

Georgie Hannigan

From: [REDACTED]@iarch.co>
Sent: 10 April 2026 06:29
To: Norwich to Tilbury
Cc: [REDACTED]; N-T Surveys
Subject: Lynton, Lower Dunton Road - IPR Numbers [REDACTED] and [REDACTED]
Attachments: Lynton NG alternatives submission 250226.pdf

Dear Georgie,

We understand that today marks another deadline for representations to be submitted in relation to the Norwich to Tilbury case.

We would like to express our growing concern and outrage at National Grid's failure to engage with us in any meaningful way. We have previously suggested a number of ways in which the unavoidable and enormous collateral damage which NG's current proposals would inflict on our property and its development value, but we have had no indication whatsoever that our ideas have been given any consideration. We appreciate that NG's proposals have an impact on thousands of properties, and it may take them time to respond to each party individually, but we would like to be reassured that NG will consider the content of the attached document (first sent to you on 25/02/2026) before finalising any design for infrastructure on or adjoining our site.

Please could acknowledge safe receipt of this email and the attachment.

Best regards,

[REDACTED]

[REDACTED]

Director

iArch Consulting Limited

1 Capel Terrace, Southend-on-Sea, Essex SS1 1EX, England

Mobile: [REDACTED]

www.iarch.co

The information in this email is confidential and solely for the use of the intended recipient(s). If you receive this email in error, please notify the sender and delete the email from your system immediately. In such circumstances, you must not make any use of the email or its contents.

Computer viruses may be transmitted by email. iArch Consulting Limited accepts no liability for any damage caused by any virus transmitted by this email. E-mail transmission cannot be guaranteed to be secure or error-free. It is possible that information may be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission.

iArch Consulting Limited. Registered office: 1 Capel Terrace, Southend-on-Sea, Essex, SS1 1EX. Registered in England and Wales. Registered number: 06952702

Lynton, Lower Dunton Road, CM13 3BP

Representation regarding the impact of the
proposed Norwich to Tilbury electricity transmission
proposal on residential development

Prepared by iArch Consulting

on behalf of

Westlands Farm Developments

25th February 2026



Introduction

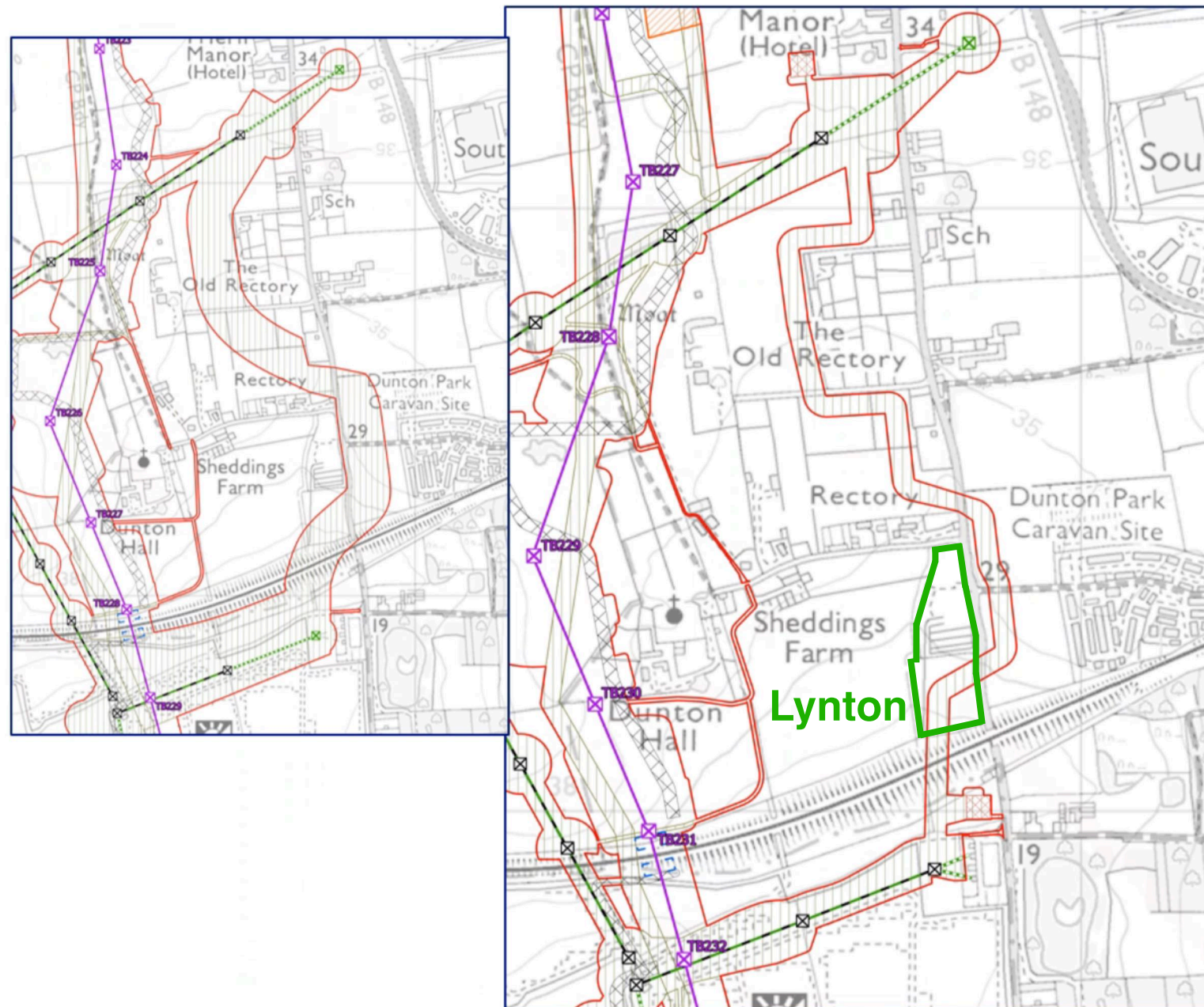
This document presents a preliminary appraisal of the impact of the proposed Norwich to Tilbury electrical connection project on the residential development planned at Lynton, Lower Dunton Road.

Westlands Farm Developments purchased Lynton in 2016, with the sole objective of developing the land for residential use. At that time the site was within the Green Belt but had been safeguarded for future residential development by the LPA. Since this time, Basildon Council have considered a range of options for the release of land from the Green Belt, but after a lengthy preparation and consultation process, the site has been included in the Basildon Borough Council's Housing and employment land availability assessment 2021 (The HELAA) (site SS0603). The site is very clearly located within the proposed H11 residential allocation within the latest revision of the Local Plan, which we presume that both National Grid and the Planning Inspectorate will be familiar with. Basildon Council has advised that the Local Plan including the H11 residential allocation will be adopted in the very near future.

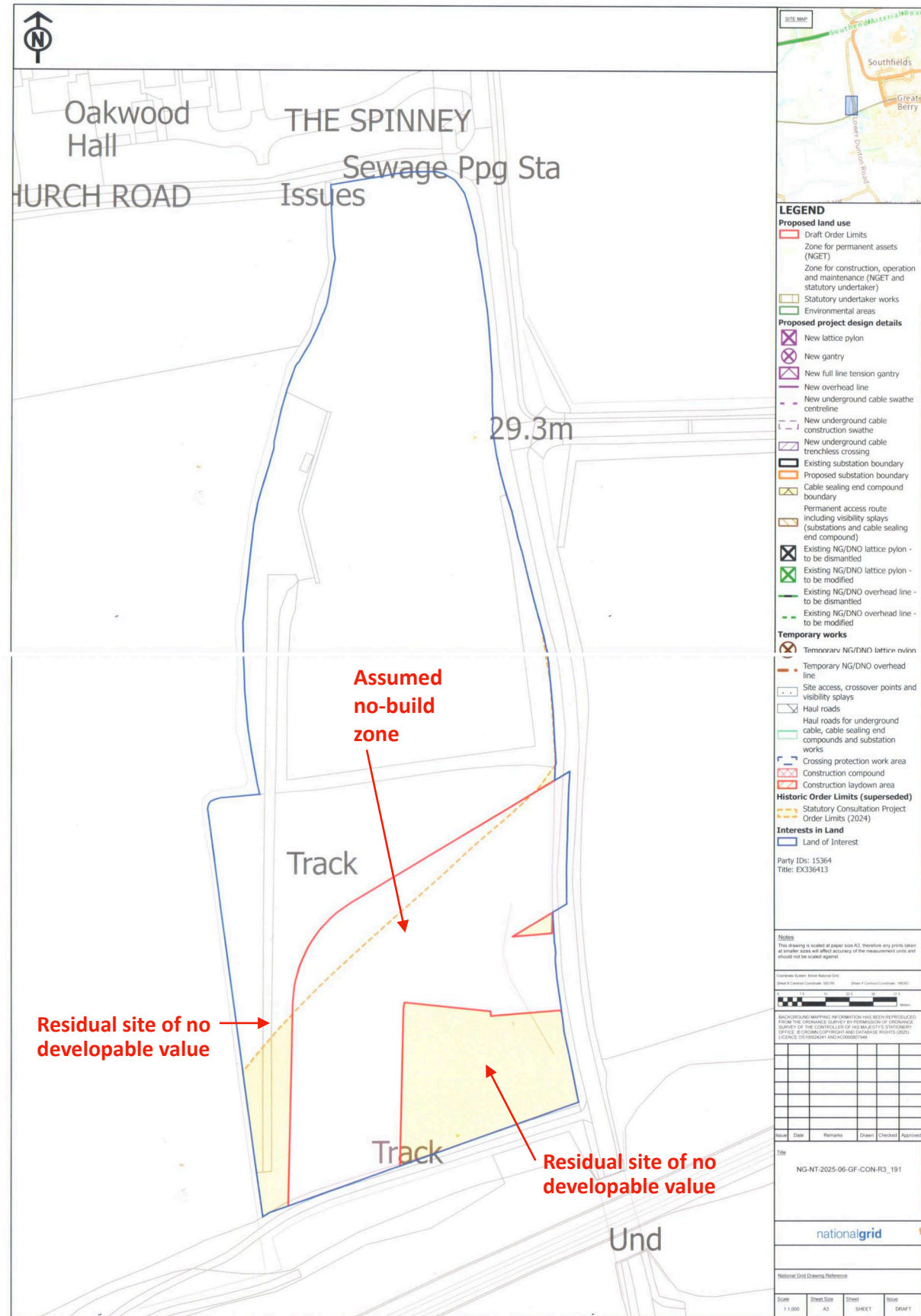
Information on the proposed development of Lynton has also previously been shared with National Grid and the Planning Inspectorate.

This document is not intended to reproduce the above, or any other previously presented information, but to concisely appraise the impact of the proposed electrical infrastructure on the residential development, and to propose some alternative design approaches which could be adopted by National Grid with a modest impact on their infrastructure, greatly mitigating the adverse impact on Lynton's residential development potential.

As is clear from the drawing shown on this page, the proposed electrical infrastructure has a very significant impact on the Lynton site. It is also clear that the routing of the underground cable, and its no-build zone, is quite flexible, as elsewhere on the same plan it is shown as incorporating turns in some cases exceeding 90 degrees, to align with plot boundaries and avoid impacting specific properties.



Map showing one of several versions of National Grid's proposals



Impact

We are in possession of a number of drawings showing variants of the National Grid proposals.

As we shall explain below, we have attempted on numerous occasions to engage with National Grid, to verify the details of their design, and to understand the rationale behind it. Our hope has always been to establish a direct dialogue with individuals having both relevant technical knowledge and some decision-making authority. Unfortunately, this has not proved possible to date.

For the purposes of the present representations, we have assumed that the plan reproduced on this page (NG-NT-2025-06-GF-CON-R3_191) represents the most complete and current version of National Grid's proposal.

As is immediately obvious from the drawing shown here:

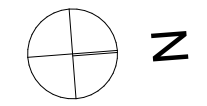
- The no-build zone reserved for National Grid's infrastructure occupies a very significant proportion of the site
- The route of the proposed (underground) cable does not align with any of the site boundaries
- The positioning and alignment of the no-build zone leaves small and irregularly shaped parcels of land to its west and south-east, effectively blighting all of the southern part of Lynton as a residential development site
- The proposed cable is to continue southwards under the railway embankment, confirming the technical viability of crossing the line of the railway viaduct in whatever alignment is determined by other considerations
- The proposed cable passes under Lower Dunton Road, to the east of the site, at an angle with no obvious alignment to any site boundaries or other topographical features

As was noted on the previous page, the routing of the underground cable, and its no-build zone, appears to be quite flexible, as nearby it is shown as incorporating turns in some cases exceeding 90 degrees, to align with plot boundaries and avoid impacting specific properties.

Our immediate conclusion is therefore that the impact of National Grid's infrastructure on the development potential of Lynton is extremely significant but substantially avoidable.

Impact

This drawing shows National Grid's proposed no-build zone overlaid on Westland Farm Developments' proposed residential development



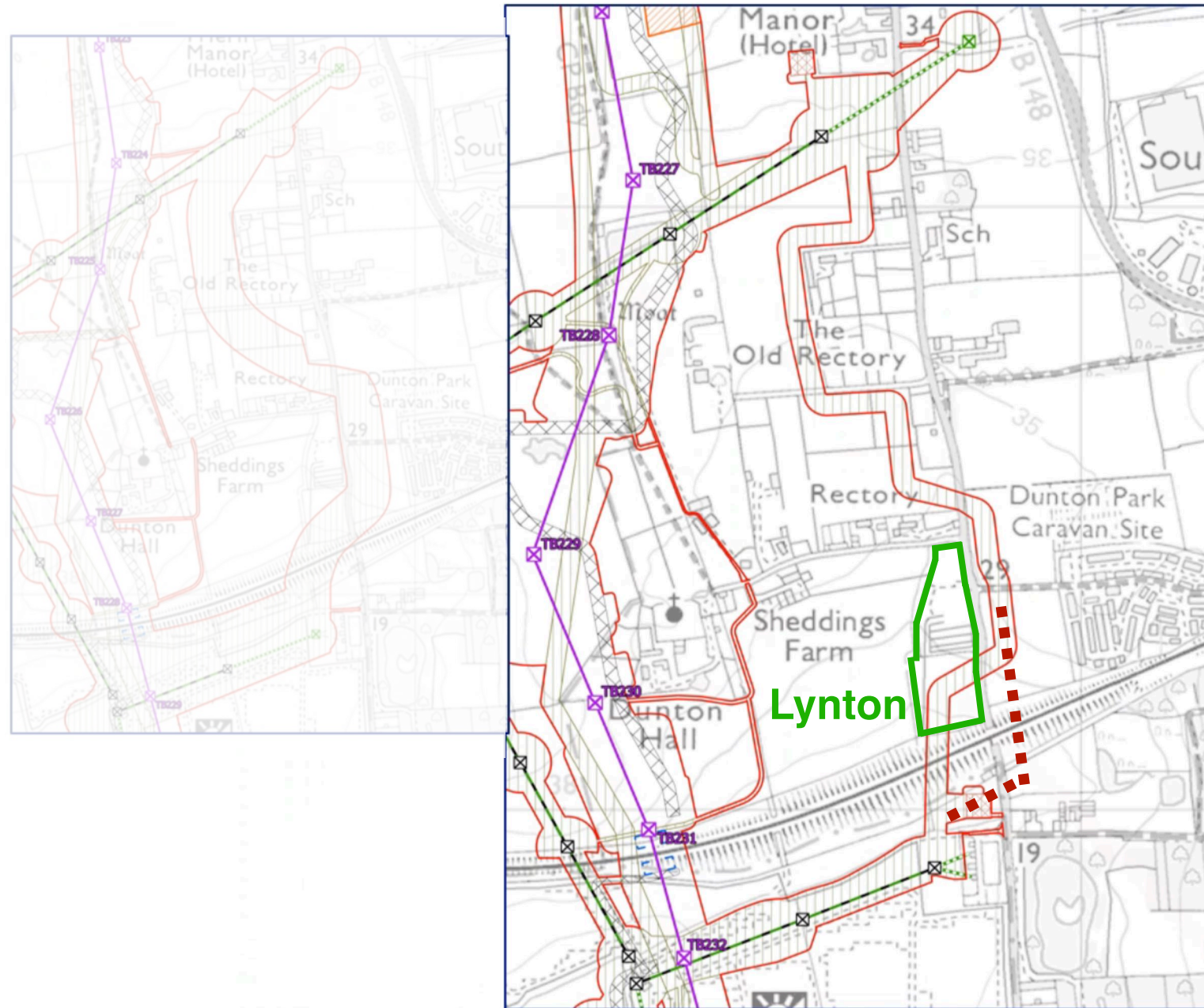
Residual site of no developable value

Dwellings		Existing trees	Trees to be removed	New trees	Bushes / hedges	Parking places	Pavements	Roads	Private gardens		
	18								Type 1	a) 3b5p / 50m ² / 2s	
	22								Type 2	a) 4b6p / 55m ² / 2s b) 4b7p / 60m ² / 2s c) 4b7p / 55 / 2,5s	
	10	Type 3	a) 5b7p / 65m ² / 2s b) 5b7p / 90m ² / 1,5s		Communal gardens / spaces						

SITE PLAN
 scale: 1:500 @ 700x420
 drawing nr: 001
 date: 28/08/2018
 Arch Consulting Services Ltd
 1 Chapel Terrace
 Southend-on-Sea
 Essex SS1 1EX
 England
 info@iarch.co

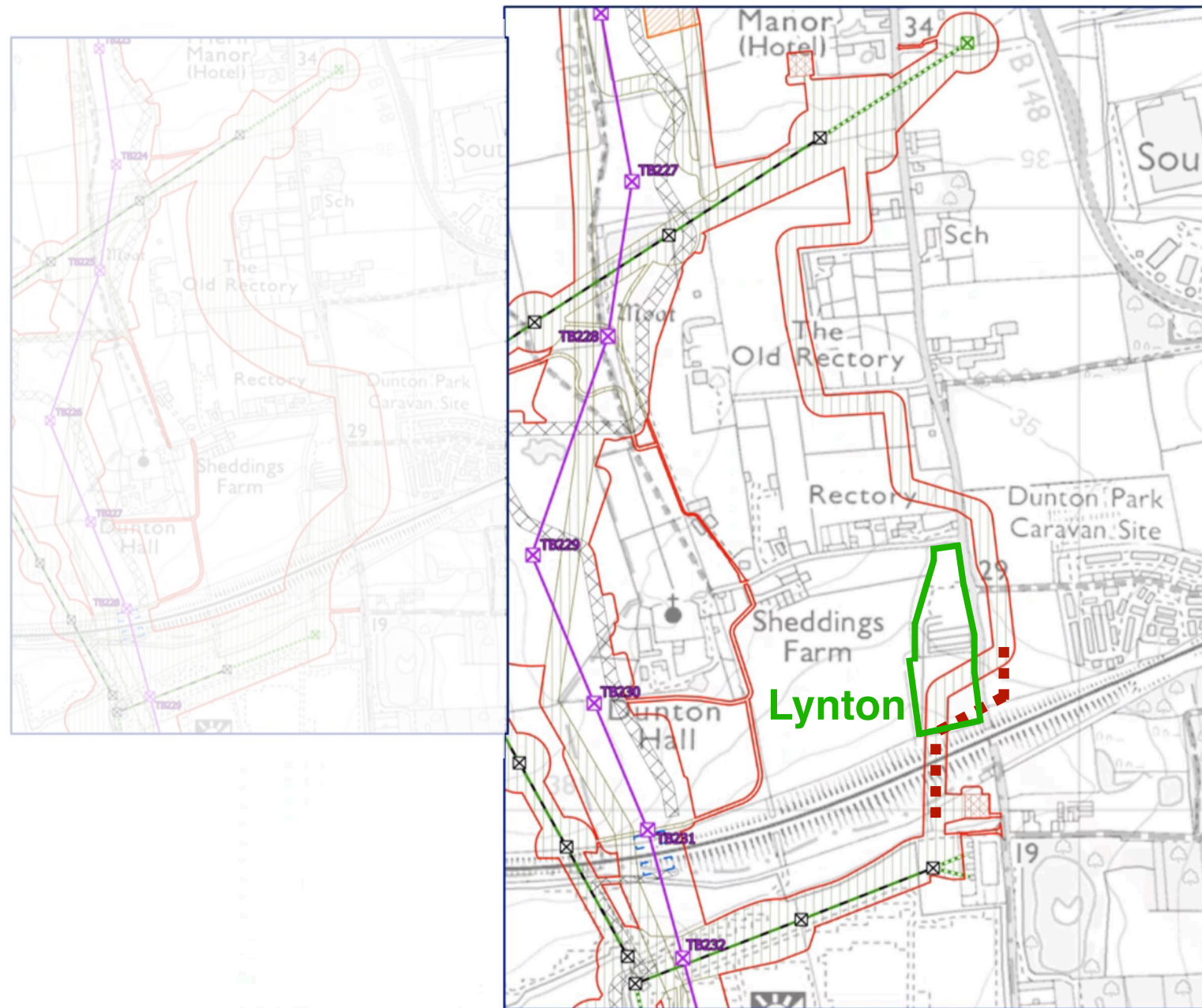
Alternative A

We would request that National Grid consider an alternative routing of the underground cable, entirely by-passing Lynton to the east and south.



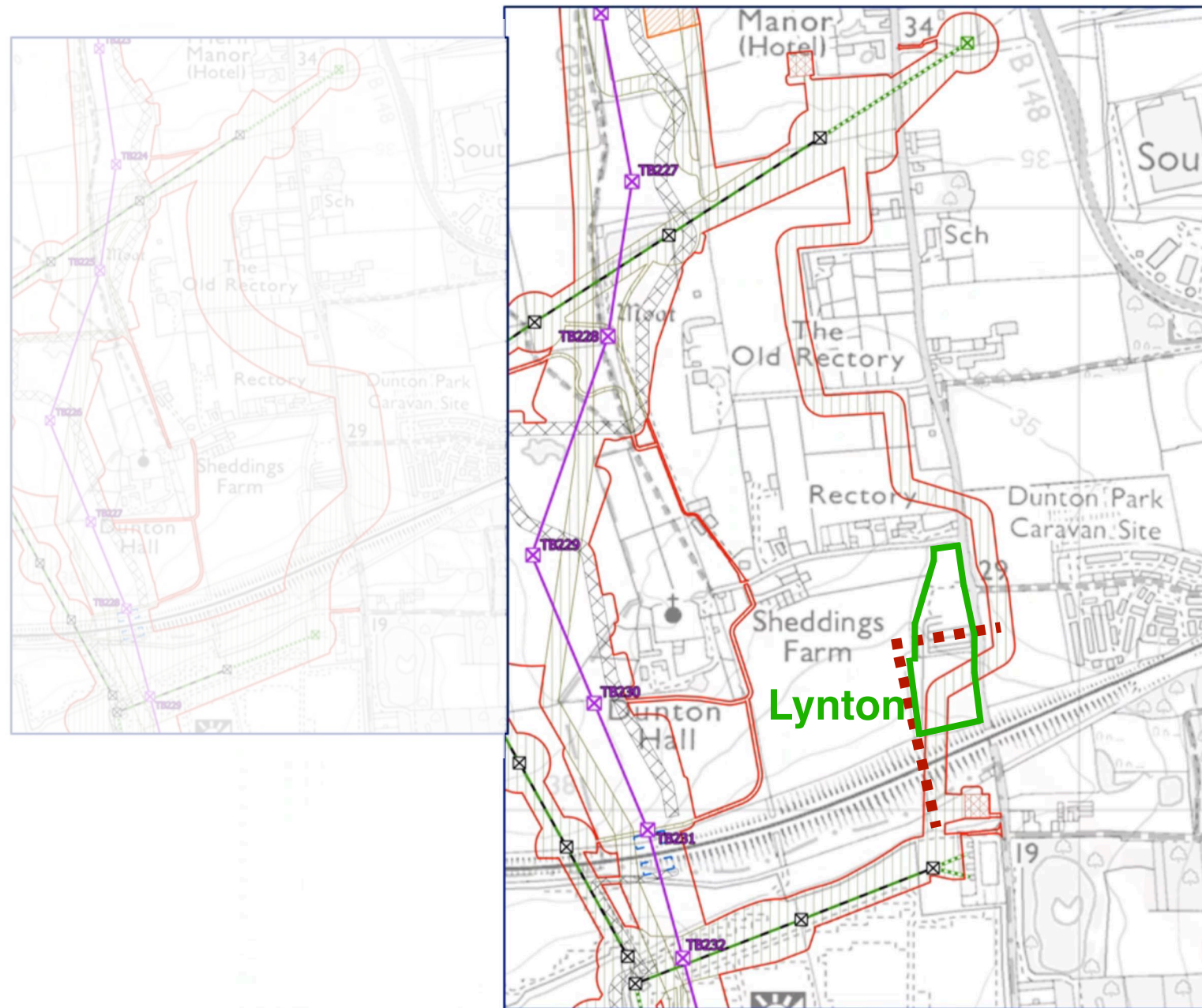
Alternative B

If our Alternative A is unviable for whatever reason, we would request that National Grid consider an alternative routing of the underground cable, aligned with Lynton's southern boundary, substantially within the zone adjoining the railway embankment which has a higher flood risk and is therefore of limited development value.



Alternative C

A further alternative which National Grid may consider would route the underground cable through the central part of Lynton, but align the no-build zone with an area dedicated to amenity uses, thus having very limited adverse impact on the residential development. This is shown in greater detail on the next page.



Mitigated impact

This drawing shows how National Grid's no-build zone could be realigned with gardens within Lynton (Option C).



Dwellings		Existing trees Trees to be removed New trees Bushes / hedges	Parking places Pavements Roads	Private gardens Communal gardens / spaces
	18 Type 1 a) 3b5p / 50m2 / 2s			
	22 Type 2 a) 4b6p / 55m2 / 2s b) 4b7p / 60m2 / 2s c) 4b7p / 55 / 2.5s			
	10 Type 3 a) 5b7p / 65m2 / 2s b) 5b7p / 90m2 / 1.5s			

SITE PLAN

scale: 1:500 @ 700x420
drawing nr: 001
date: 28/08/2018

Arch Consulting Services Ltd
1 Chapel Terrace
Southend-on-Sea
Essex SS1 1EX
England
info@arch.co



Lack of engagement

As explained above, we do not oppose the Norwich to Tilbury proposal in principle, and recognise its importance to the UK's infrastructure, energy security and economy. We also understand that such a project will inevitably have some adverse impact on land in private ownership. We do believe, however, that National Grid have an obligation to mitigate such adverse impact wherever this is technically possible, and that there is considerable flexibility for National Grid to do so, as is clear from the routing of the proposed underground cable, weaving around various plots of land to the north of Lynton.

We have met on site with N-T Surveys / Fisher German, who have been instructed as National Grid's agents. In our face-to-face meetings with N-T Surveys and our exchanges of e-mails, we were given the impression that our arguments were logical and understood, and would be communicated to relevant decision-makers. Unfortunately, subsequent to our first meeting with N-T Surveys, we received a revision of National Grid's proposals which had a significantly greater adverse impact on Lynton than the previously consulted proposal. We can only therefore assume that N-T Surveys were unable or unwilling to communicate what we had explained to them to the relevant designers and decision-makers, or that our representations were deliberately ignored.

We are also frustrated by N-T Surveys' complete inability to explain the rationale for National Grid's design, or any of the technical constraints within which National Grids are working.

Our overwhelming impression is that N-T Surveys have been instructed as a PR exercise, and have no remit to engage in any meaningful technical discussions, nor to act as a reliable conduit between interested parties such as ourselves and those with the discretion and technical understanding to meaningfully consider our representations and offer a coherent response.

We trust that the Planning Inspector will agree with our sentiments and, at the very least, require National Grid to respond much more meaningfully to the representations contained in this document.



iArch Consulting Ltd
1 Capel Terrace
Southend-on-Sea
Essex SS1 1EX

www.iarch.co