

The Asset known as Number 11477423 (Bounds Farm) is worth more than its medium value assigned by NG.

It is Grade 2 listed, and NG has chosen to site its substantial substation and adjacent substations (for Five Estuaries and North Falls), along with the Tarchon Interconnector, with a boundary just 10 metres away from the boundary of the Asset. The Asset is referenced in F.H Erith's book 'Ardleigh in 1796' on page 58, and is of historical interest to the village. Also listed in F.H. Erith's book is reference to Grade 2 listed Asset number 1112091, along with Charity Farm both in Hungerdown Lane, Ardleigh, and Badley Hall in Little Bromley Road, Ardleigh.

NG states in its baseline value (3.4.753) that "the building is two storeys tall," whereas it is in fact three storeys tall. Therefore, as the Asset is taller than NG suggests, there is more impact to the Asset from NG's proposed substation.

NG states in its baseline value (3.4.754) that the Asset is "screened from view by well-established hedge that lines the road." This is not a well-established hedge, but rather a scrubby and badly-maintained (by the current owner of the farmland opposite the Asset) hedge that will clearly be scrubbed out by NG anyway. Therefore that cover will be zero (downplaying by NG). There is currently a 1 metre hedge directly in front of the Asset with a small 1 metre high gate, and a 1.7 metre hedge to the west of the 1 metre hedge, along Hungerdown Lane (these all planted by the current owners of the Asset). There are also 4 trees in the front garden of the Asset, none of which will in any way reduce the impact of pylons TB1, TB2, TB3 and TB4. NG has failed to emphasise the full impact on the Asset, and is deliberately downplaying this impact. In addition it fails to mention that pylon TB5 is situated to the south west of the boundary of the Asset, and is therefore highly visible from the Asset and from the gardens of the Asset.

NG also states that "Due to the proximity of the Order Limits the Asset's setting extends into them." This is an Asset that is Grade 2 listed and held for the nation, and NG fails to take its true value into account. Indeed all the private heritage buildings along the Norwich to Tilbury line are cared for by the owners for the nation.

Under NG's Assessment of Construction Effects to Designated Heritage Assets (P 119) it states that "the construction stage of the Project would alter the wider rural setting of the Asset through the introduction of pylons TB1, TB2, TB3 and TB4, a pulling location associated with pylon TB5, underground cable works, overhead line crossing protection works, bellmouth works, temporary infiltration drainage works, a permanent bund, the East Anglia Connection Node Substation and the temporary haul road. These works are likely to introduce plant noise and movement into the rural setting of the Asset. These works are at their closest 40m to the east of the Asset and would be visible. The magnitude of impact is considered to be **medium adverse**."

The origins of the Asset date back to the 16th century and, as was the custom in those days, the Asset has in places very small foundations. If NG introduces plant noise and movement into the rural setting of the Asset it is likely that the structure of the Asset will suffer. How will NG mitigate for large cracks in walls and the possible instability of the Asset?

Under the heading of 'Mitigation' NG states that "Changes to the setting would be temporary and would be removed once the construction phases is completed. No additional mitigation measures are proposed during the construction phase as any measures designed to lessen the value of the farmhouse is **medium**, and the magnitude of impact prior to mitigation is considered to be **medium adverse**." Again, failure by NG to properly assess, and to typically downplay the effects on any Asset that happens to be in their way.

The Operational (and Maintenance) Effects to Designated Heritage Assets (p.1049) again refers to the Asset. It admits that the “elements of the Project would be visible from the Asset, and they would alter the character of the rural setting of the Asset.” It then goes on to state that “the magnitude of impact is considered to be **medium adverse**.” Under the heading of ‘Mitigation’ it states that “no additional mitigation measures are proposed during the operation phase as any measures designed to lessen the visual impact of the Project would be of a scale that would visually adversely alter the setting of the Asset.” Under the heading of ‘Significance of Effect’ NG states that “there is likely to be a direct, permanent **moderate adverse** significance of effect on the Asset (**significant**).

In other words, NG is very well aware of the long lasting and permanent damage it would cause to the Asset. It also makes it very apparent that it is disregarding any form of responsibility to mitigate the extreme harm it will cause to this rural Asset.

NG fails to make any reference to the operational noise of the substation once installed. In addition it fails to refer to ongoing dust and light pollution which will certainly be suffered by the Asset should the work go ahead.

The current owners of the Asset are [REDACTED]. As a result of their ages and [REDACTED] they would like to move from the Asset to a smaller house with a much smaller garden. The Asset has been on the market since 1st June 2025, and within the last two weeks has been removed from the market. During that ten month period just one person has viewed the Asset. All other potential buyers have been put off even viewing the Asset by NG’s proposals just 10 metres from the boundary of this Grade 2 listed building. This proves that NG has undoubtedly **blighted** this National Heritage Asset. NG has adopted the cowardly action of downgrading the impact on the Asset and simply refusing to do anything about it.

The current owners have tried to communicate with NG, having met with a representative from NG and one from Fisher German on 19th June 2024. They promised to come back to us within two weeks with answers to the owners’ very natural concerns. Since that date 21 months ago, the owners have heard nothing. Shame on NG for such a cowardly refusal to acknowledge their responsibilities! NG claims to have ‘consulted’ with local communities, whereas the reality is that it has totally failed to do so.