

Summary of comments made by Mr Steven Hopkins of Holmes & Hills LLP on behalf of Mr and Mrs Gary Sharp to the CAH 2 30th April 2026

Concerns and objections have consistently been raised on behalf of Mr & Mrs Sharp throughout this process both during the informal and formal pre-application consultations rounds and then in relation to the formal DCO application itself.

Mr & Mrs Sharp's cattle farming operation is one of the largest in the UK. Their estate at [REDACTED] farm extends to 1000 acres. It is a ring fenced estate which is farmed in a ranch style with no conventional paddocks or field enclosures. There are three areas of barns and hard standings which are used to provide care for cattle that need to be "brought in". This is not a usual farming operation, it is a large scale enterprise with 4 to 5000 cattle at any one time which needs to be clearly understood to seek to assess the impact that the proposed scheme will have on it during the construction phase and thereafter.

There has been a total lack of engagement with Mr & Mrs Sharp and at no stage has National Grid or its agent sought to obtain information from our clients to truly understand the farming operations and the complexities of works being carried out on the Estate with livestock present. Further there has been no attempt to engage with Mr and Mrs Sharp about the various development projects underway on the Estate. Requests for costs undertakings from NG to support any early discussions have been declined. When our clients have managed to speak with the agents the approach has been that 'we are not asking you' or 'we are telling you' and that is wholly unacceptable in light of the impact this has on my clients farming operations and their lives.

A meeting has very recently been proposed; it remains unacceptable that there has been no meaningful attempt to engage at any earlier stage.

The proposal will have a significant impact on part of the estate:

- Pylons are proposed to be erected on the footprint of an essential agricultural farmworkers cottage located next to one set of the four sets of barns referred to below;- **25/00542/FUL** Construction of a detached agricultural workers dwelling with cart lodge and store, associated parking and amenity areas (self-build); Land at Margaretting Hall Estate High Street Ingatestone Essex – granted
- The path of the pylons will run through the following consented barns and farmyard;
 - 23/00453/FUL** Construction of hay barn; Land at Margaretting Hall Estate Church Lane Ingatestone Essex
 - 23/00454/FUL** Construct detached Cow Barn (1); Land at Margaretting Hall Estate Church Lane Ingatestone Essex
 - 23/00455/FUL** Construct detached Cow Barn (2); Land at Margaretting Hall Estate Church Lane Ingatestone Essex
 - 23/00456/FUL** Construct detached Cow Barn (3); Land at Margaretting Hall Estate Church Lane Ingatestone Essex
- A site compound and an access road will run through the proposed site [near Church Lane] of a further set of barns.

The proposal seeks to make use of the network of farm roads on the Estate during the construction phase and that will be in conflict with the farming operations. No discussions have taken place to understand this conflict.

Throughout, the following concerns/objections have been maintained by Mr & Mrs Sharp:

- Unacceptable impact on grade II listed Margaretting Hall and Grade I listed Church
- Harmful impact on Farming operations
- Impact on authorised agricultural development
- Impact on proposed development

The pylons will have a clear and harmful impact on the setting of Margaretting Hall which is Grade II listed building on the estate and the ancient lane leading up the historic Grade I listed church in close proximity to the Hall.

A farmworkers cottage was recently refused planning permission for its alleged harmful impact on the setting of these heritage assets (Ref 22/01077/FUL – Chelmsford). The pylons will have a far greater effect.

The harmful impact on farming operations and authorised agricultural development has been touched upon. During the construction phase a large part of the Estate will simply be unusable as it is not possible for works to be carried out with cows present on that part of the Estate. This will all have a significant impact on our client's farming operations and require a total change in approach to the current management regime; this will necessitate a reduction in the size of the enterprise which in turn will impact the viability of a business that has been grown from scratch for the past 20 years and is now flourishing.

Temporary use of a large construction compound on part of the Estate is proposed which will have a significant impact on Mr and Mrs Sharp's farming operations . It is located where new agricultural barns have been proposed. No justification has been provided as to why such a large area is required for this purpose. Without such justification Mr and Mrs Sharp consider that it is not reasonable, proportionate or necessary for NG to proceed with the proposed temporary use of this part of the Estate.

There will be an unreasonable unnecessary and disproportionate impact on Mr and Mrs Sharp's interests and agricultural operations as a result of the exercise of compulsory powers under the Scheme. No alternative routings were discussed with Mr and Mrs Sharp prior to the application – it is not clear the extent to which any alternatives were contemplated/investigated by NG prior to application which might have lead to a less impactful outcome insofar as the Fristling Hall Estate is concerned.

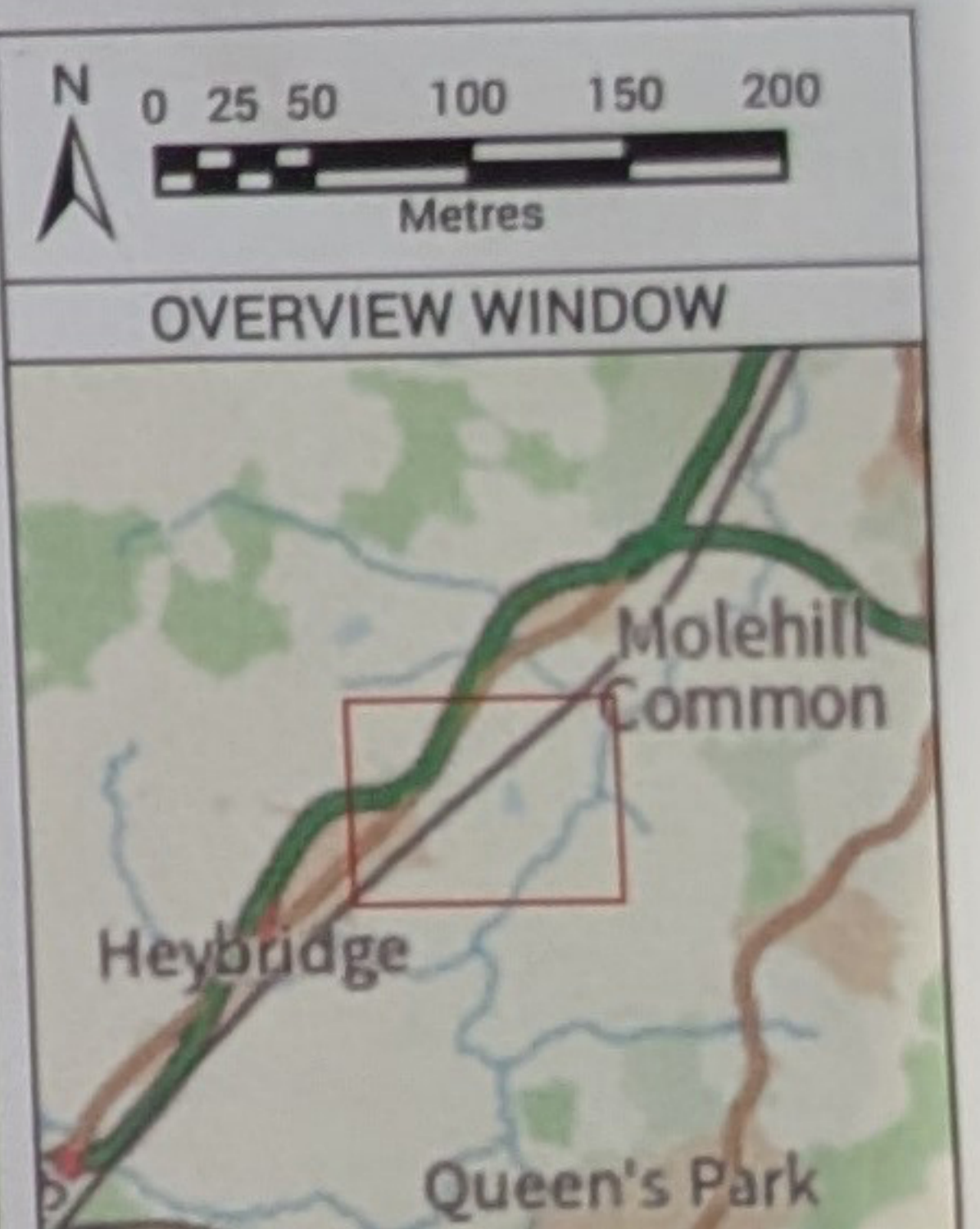
In terms of impact on proposed development, a scheme of 220 houses is in the process of being submitted to Brentwood Council to seek to address, in part, the lack of housing provision in the borough and meet the identified need. (Planning portal reference PP-13798030 – site overlay attached showing redline boundary of development site edged red). The location of this proposal has been chosen carefully at a position at the outer perimeter of the Estate where it will have least impact on agricultural operations and in a location brought forward within the Local Plan process.

The proposed route of the pylons runs through the middle of the scheme and will mean that it will not be possible to develop large parts of the housing proposal for much-needed homes in Ingatestone.

Any public interest case for the pylon scheme needs to be balanced against the unreasonable, unnecessary and disproportionate interference the exercise of compulsory acquisition powers associated with the Scheme will have on Mr and Mrs Sharp's interests and farming operations and also on the public interest in ensuring enough homes come forward through accepted planning channels to meet national housing need in appropriate locations.

(In response to NG comments justifying the proposed location of the pylon route in this area) the pylon route runs very close to the two heritage assets (Margaretting Hall and the Church). To what extent has there been a sequential test in terms of impact on all of the heritage assets that are along the routes and proposed routes? Have these two heritage assets been given adequate or particular consideration compared against the harm to other heritage assets that have been mentioned?

(In response to NG comments about engagement to date) a meeting has now been proposed by NG but only in the last couple of weeks so that the applicant can say to the inspector as part of the examination process that there has been some engagement. But this engagement has been far too late in this process; indeed the proposal to meet during w/c May 11th was only recently made – in fact it was received on 22 April 2026.



- LEGEND:**
- Interests in Land**
- Grantors Land
- General**
- Option Area
 - Third party statutory undertaker works
- Proposed Project Design Details**
- New lattice pylon
 - New overhead line
- Permanent Rights Acquisition**
- OHL Easement Option Area
 - OHL and UGC Easement Option Area
 - Permanent Access
- Temporary Rights Acquisition**
- Temporary Compound and Works Lease Option Area
 - Temporary Access Easement Option Area
 - Temporary Drainage

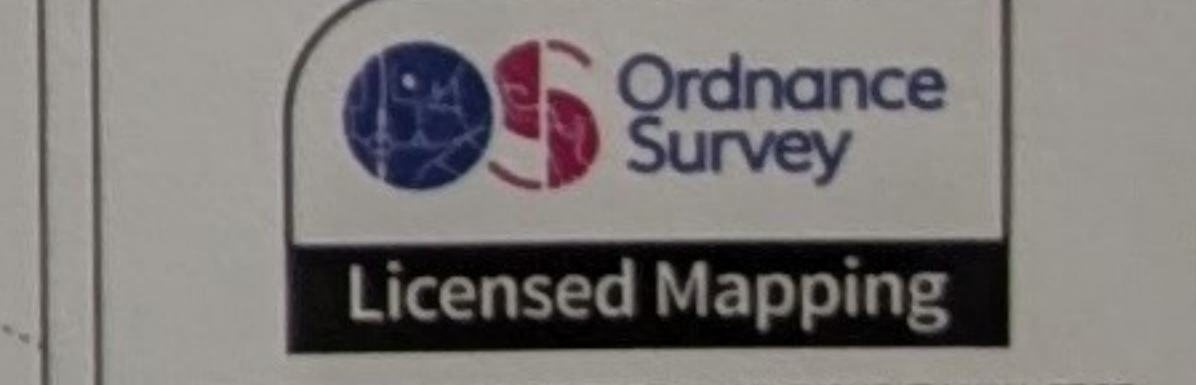
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REVISION: A
CLIENT: **nationalgrid**

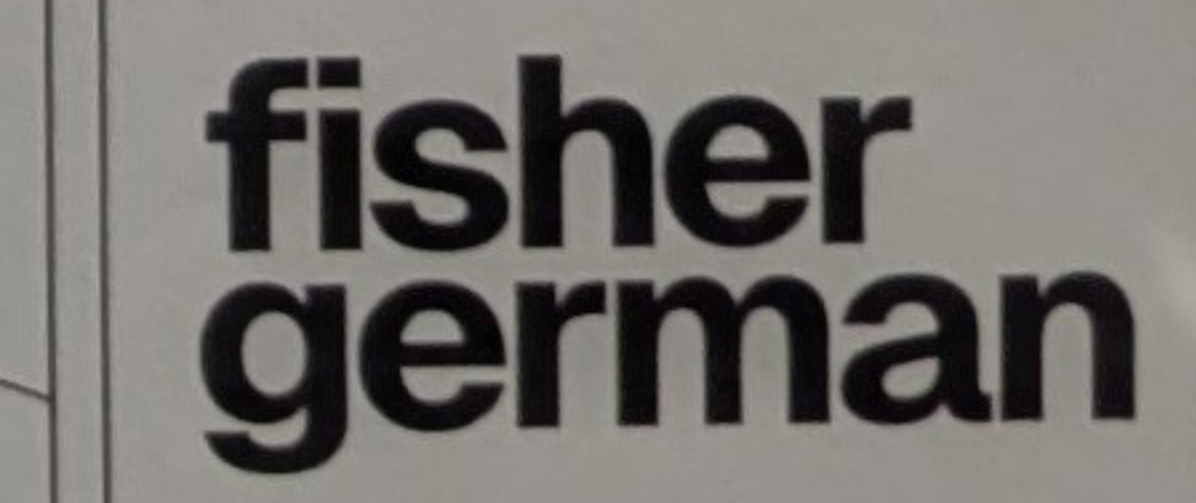
SCHEME:
NORWICH TO TILBURY
TITLE:
HEADS OF TERMS PLAN

FP: 105141-008
SCALE: 1:7,000 @ A3
DATE: 18/03/2026

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