

**PLANNING ACT 2008  
INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010**

**NORWICH TO TILBURY DEVELOPMENT CONSENT ORDER 201 [...]  
PLANNING INSPECTORATE REFERENCE NO**

**WRITTEN SUMMARY OF ORAL SUBMISSIONS MADE ON BEHALF OF THE NATIONAL  
FARMERS UNION AT THE COMPULSORY ACQUISITION HEARING ON 29<sup>th</sup> April 2026**

**DATE 12 MAY 2026**

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## 1.0 Introduction

Submissions on behalf of the National Farmers Union (“NFU”) in respect of the application for a Development Consent Order by National Grid for the Norwich to Tilbury. The NFU is making a case on behalf of its members, who are affected by the DCO.

The NFU represents 47,000 farm businesses in England and Wales, and additionally has 40,000 countryside members with an interest in the farming and the country.

The objectives of the NFU are to champion farming in England and Wales and to provide professional representation and service to its members. The matters raised in this submission are matters not only of concern to the farming owners of agricultural land affected by the DCO, but also of concern to, and raise points of principle that will affect, members of the NFU having farm holdings that may be affected by similar electrical and other infrastructure schemes.

This document contains a summary of the oral submissions made on behalf of the National Farmers Union (“NFU”) at the Compulsory Acquisition hearing of the Norwich to Tilbury DCO examination, on 29 April 2026.

## 2.0 Voluntary Heads of Terms

The NFU raised that there are still many issues with the voluntary heads of terms and that negotiating voluntary heads of terms is one of the tests to be met under the Planning Act 2008.

- The rights or land may be necessary but as an application is considered, the owner of the land may agree to sell it or agree to rights willingly rather than by compulsion

The NFU believe that until the meetings which took place in April a compelling case did not exist to take rights because NGET had not tried to negotiate meaningfully to take the rights through the voluntary heads of terms negotiations.

At the end of January and February 2026 the NFU received many calls from NFU members impacted and agents acting by the proposed scheme. Agents which have been in contact include Brooks Leney, Clarke

& Simpson, Whirledge & Nott, Durrants, Holland, Land Partners, Ceres Property, Carter Jonas, Brown & Co, Strutt and Parker and Savills.

Agents highlighted that the negotiations on the HoTs were not progressing and that Fisher German the agents acting for NGET were stating that no further amendments would be made to the HoTs. Concerns by agents were raised with the NFU as the wording included in the HoTs was not in the detail expected and so not acceptable for the NFU to approve to be signed.

NFU held a meeting with agents on 13<sup>th</sup> March 2026 to go through the latest version of the HoTs to understand what agents were requesting and the issues being raised. This was followed by the NFU joining a Norfolk agents meeting to discuss the HoTs on the 25<sup>th</sup> March 2026.

The NFU was also aware of changes being requested by Durrants, Whirledge & Nott, Clarke & Simpson and Brooks Leney which had been sent to Stephen Boughton at NGET on 10<sup>th</sup> March and submitted as a submission to Examiners to highlight issues over the HoTs.

The NFU holds regular monthly meetings with NGET to raise any issues on any scheme and these meetings are now held with John Galloway the head Land, Technical and Governance for NGET. At a meeting on the 1<sup>st</sup> April 2026 the NFU raised with John Galloway that the 3 main groups of agents acting along the scheme were all raising the same issues and requested could a meeting be held to look at these issues otherwise the HoTs were not advancing and not acceptable for signing by landowners along the route of the scheme.

John Galloway confirmed that he would look into this and the NFU confirmed that the NGET and Fisher German team has been holding meetings with some of the agents, including Chris Leney from Brooks Leney and the Norfolk Agents were the NFU joined the meeting on 23<sup>rd</sup> April 2026. The meeting went well but only the first set of generic terms were discussed and John Galloway has taken these away to consider. Negotiations have greatly increased in the last few weeks, and this is an improvement but we are still a long way off a final set of agreed generic Heads of Terms.

NGET have also not explained to all agents and landowners what is happening in regard to negotiations on HoTs and the NFU requested that all agents are informed as the NFU had spoken to numerous agents before the hearing and none of them new about the negotiations taking place with John Galloway.

Timelines on the negotiations is requested and the NFU would like NGET not to send out any further prepopulated HoTs to landowners until a generic set of HoTs is agreed.

The NFU highlighted at the hearing some of the main issues within the HoTs which are highlighted below:

### 3.0 The Grantors Land

**3.1 The Grantors Land:** NGET are seeking to take further rights over land outside of the Order Limits. The area of land highlighted at the present time is excessive for the rights requested. The NFU is requesting NGET to carry out one to one meetings with agents and landowners to agree the areas of Grantors Land which are acceptable. Plans need to be agreed.

The NFU highlighted that one of the tests is that NGET should only take rights over land which are needed, proportionate and justified.

In response John Galloway argued that the test did not apply under the voluntary agreement but the NFU would like to state that the principal should apply and that NGET are only offering sums for pylons as included in their Land Rights Strategy and no more even though rights over land outside of the order limits are being requested.

**3.2 Other Interests:** The NFU highlighted that they believe it is essential that NGET communicate and negotiate direct with agricultural tenants as well as landowners. The NFU stated that NGET should not expect landowners to do their work for them in getting agricultural tenants to agree to the proposals put forward for the scheme. It is agreed though that landowners should give the names and information regarding all tenants which may be impacted by the scheme.

Agricultural tenants will be a party directly affected by the proposed scheme, the works to construct the infrastructure and the operation of the scheme. Day to day agricultural operations will be impacted and therefore it is vitally important that any agricultural tenant especially an Agricultural Holdings Act tenants and any tenant on a long term FBT are contacted directly by NGET. NGET need to explain how the scheme is to be built so that any agricultural tenant can understand how the construction and infrastructure in the future is going to impact their farming business. Tenants will need to understand what the generic heads of terms include and how rights granted to a landowner will impact them, especially how they will

be compensated for crop loss, how practical matters like soil reinstatement and field drainage will be carried out.

The NFU cannot see how NGET do not have to show the Examiners that all agricultural tenants have been contacted who will be impacted directly otherwise how have NGET shown that they have applied with the DCO requirements.

**3.3 New Interests:** The NFU stated that Landowners/farmers do need to be able to carry on letting land on a short term basis and this should be possible on a two year or less FBT with a two-month notice provision. It should not be necessary to include all NGET provisions. This has been agreed in other DCO schemes.

**4.0 Practical Details:** The NFU stated wording covering practical issues like field drainage, soil statements, record of condition, irrigation systems and water supplies are not covered in enough detail in either the HoTs or the Outline Code of Construction. The NFU will submit wording it would like to see included.

**5.0 UKPN:** The NFU stated that there are landowners/farmers who are only impacted by the UKPN refurbishment works and some of these works are significant. The agents have been raising concerns over the relationship between NGET and UKPN. It was stated that no agent had received any contact from UKPN until a few weeks ago. Now Dalcour Maclaren (DM) agents acting for UKPN have been in touch with a few agents and held initial meetings. DM are stating that they are looking to agree separate HoTs for an easement for UKPN works and will have to agree separate access for surveys.

All agents are raising concerns as to how will the separate Hots agreed with UKPN link into the NGET Hots. The DCO will grant powers for NGET and UKPN works so why are the UKPN works not being covered under the NGET HoTs?

A detailed explanation is requested as to how the powers received under the DCO will work with UKPN. Further how is compensation to be agreed with UKPN and if there is an issue how is this to be resolved, it is taken that NGET will have overall responsibility.

## 6.0 Commitments Register

Agents have been raising their concerns over the Commitments Register which we understand covers accommodation works which are agreed for individual farm businesses. On past projects the Commitments Register has been part of the voluntary agreements. This as meant that the CR is binding and would have to be part of the contract between NGET and their contractors, meaning that the contractors will have to carry out the accommodation works as agreed during construction. At the present time NGET are stating to agents that the CR may only be a side letter to the HoTs.

The NFU and agents are concerned as to how will the side letter be binding? It is felt that the side letter will need to either be attached to the HoTs or agreed within the Outline Code of Construction so that it is included within the DCO. Landowners are going need the accommodation works agreed under the CR to be guaranteed as these works will be essential to enable farms to operate on a daily basis through construction and once the scheme is operational.

## **7.0 Haul Roads**

Requests have been made to re-route the haul road in certain locations as at the present time it cuts through many fields causing severance which will increase the impact on farm operations during construction. This impact could be reduced in many locations if re-routing is carried out.

Further agents have raised concerns over the use of soil stabilisation in the construction of the haul road. A request is made to receive further information on the soil stabilisation product, how it works, how it is removed from the soil at reinstatement and what is the impact on crop yields after reinstatement.

## **8.0 Access Routes**

Agents have highlighted that random routes seem to have been highlighted for permanent access routes for future maintenance. Many routes make no sense out on the ground, and it is felt they have been designed without a site inspection. Changes are needed to some of the access routes to make sure that future access is acceptable. Concerns raised on numerous occasions but as yet have not been addressed.

## **9.0 Plans**

There are construction plans being taken to meetings by NGET and FG which have a lot of specific detail as to what is happening within the Order Limits. Implications of the works do need to be considered at a

practical level by farm businesses. These plans have been very useful in meetings but at the present time are not being left for farmers to consider. A request is made for a copy of these plans to be left after meetings have taken place as the detail is required to help farmers understand what accommodation works might be needed.

## 10.0 Engagement on Design

All agents and NFU members affected by this scheme have highlighted that engagement on the design of the route of the overhead line, the underground cables, the location of the pylons, location of the compounds and the haul road have been very poor. Change requests have been made on numerous occasions and all agents have reported that no changes to design have been made. No detailed feedback has been given or NGET have only replied with standard responses. NFU members have raised that they have fed in change requests since the first response to the first consultation and have had no detailed response.

NGET do need to consider changes to pylon, compound, haul road and access routes to reduce the every day impact on farm businesses and residential properties. The NFU believes that NGET has not tried to change the design and in most cases does not understand the impact of the scheme on each farm business impacted. NGET need to be able to show this before a compelling case for the scheme can be made. Examples of change requests are included at Appendix B and Appendix C.

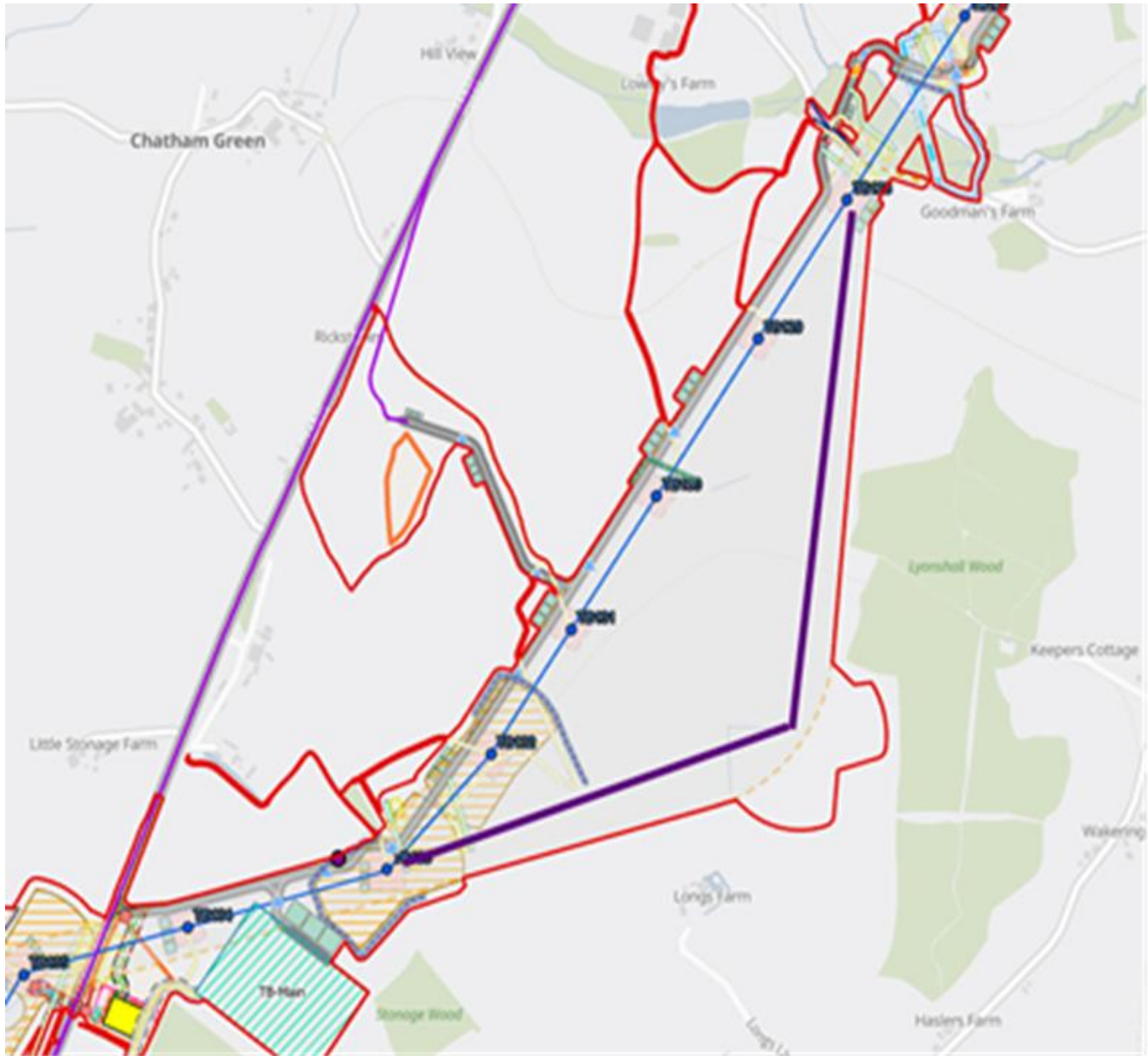
## 11.0 Conclusion

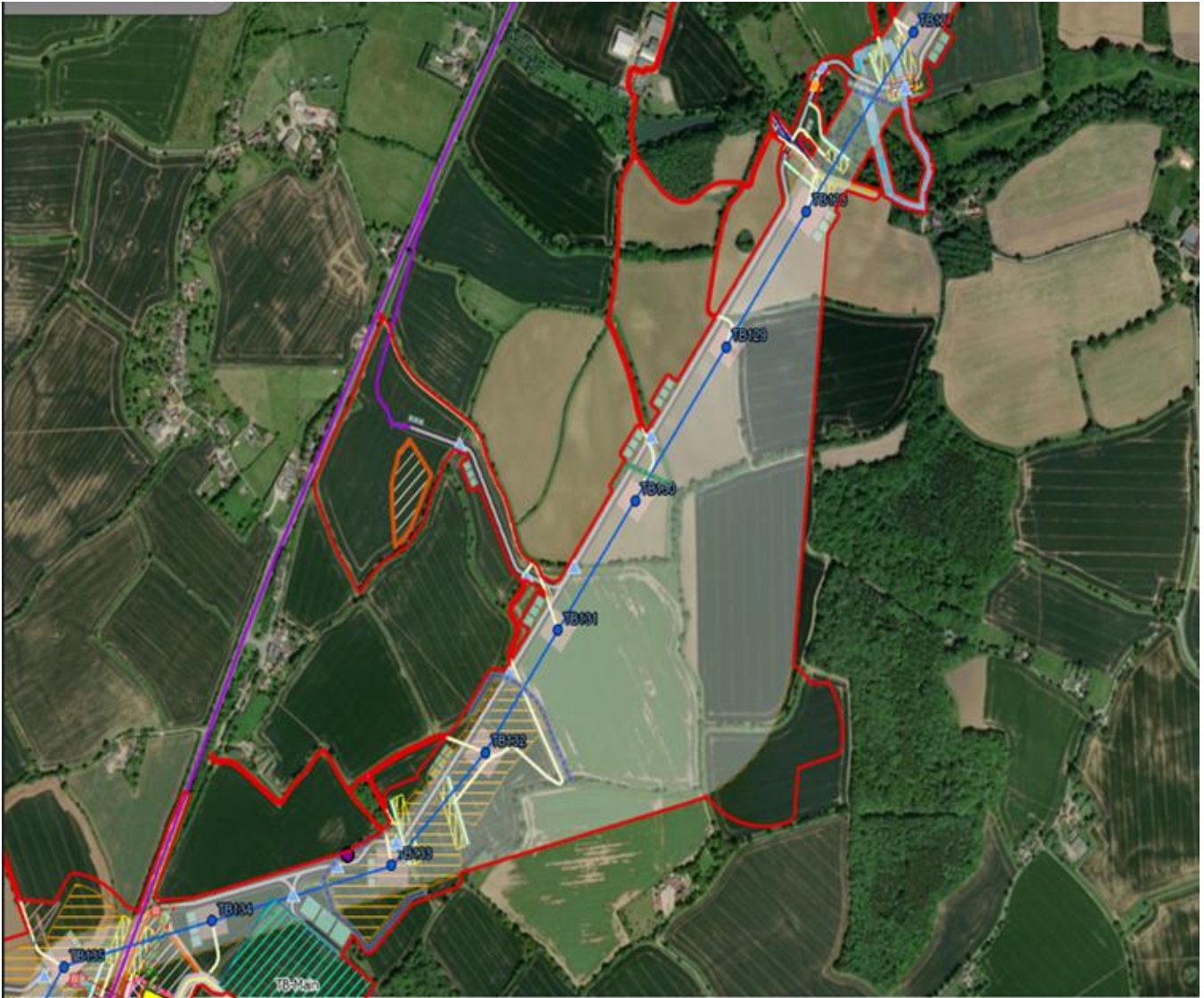
NFU would like to confirm that progress has been made at the last two meetings held on the 23<sup>rd</sup> April and 11<sup>th</sup> May 2026 with the Norfolk agents and NGET in negotiating the heads of terms. The NFU and agents are now awaiting responses to some changes. The NFU will be requesting to see a draft option and easement document once the generic heads of terms have been agreed and finalised. The NFU is expecting NGET to start communicating with agricultural tenants to explain the scheme, understand the impact on the farm business and to enable the tenant to understand how construction will be carried out and what accommodation works can be agreed. The NFU is hoping that NGET will look further at all the access route change requests and changes to design to reduce the impact which is severe in several cases.

**Annex A****Permanent Access Routes****1) Ceres****1. Tritton Farming Partnership**

The plan below shows access routes in red to each pylon located on land owned by Tritton Farming Partnership. These individual access routes cross over land which identified for mineral (gravel) development. A request has been made to move the route of the pylons to the angled purple route on the plan, following the red line of the order limits, if this re-routing is carried out then it will be even more important to change the permanent access routes. NG have stated that they have taken this request to re-route the pylons away to consider further and as such no written response has yet been received.

Further questions have been raised as to why do NG need so much land highlighted within the red rectangle with an area hatched in orange. Still awaiting a response.





## 2) Brooks Leney Agents

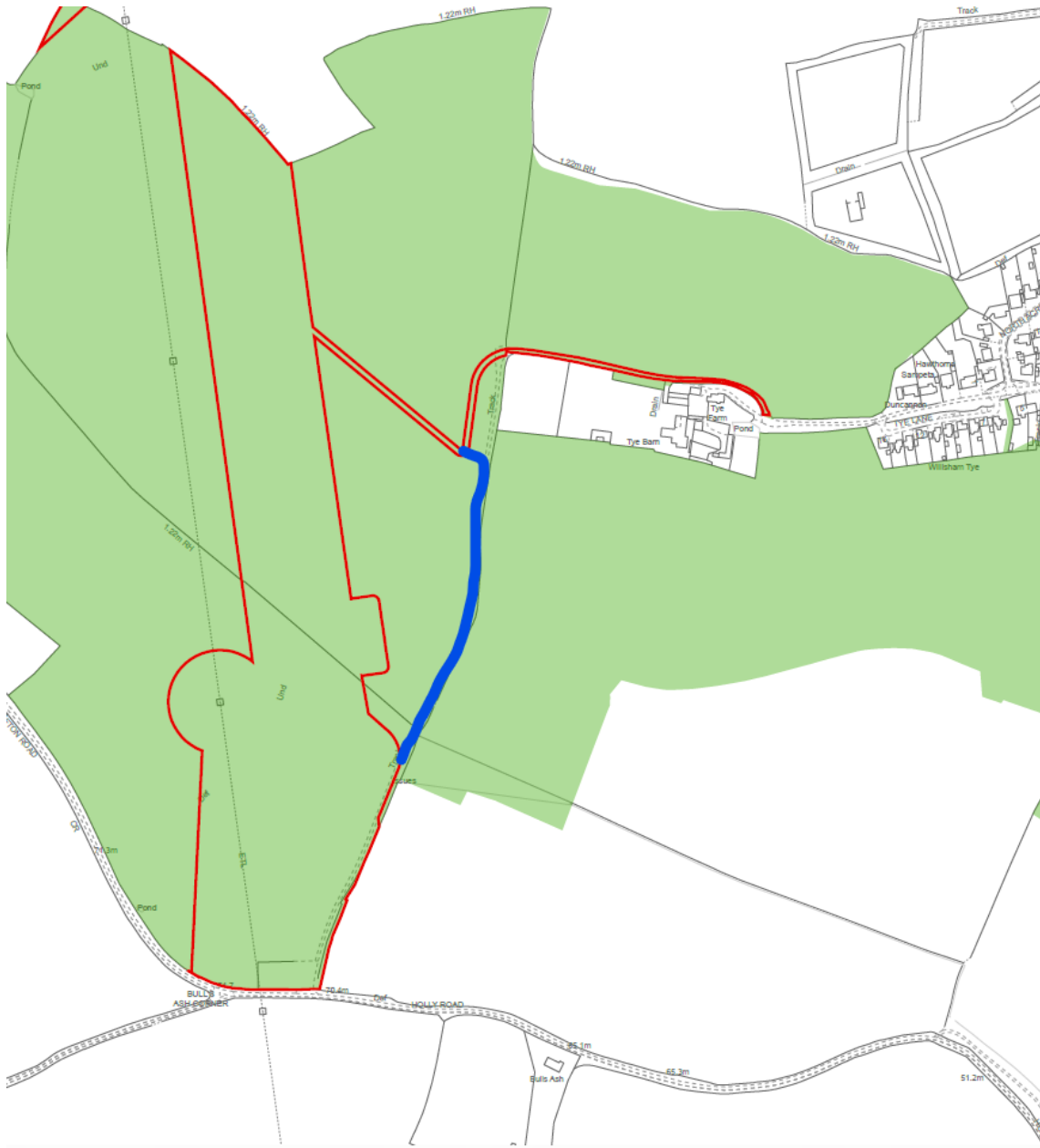
### 1. Messrs Hitchcock at Ringshall.

#### Hitchcock

The screenshot below shows a permanent access (to pylon RB185) running down a very narrow track from the east (Tye Lane) which comes through a residential estate. There is already a good farm track (marked blue) to the south which has been suggested to NG and would make a better permanent access route. NG are already passing over this track to get to RB186. The track is the same length as is being proposed, it is on a more suitable wider track and it does not go near any houses.

This change request has been made to NG and FG on many occasions but is not being accepted.

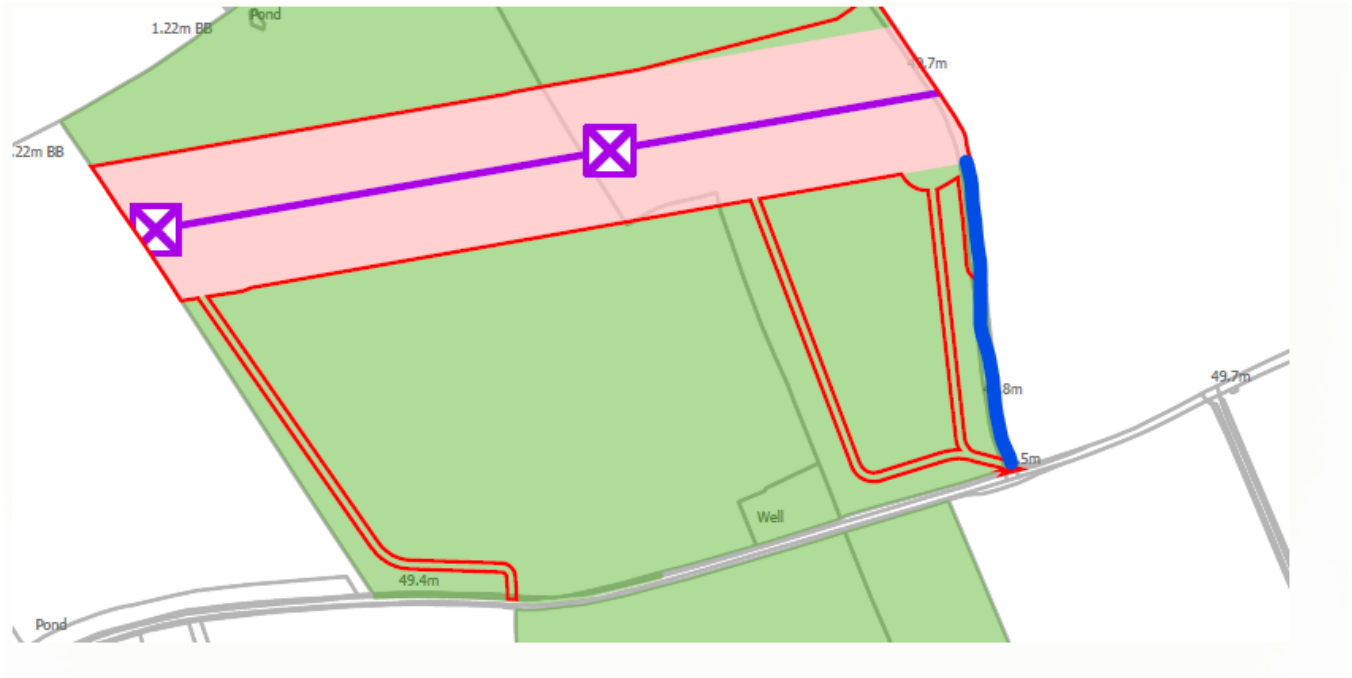
A request is being made to NG to explain in detail why this track cannot be used in future for permanent access which will greatly reduce the impact on the farm business.



2. Richard Langton at Wenham

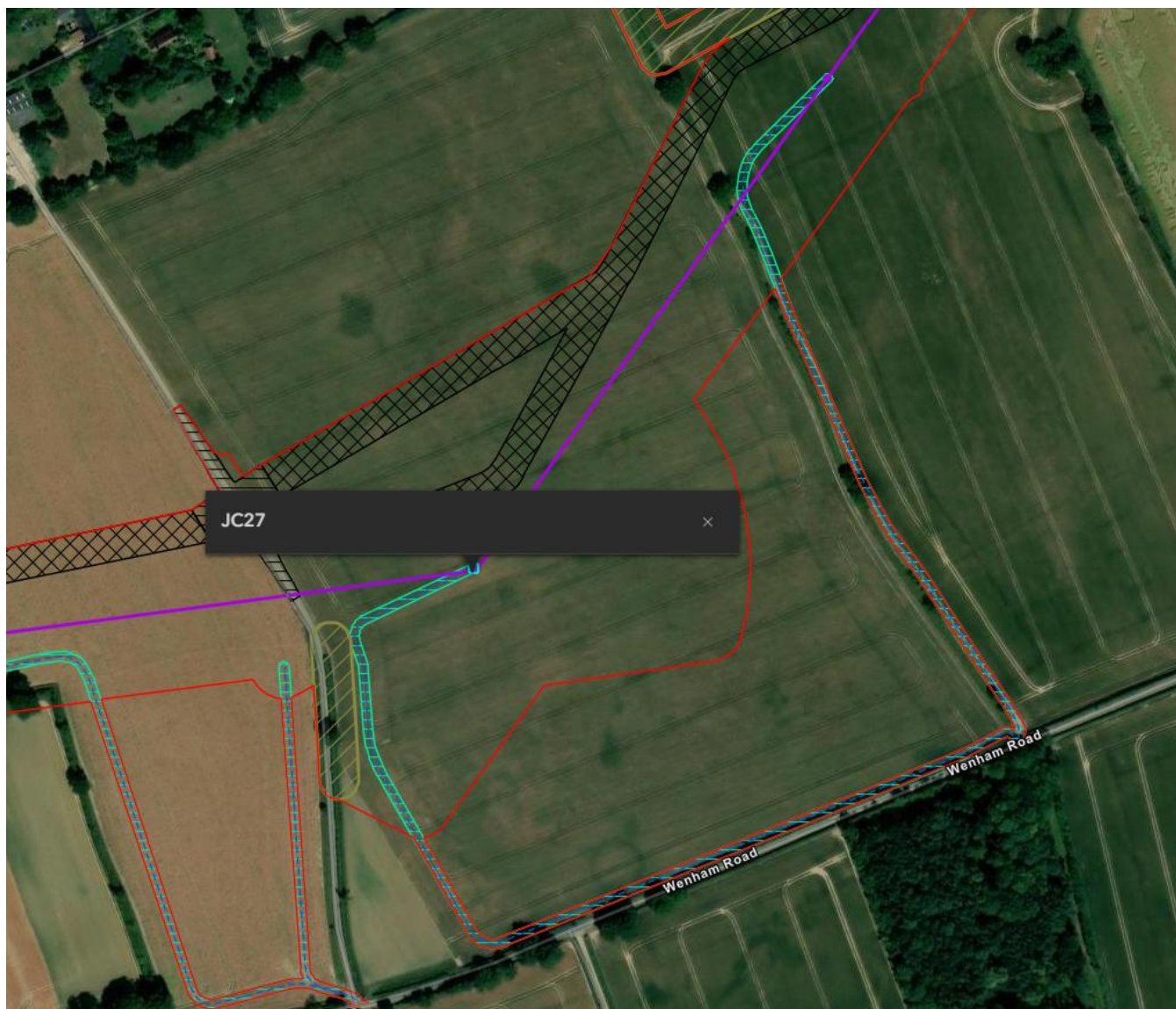
Langton

Pylon JC27 (not on screen shot) and JC28 centre pylon. There is a very good farm track (with no hedges etc) on the blue line, but NG has highlighted 2 permanent access routes parallel to the track going across a field. See plan below:



## Langton

See photo/plan below for access to JC27 which shows an access route (turquoise hatching) which runs around a headland and again is next to a good farm track.



**Annex B****Examples of Design Change Requests****Mountfort****Requests below have been made by the Mountforts****Compounds**

- Preferred approach is for the construction compounds to be relocated to an alternative holding where there are no livestock-related complications.
- If relocation off the holding is not possible, the compounds should be repositioned within the holding to reduce severance and operational impacts, as illustrated on the plans.

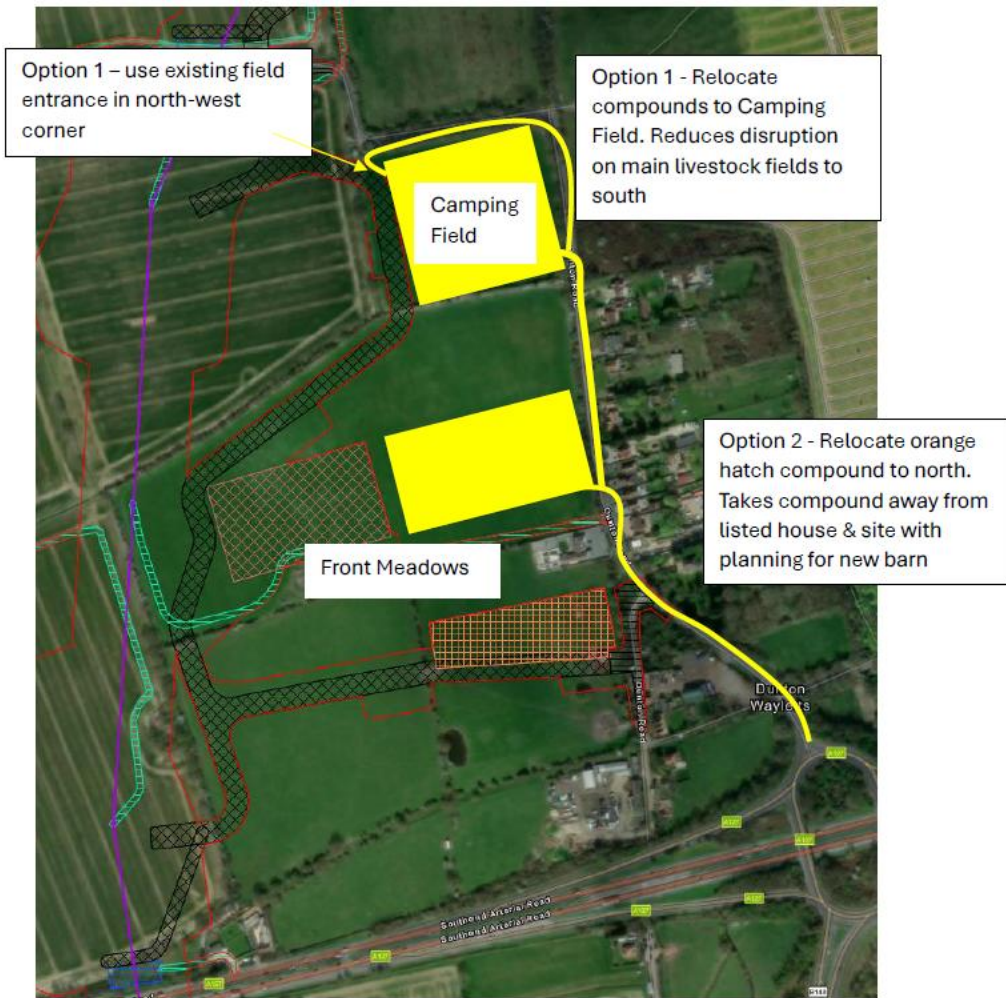
**Option 1** – Relocate both compounds to the field known as “Camping Field”. This option would: Move the compounds away from the Grade II listed house and the curtilage listed buildings, which have unstable foundations. Avoid impacts on the 500-year-old oak tree. Remove the compounds from the site where planning permission has been granted for a new barn. Keep the compounds out of the front meadows, allowing livestock to remain in a single, connected grazing area. Utilise land that will in any event be unsuitable for camping due to the proximity of the haul road and compounds

- Under Option 1, the haul road could extend further along Dunton Road and access the site via the existing field entrance in the north-west corner (see plan).

• **Option 2** – Relocate the Orange Hatch compound northwards, adjacent to the other compound. This would move activity further away from the farmhouse and reduce the need for construction traffic to turn within the holding. However, it would still be highly disruptive to livestock operations and is therefore significantly less preferable than either full relocation off the holding or Option 1.

**Haul Road**

- Access from A127, to continue down Dunton Road and turn into fields further up, rather than turning back on self to go past Dunton Farmhouse. See plans
- If haul road continues to use road in front of Dunton Farmhouse it will need to be protected with track matting or other protection measures, and any damage made good.







## Fisher

### **Future access:**

- Remove future access through Oak Farm farmyard. Move to field alongside football pitch. (See 1.2-1.4 of consultation response)

### **Haul Road:**

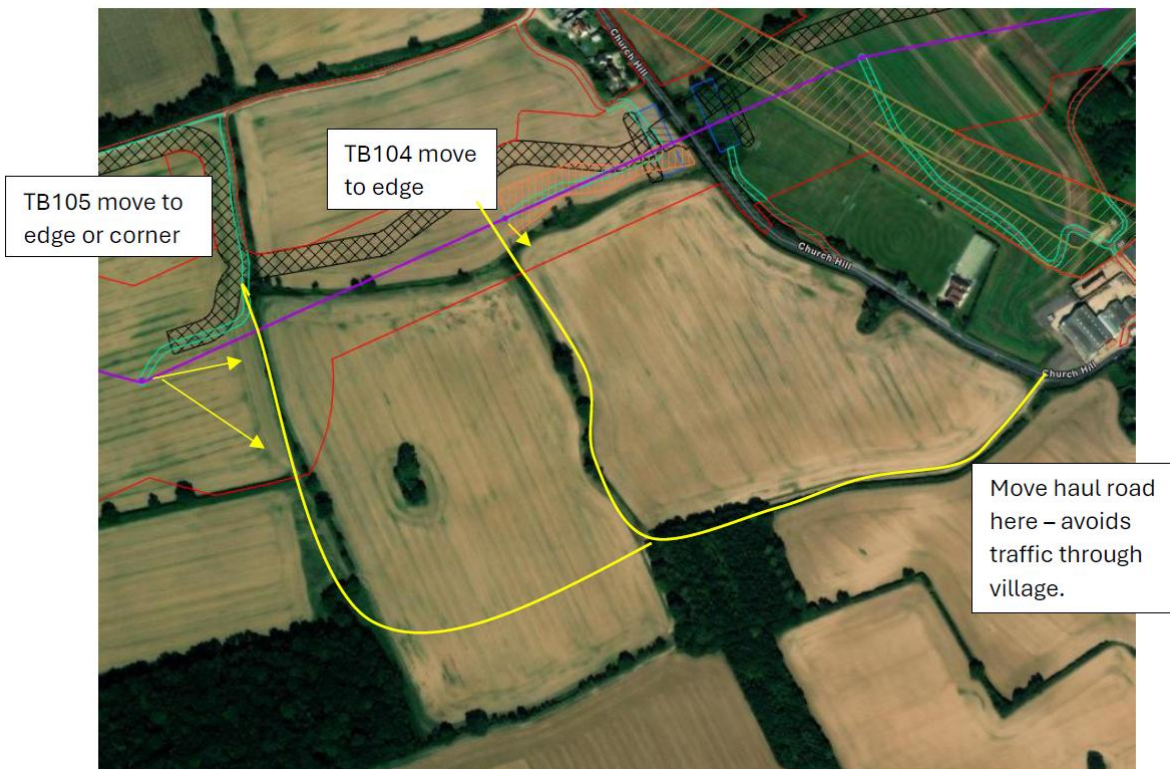
- Remove additional haul road (See 1.5-1.6 of consultation response)
- Join haul road between TB102 & TB101, removing longer route east of Church Hill.
- Use existing farm track to TB104
- Move haul road west of Church Hill further south to avoid going into the village. See plans below. This would use existing access and farm track (See 3.1 & 3.2 of consultation response)
- May retain haul road where it is in suitable places.

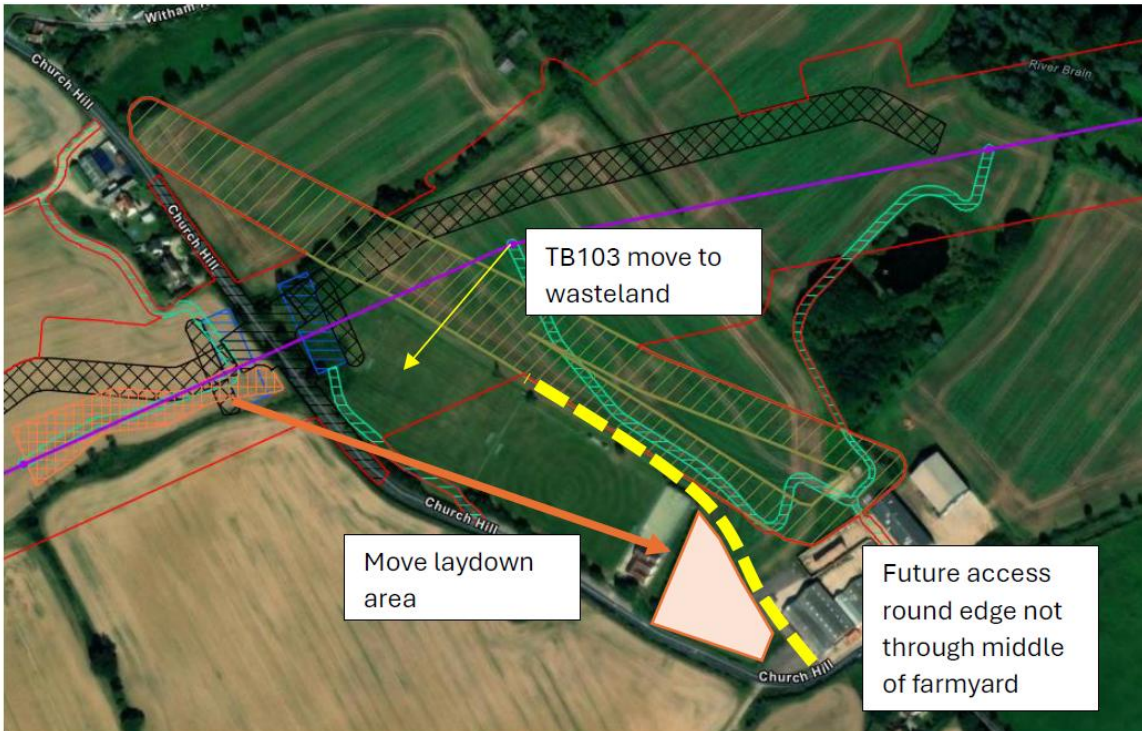
### **Pylons:**

- TB110 – move so all within one field

- TB108 – move closer to hedge
- TB106 – move closer to hedge
- TB105 – move to edge or corner of field
- TB104 – move to edge
- TB103 – move slightly south into land which is not cropped
- TB100 – move west into field not used for crops

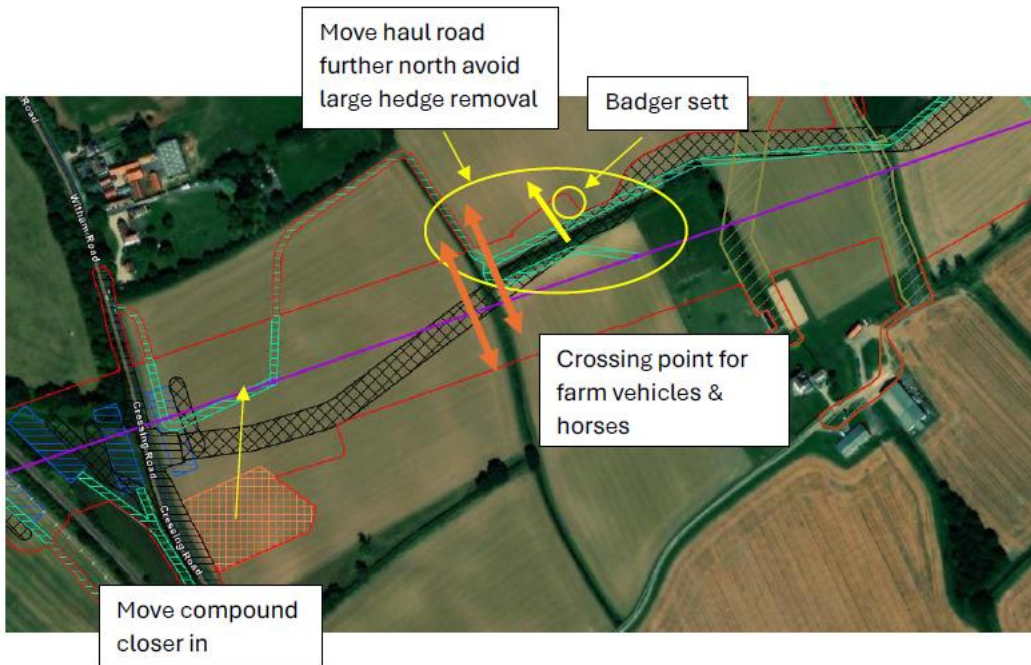
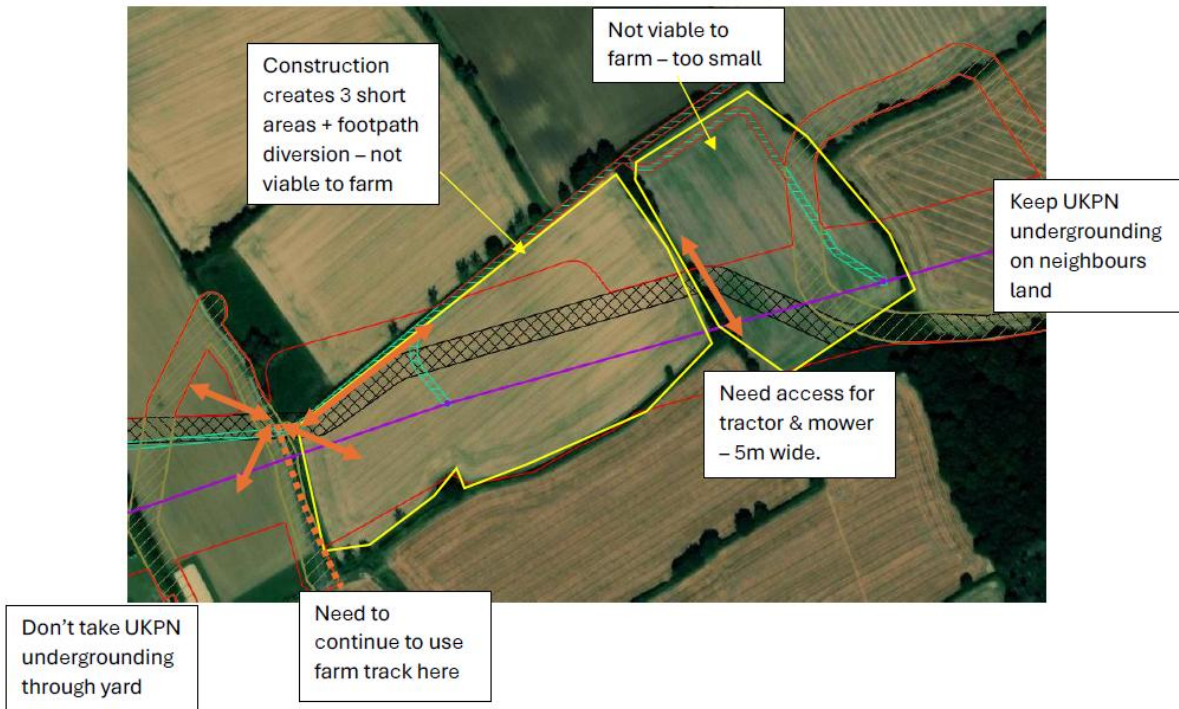






**Stacey**

Requests to NG have been made to reduce the impact of the pylon route on the horse paddocks. Requests have been made for a lot of accommodation works to enable this farm to continue operating during construction. Please see photos below:



## Annex C

### Webster

Webster change requests to design to change the location of the pylons, access routes, haul road etc to reduce significantly the impact on the farm business. NG have given a standard response stating it is not possible to change any of the route. As can be seen in the aerial photographs the impact of the pylons on residential properties is significant and NG have done nothing to even slightly change the location of the pylons which would reduce the impact of the scheme.

The NFU believes that NG should be doing more to look at the design of the scheme on this farming business and will be requesting an onsite meeting.

### The Representation