

Clarke & Simpson

Chartered Surveyors

My Ref: JB/sjb/W437

The Planning Inspectorate
c/o Quadrant
69 Buckingham Avenue
Slough
SL1 4PN

12th May 2026

Dear Sir/Madam

Norwich-Tilbury – Party Ref – [REDACTED]

We write following the recent Compulsory Purchase Hearings.

We are writing to you as land agents to a number of affected landowners along the route and wanted to bring some matters to your attention that were raised in the hearings.

As at the date of this letter, we are yet to progress further Heads of Terms discussions with National Grid and their agents. We raised points in March with them that remain unanswered. The voluntary Heads of Terms set out by National Grid at this stage are entirely unacceptable for landowners to sign and accept. We are due to meet them shortly and encouraged that National Grid are sending their own personal representative, but disappointed it is at this late stage in the project.

One of our main concerns at this stage of the process is that a number of our clients have third party assets such as UK Power Networks (UKPN) or BT assets over their land which need to be placed underground as part of this project. We have had one meeting with UKPN's recently appointed agents, Dalcour Maclaren. They appeared unaware of the scale of the project or how they will undertake their works, such as access. They have confirmed that they will be seeking their own Heads of Terms for their works. No discussions over these UKPN Heads of Terms have taken place.

In some cases, the UKPN works are more disruptive to the landowner than the National Grid works. We have had no detail on the Heads of Terms, whether any additional surveys need to



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take place or any strategy for drainage reinstatement. Using archaeology as an example, there has been no information about surveys for archaeology along the routes of UKPN works because National Grid are only undertaking surveys for their proposed infrastructure. We can only assume it will be required for UKPN works because they will be breaking ground.

We now find ourselves potentially facing pressure from National Grid to agree their Heads of Terms with white space gaps in the plans because we do not know the proposed works or terms from UKPN. We consider this National Grid's project and DCO and they should ultimately be responsible for all of the works and means of undertaking those works.

We have found the whole process and lack of information and feedback frustrating as have our clients, which is causing an unnecessary burden and stress in what is a difficult industry at present with other external volatilities within the farming industry.

We trust you find these comments helpful and we anticipate they will echo the comments from other landowners and their agents.

Please let us know if you would like further information or clarification, which we would be happy to provide.

Yours faithfully



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