet the design of our energy infrastructure is blind to the threat, with assets being concentrated and in cases forming single, highly concentrated points of failure.

Political discussions of “energy resilience” overwhelmingly focus on security of supply—producing energy domestically rather than importing it. The **resilience of the infrastructure itself** is overlooked. This distinction is critical. Power generation is irrelevant if the infrastructure that stores, balances or transmits it is disabled for weeks or months. National policy and NPSA guidance are clear: resilience must be designed in from the outset, not retrofitted. There is no evidence that this principle has been applied. Instead, ease of connection and concentration appear to have been prioritised over dispersion, concealment and redundancy.

The **Electricity System Restoration Standard** **(ESRS)** requires preparation for *worst-case but plausible* scenarios, including prolonged outages but assumes the network is intact. A **National Preparedness Commission report** (November 2025) warned that the UK's high-value energy assets — interconnectors, LNG terminals, and offshore wind transmission hubs — are geographically concentrated and lack sufficient physical protection against hostile acts

The lack of resilience planning is stark at the Bramford Substation, Suffolk, where a staggering 30% of the UK’s power is due to converge. A large and growing single concentrated site critical to the supply of electricity to the south east and London, fast becoming encircled with large-scale lithium-ion battery installations, carrying fire, toxic plume and environmental risks with potentially national consequences.

What is the plan if Bramford were disabled by accident, fire or hostile action? This is no longer a local planning matter. It is a question of national resilience, security and continuity. No longer “just a substation”, it is an extraordinary concentration of exposed, nationally critical infrastructure, located on elevated, highly visible ground, three miles from Ipswich.

Renewable energy must be delivered safely, securely and intelligently. A site carrying a substantial proportion of the UK’s electricity is being allowed to evolve into a **critical vulnerability**, without a cumulative resilience assessment, clear accountability, or worst-case planning.

# APPENDIX A: Bird rescues after collisions with power lines, March 2026

**WeCare Wildlife Rescue · Join**
Admin Gill Lewis · 22h ·

Sadly another call out to an injuried swan . This poor swan had hit power lines and was drowning. Luckily I am five minutes up the road so was able to go straight down and rescue it . Highcliff vets were great and only 2 mins from the crash .They saw the swan straight away but it had taken so much water on I could feel the crackles on its chest .Sadly the kindness thing was to put the swan to sleep.
This is the second swan loose its life in 2 days . Yesterday another rescue rescued one from the same area and that died as well.




As [redacted] was leaving the vets, her phone rang with another swan, this one was severely injuried at the Cattawade at Manningtree. [redacted] went straight over there, by which time the swan had gone into the water. Sadly due to the injuries, one wing was hanging around the wrong way, causing the swan to lose balance and flip onto its back in the water, aspirating lots of water and drowning. [redacted], donning a drysuit, jumped into the water and rescued it. Once caught it was kept upright and rushed to [redacted]. The whole way there it was coughing up water, once at the vet it was rushed straight in and put on oxygen. X-rays were also taken which showed a severe break to the humerus. The plan was to get it to the swan sanctuary where they could fix the break, but sadly, just as [redacted] was leaving to pick it up from the vets we received a phone call from a very upset [redacted] declaring that the swan had sadly succumbed to the aspiration and passed away.

**Wildlives Rescue and Rehabilitation Centre** is asking for donations. · Follow
14h ·

This pen was found in the road. RSPCA officer Emma rescued her for us and brought her to the centre. She had a strange wound on her wing. We initially assumed she had grazed it through contact with the tarmac. However, she didn't respond fully to the various treatments we tried. It is now most likely that she struck a power cable, causing burns along her wing. Cable burns are notoriously difficult to treat.

The Swan Sanctuary often sees this type of injury and has specialist treatments available. Gill from the Swan Sanctuary collected her last night, along with our swan who had also hit an overhead cable and sustained nerve damage. He had been making slow but positive progress here with hydrotherapy, but the Swan Sanctuary has dedicated hydrotherapy pools and other specialised treatments for this kind of injury. He was transferred as well, although neither of them looked particularly happy in their transportation crate.

Comment as Rosie Pearson

**Yorkshire Swan & Wildlife Rescu...** .com
@Swan_Rescue

Sadly, another swan has been injured after striking overhead power cables whilst in flight. The bird was found beneath the lines in Doncaster and has since been rescued, receiving treatment for a wing injury.

Post your reply

## Appendix B: email to Natural England and response

Email to [redacted], Natural England 17/3/26

Dear [redacted]

I seek your help - for the sake of all the birds living in, feeding in, or migrating across the proposed Norwich to Tilbury pylons route. It will be a 180km death trap strung across East Anglia.

Natural England and National Grid have made a crucial decision that is not evidence-based and puts countless birds of all kinds at huge risk if the project goes ahead in its current form.

They have decided that farmland bird surveys are not needed for two reasons that are incorrect:

i. that only Passerines inhabitat inland farmland areas

ii. that Passerines are not at risk of collisions with power lines.

Both are terribly wrong. Small birds and large birds alike collide with power lines and are horribly injured or die. In one study, 489 Starlings were recorded killed by overhead lines and in another 224 Mute Swans were counted.

The inland areas of East Anglia, are heavily populated and regularly visited by waterfowl and other large birds. Only today I visited a landowner on the route who has two cormorants, little egrets, a great egret, green sandpipers and two herons. Where I live, only a mile as the proverbial crow flies (until it collides with the new powerlines), there are hundreds of swans and geese on a local lake and last week I saw a cormorant.

It is so wrong to state that the birds of inland East Anglia are not at risk. I seek your urgent intervention to correct this mistake and I will submit this email to the Planning Inspectorate in our next submission.

Furthermore, they do not need to be placed at such a risk. We are arguing for underground HVDC cables, laid by cable plough, for minimal disruption and very quick reinstatement of the ground, or for coordination offshore, or for upgrading the existing grid using the the most up-to-date technology. All three would deliver the upgrade of the grid with greatly reduced environmental harm.

I have been trying without luck to raise this issue with Natural England since the autumn. I very much hope you can help. Also - do come and visit us in East Anglia and I can take you to the places mentioned above.

I look forward to hearing from you.

Response from Natural England, 1/4/2026:

Thank you for your email of 17 March relating to bird collisions with overhead power lines. As **Deputy Director for the West Anglia Area Team**, I wanted to reply to you on behalf of Tony Juniper regarding this matter.

Firstly, I do appreciate the concerns you express about the potential harm to birds from this scheme. I should explain that Natural England's role in advising on these potential impacts is quite narrow. Our advice to National Grid has focused on impacts on the bird species that are associated with nearby designated sites as we have a statutory duty to provide such advice. This includes the waterbird assemblages found on the Thames Estuary & Marshes Special Protected Area (SPA) and Ramsar and the Stour & Orwell Estuaries SPA and Ramsar.

In the case of those sites, we have considered whether the likely level of collisions with overhead power lines would be sufficiently numerous to have a significant impact upon overall population numbers at these two sites. In this case we have taken the view that they would not.

We do not have a statutory duty to provide advice on specific applications relating to wider bird species that are not associated with the designated sites (such as birds of prey, farmland birds, starlings, or turtle doves). Instead, we provide 'standing advice' to decision makers on what to take into account when making planning decisions.

We agree that overhead power lines can have the potential to increase bird mortalities, and we understand the wish to keep all such impacts to a minimum. **It will be for the Planning Inspectorate in this instance to consider the evidence around those risks and to ensure these are considered appropriately** in the scheme design. We would encourage anyone who considers the scheme to be a risk to such species to present their concerns to the examining body.

# APPENDIX C: Norwich to Tilbury House Price Evidence relating to Inspectors' question SET 1.2

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**ESTATE AGENCY VALUATION**

House north west of Ipswich

Would be valued at £2,000,000 without pylons but at 20% discount with threat of pylons in the proximity (but not visible from the home)

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**EMAIL FROM ESTATE AGENT ABOUT SALEABILITY & PRICE DROPS**

Subject: Horndon On The Hill
To: [redacted]

Good afternoon,

Many thanks for your recent enquiry to what impact Pylons would have on the overall market in Horndon On The Hill.

How this would impact will vary, depending on how close the pylons are in proximity to the properties. The biggest impact will be on the saleability of the property.

Pylons will have major impact on the saleability of the properties, which will ultimately determine the final sale price. The average house price in the HOTH area last year was just under £648,000. With the introduction of pylons, I would estimate this to go down significantly to an average of £486,000 which is approximately 25%.

Hope this is of some help to you,

Kind Regards,
[redacted]
Assistant Branch Manager

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**ISSUES RELATED TO OBTAINING A MORTGAGE WITH PYLONS IN PROXIMITY**

From a mortgage broker's chat:

Morning Pros, I have just had a case declined with Santander as the property is next door to a pylon. It's in an area that is desirable and never a problem selling there. Any ideas on who would consider? Thanks
Ps 50% ltv and needs to borrow to [redacted] on earned income 🤔


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**LETTER FROM BUYER PULLING OUT OF PURCHASE**

Dear ……,

I just wanted to drop you a quick note and reiterate why we decided to pull out of the purchase of the beautiful ……..

When we found out that the proposed route of East Anglia GREEN overland pylons will be crossing the property, several thoughts when through my mind. Whilst I agree the grid capacity needs to be increased as we are on course to electrify this country, doing it with 20th century technology seems very counterproductive.

Pylons are an eyesore in our landscapes however they also have a negative ecological and health impact. On the latter point there is a growing body of evidence suggesting that cancer, and in particularly, cancer in children, is a significant risk if homes are near these structures. I recall my grandparents' house being less than 100m from such a pylon, and whilst I do not suggest [redacted] was a result of it, it does of course play on my mind. Further to that I recall the noise that it made, particularly on rainy days.

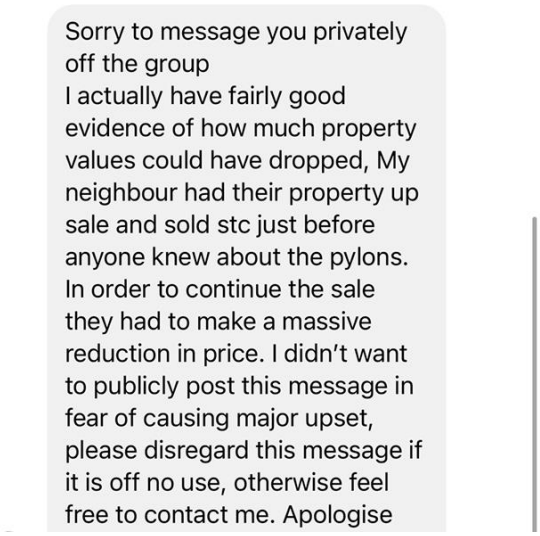
Our motivation as you know was to leave London and start a new chapter with less noise, less pollution and more space and freedom for our children. This project and its proposed route is too high of a risk for us to continue with the purchase. Not only as it may result in pylons being placed on what could have been our land, it is also the significant period of construction and the implications this will have on our lives. I fear other buyers will find themselves in similar situations and I am very sorry that this now leaves you in such a difficult situation.

When we move to the area (we've found another property in ……) we will certainly join the community resistance asking for the electricity to be channelled through the SeaLink instead of overland.

with kind regards

**----**

**Private message:**

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23/4/25

**Pylons have knocked as much as £100,000 off the value of nearby homes across England and Wales, according to new research.**

Findings shared with Money by property consultancy Allsop show the average-sized home within 500 metres of a pylon sells for around 3% less than the typical price for the area.

For homes near pylons in Sevenoaks, Kent, the potential financial loss increases to roughly £98,550, equating to a pylon penalty of more than 15%.

Those owning a home of a similar size near a pylon in Waltham Forest, north-east London, could see losses total around £81,760, while those in the New Forest could lose around £45,990.

Allsop's research uses data from the Greater London Authority and University College London from 2023 onwards.

It matched the nearly 1.3 million residential addresses in England and Wales within 500 metres of a pylon to government house price and energy efficiency datasets.

12/12/2025

BBC:

**The value of 4,000 new homes could be damaged if a vast network of pylons is built, a council has warned.**

National Grid wants to install the electricity chain through Norfolk, Suffolk and Essex, running from Norwich to Tilbury.

Essex County Council said Dunton Hills Garden Village, which is on the proposed route in Brentwood, would be less appealing to buyers if that plan went ahead.

2/10/23 The Express