

Submission by Pylons East Anglia Ltd for Deadline 4

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Introduction

We are seeing a continued pattern of obfuscation, refusal to answer questions, apparent deliberate misinterpretation of our submissions, and inaccuracies from the Applicant.

Our detailed comments are set out below and in Appendices (including Floods/Hydrology and Historic Environment) as well as in the submission for the Dedham Vale Society/Pylons East Anglia by Richard Buxton (National Landscape)

We refer the panel to our most recent legal opinion from Lord Charles Banner KC (submitted at deadline 3), which said, of the refusal to answer previous questions, *“This sustained obfuscation on such key questions should be deprecated by the Examining Authority and, if it is continued, adverse inferences should be made”*.

It risks leaving the Applicant in breach of the Planning Act, which states, “49 Duty to take account of responses to consultation and publicity: (2) The Applicant must, when deciding whether the application that the Applicant is actually to make should be in the same terms as the proposed application, have regard to any relevant responses”. Yet as set out in previous submissions to the ExA and below, the Applicant is in many instances failing to have regard to our submissions.

This is grounded in:

- **Examination Procedure Rules 2010 rr. 10 & 17** – requiring clear, complete responses and empowering the ExA to demand clarity.
- **Public law principles** – allowing adverse inferences when a party fails to provide information they reasonably should.

At this half-way point of the Examination of the DCO, we see a reluctance from the Applicant to address the necessary first gate of the mitigation hierarchy (‘avoid’), and a propensity to understate harms caused by the project, while overstating the need for speed.

Speed is a supporting consideration, not something that can override safety, environmental protection and impacts on existing uses. It does not trump other policy tests. Projects must still demonstrate good design and mitigation; address safety risks properly; consider alternatives where relevant; and address impacts on communities and existing infrastructure. We should like also to remind the panel that Hiorns, in his study for the county councils, and our own more recent analysis, demonstrate that there is not the urgency that the Applicant would have you believe.

Further, the Applicant is contributing to project delays by refusing to supply requested information to landowners (maps, and survey information, for example). In addition, the inclusion of the wholly unreasonable clause in the landowners’ heads of terms, clause 17, *“The Grantor will not make any objection in respect of any planning application or Development Consent Order application which is submitted by the Grantee so far as each relates to the Grantor’s Land”*, is causing landowners pause before signing, which is further delaying the process.

In our submissions to this latest deadline (4) we highlight further, or unaddressed, procedural missteps.

Comments on REP3-074 (responses by the Applicant to ExA's first written questions).

BIO (Biodiversity)

1.1

A structure 180 km in length cannot qualify as a local ecological impact. IUCN NT species, which are by definition of wider (global) conservation concern - e.g. Northern lapwing, pied oystercatcher - not species are of low value and local importance.

There is one particularly huge failing in the Applicant's assessment of breeding bird populations, which is that it has not, seemingly, (Table 8.14 in REP2-018) carried out Bird Surveys between Boxted and Tilbury North! This is most of Essex. It appears to mean that the bird-rich river valleys of the Colne, the Roman River (a designated nature corridor in Colchester's emerging Local Plan), the Blackwater (around which the North Essex Farm Cluster is focused on restoring nature, and in which the 'nature island' which is Feeringbury Manor is located right on the route of the pylons) and many other bird-rich habitats between the Blackwater and Tilbury have been ignored.

1.23

Mitigation. The Applicant states that it has extensive experience delivering mitigation and compensation works at scale on other large linear infrastructure projects - Hinkley Connection Project (HCP) (57 km); Yorkshire GREEN (38 km); Bramford to Twinstead (BTNO) (29 km) and Richborough Connection Project (RCP) (20 km)."

None of these are in the order of magnitude of Norwich to Tilbury, and Bramford to Twinstead is not complete. We would like to understand the effectiveness of mitigations, offsets, etc., for these projects, in order to demonstrate performance, rather than participation. We are unable to find any research or evidence that demonstrates outcomes.

1.4

Lag in restoration/habitat creation. What time frame does the Applicant envisage it would take for replacement habitats to ecologically/functionally replace those that have been destroyed or highly

modified. Presumably for that lag period there will be a substantial 'biodiversity deficit'? According to Fuentes-Montemayor et al. (2022), this is a multi-decadal process in UK temperate woodland creation. We seek further information about the dismissal of lag effects, as different habitats require different offset or restoration.

1.45

The Landscape and Ecological Management Plan(s) (LEMP). (6.1.27) states that all hedges, shrubs, trees or dense vegetation will be retained as far as is reasonably practicable and that where vegetation loss is unavoidable, removal will be undertaken outside of the nesting bird season of March to August inclusive. However, the Applicant states that where these measures are not possible and works need to be carried out within the bird breeding season, all affected vegetation will be checked for evidence of nesting birds 24 hours (as standard) and no more than 48 hours prior to the removal of vegetation. We need to understand what the Applicant means by not possible and how this phrase will allow them to operate in bird nesting season unchecked.

1.12 Bird collisions

The Applicant notes its reliance on the latest CIEEM guidance, yet this guidance contains nothing about power lines.

The Applicant notes its reliance on NatureScot guidelines yet appears to ignore much of what the guidelines contain.

NatureScot states that there are three main risks to birds from power lines:

Mortality through collisions; mortality through electrocution (less prevalent on transmission lines than distribution); and displacement such as through: habitat loss; disturbance during construction; displacement if predators use the pylons as perches; barrier effects when birds are deterred from using their normal routes to feeding or roosting grounds.

The guidance states: *“There is a lack of data from the UK on the effects of power lines on birds, but research globally has shown that bird interactions with overhead lines are almost all negative.”* Our own collision data submitted to the Applicant and the ExA demonstrates that collision risk is high for all species types, and is summarised in our Bird Collision Matrix submitted at Deadline 2. We also submitted numerous photos by residents of large waterfowl regularly seen along the route of the project.

NatureScot gives a range of factors that influence bird mortality:

- Species morphology e.g. larger birds

- Birds with limited visual capacity
- Birds distracted while engaged in hunting/breeding behaviours
- Younger and more inexperienced birds
- Migrants not familiar with the landscape.

All may be at increased collision risk, and note that NatureScot sets out the mitigation limits of bird diverters, which do not work in many instances, such as those listed above, or in fog/darkness. (Note that the Applicant acknowledges this in its Sealink evidence). Also note that the Applicant is anyway restricting its use of bird diverters to very limited sections of the route.

It lists other risk factors:

- Landscape and topography, e.g. siting power lines near or crossing important areas or flyways used by birds may increase collision risk.
- Weather, e.g. strong winds, fog, or heavy rain may force birds to lower their normal flight heights, affect flight control and reduce visibility and therefore reduce ability to avoid collisions.
- Technical aspects, e.g. spacing of conductors affect electrocution risk. Earth wires (sometimes called the static or ground wires, which protect the power line from lightning strikes) are thought to be responsible for a much higher rate of collisions than the thicker, often bundled conductor wires. This is because they are harder for birds to see and are typically positioned at the top of the wire array, putting them in the flight path of birds which have taken avoiding action to fly over the conductors.

There is no evidence that the Applicant has made any route adaptations to factor in the inland river corridors, such as the Colne and the Blackwater, which have rich habitats for waterfowl and other birds. There are also farmland reservoirs along the route, for example one in the Roman River Nature Corridor in Aldham.

NatureScot sets out pre-survey considerations for power line routing as follows:

“Careful routeing is critical to minimise the impact of a power line on birds, and wherever possible should avoid:

- *Protected areas designated for their bird interest, including Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSIs) and Ramsar sites.*
- *Areas outside protected areas that are used by birds which are a qualifying interest of a connected protected area.*

- *Known roosting and feeding areas, known flight paths between these areas or any known flight paths used by migrating birds. For example, placing a power line between fields used by grazing geese and a roost loch could cause mortality of commuting birds colliding with the wires, or potentially create a barrier effect leading to reduced use of the site.*

Consider topographical features affecting general bird movements, e.g. valleys that may be used as flight paths. Running power lines along existing linear elements of equal or greater height (e.g. cliffs or rows of trees) may reduce collision risk as birds will react earlier to fly over the more obvious obstacle. Grouping linear obstacles (e.g. other power lines, treelines, roads) may also lower overall impacts.”

Yet the Applicant has ignored:

- all of our bird collision evidence submitted, most recently the Bird Collision Matrix which demonstrates that species listed by the Applicant in the project area are involved in collisions with power lines.
- evidence that small, farmland birds are involved in collisions with power lines
- resident submitted evidence about waterfowl hotspots along the route, which are known roosting and feeding areas and flight paths such as grazing geese flying between fields and a roosting spot.
- NatureScot’s guidance to run power lines where they are less exposed. For example, the pylons follow the highest points of the landscape around Fordham/Aldham, Essex, where there are regularly large flocks of geese daily crossing the route.
- the fact that a great many of the waterfowl observed on farmland are connected with the priority waterbodies nearer the coast or the coast itself.

Meanwhile, one of the mitigation options recommended by NatureScot is placing the cables **underground – “the only way to completely eliminate collision mortality”**.

 Yorkshire Swan & Wildlife Rescue Hospital @Swan_Rescue · 55m

We were recently called to a village near Darlington, for a young swan reported injured beneath overhead power cables. The bird has an injury to a wing which we expect to heal fully, while he continues to recover in our care.



Under the Planning Act 2008, 10 Sustainable development (2), the Secretary of State must, “in exercising those functions [under sections 5 and 6], do so with the objective of contributing to the **achievement of sustainable development**. (3) For the purposes of subsection (2) the Secretary of State must (in particular) have regard to the desirability of— (a) mitigating, and adapting to, climate change; (b) achieving good design.”

Overhead transmission lines carried on 50-metre-high pylons cannot credibly be described as sustainable development when they introduce a permanent, avoidable source of wildlife mortality and landscape harm. Linear infrastructure of this scale sits directly within the flight paths of many bird species, creating a well-evidenced collision risk that cannot be “designed out” once the structures are in place. The resulting deaths of birds—including protected and declining species—represent an ongoing ecological cost that continues for the entire operational life of the line. Sustainable development requires minimising irreversible environmental harm and safeguarding biodiversity, yet these pylons would do the opposite: they impose a predictable, long-term loss on the natural environment for which no meaningful mitigation exists.

BIO 1.15 White Clawed Crayfish (WCC)

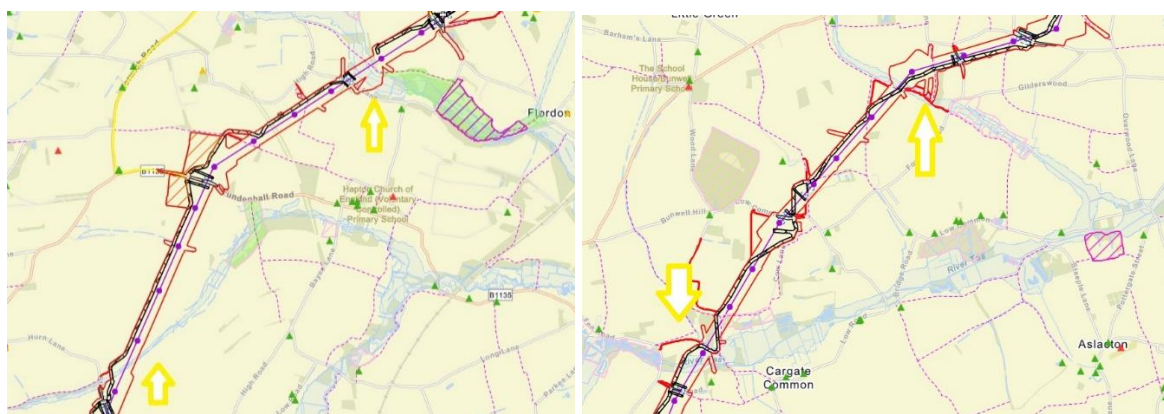
It remains of concern that the Applicant was unaware of the colony of WCC that was known to the Norfolk Rivers Trust. The Applicant says, in 8.5.33 of REP2-018, “A viable population of native crayfish is likely absent from the Study Area and for this reason white-clawed crayfish have not been considered further” Thus, any mitigation is retrospective.

The River Tas has several tributaries and feeder streams. The source is near Carleton Rode and the pylons cross the river near Cargate Common (RG049). There is a stream near Little Green that feeds into the Tas. This is crossed at Brocks Watering (RG042). There is the Tacolneston Tributary crossing point near RG032 and this joins the Tas near Hapton. Flordon Beck is crossed near (RG024) and joins the Tas at Tasburgh. Hempnall Beck also joins the Tas at Tasburgh. Further downstream there are streams near Saxlingham, Nethergate and Shotesham that feed into the Tas.

The pylon route is on higher ground above the Tas valley and crosses a landscape which has a network of ditches which eventually drain into the river.

In spite of the Applicant's talk of pollution controls construction at the crossing points particularly between the source and Tasburgh would be a serious threat of pollution.

The Applicant states that only one tributary of the River Tas is affected by the project. Yet its own map shows that four tributaries of the TAS are crossed, each with some very significant construction work highlighted. This means that the response to the ExA's question is not acceptable as the risk to WCC is four times greater than the Applicant states. The Applicant must set out details of exactly what construction works are taking place at each crossing of a tributary of the River Tas.



1.47 Ecosystem Services

We restate our concerns as these have been addressed by the Applicant in a cursory and indirect manner:

Ecosystem services (ES) are particularly relevant to this application, as they are an (as yet) unquantified and unvalued set of public goods that are likely to be diminished in order to provide a private good. The net outcome of ecosystem services is a vital component of determining not just biodiversity (ES are inextricably linked to ecosystem type, extent, condition and function), but also in identifying which stakeholders benefit and which stakeholders don't. Given that there is likely to be a loss of ES (certainly in terms of diversity of ES) at the sites of project installation/deployment, to not

include an a priori ES assessment, is both evasive and disingenuous. It also calls into question the remarks from The Applicant in their response that imply that there will be an ecosystem service gain, but without providing any basis for this whatsoever.

It remains unaddressed from original submissions. The Applicant's own reports mention ecosystem services and natural capital as being important in the various review documents that deal with biodiversity, but there appears to be no intent to assess these in the EIA process. The Applicant responded: ""full details of the off-site solution and added environmental and societal value would be reported through the final iteration of the off-site BNG Report." What about on-site ecosystem services? The Applicant cannot know that there will be "added environmental and societal value", when this has not been assessed. Even a rudimentary understanding of ecosystem services would show that there will be likely negative impacts on a range of provisioning (e.g. food production), regulating (e.g. water quality, soil stability) and cultural (e.g. landscape amenity, mental wellbeing) services, and yet the Applicant is already claiming a gain overall - please lay out the basis and spatially explicit basis for your assertion.

The Applicant has its own toolkit for measuring natural capital and ecosystem services ("Our natural capital tool and approach, 2020). On this basis, why does it not appear to be used for this project, and why are benefits assumed but not quantified? It is something that they use during the Ofgem RIIO-T3 funding application process to burnish their credentials, and funding is partially dependent on a declared natural capital approach, so it would be disingenuous to consumers for the Applicant not to follow through on the ground.

Given that sources of ecosystem services will be damaged along the proposed route, leading to a concomitant loss of ecosystem services (that carry an equivalent economic cost), we seek to understand which "environmental and societal benefits" are referred to and how these will be achieved for public benefit.

CA 1.17 Green Book

This question has not been answered and the Applicant has not addressed our detailed submissions about the requirement to use the Treasury Green Book, nor our analysis of what a Treasury Green Book compliant process would mean: *"Taking these matters into account, how can the ExA be certain that the overall cost estimate is accurate, how does it compare with the expectations of the Treasury Green Book estimates at this stage of design development and therefore overall, how can the ExA be certain that the total cost of the project can be met within the available funding."*

HE (Historic Environment) questions

See Appendix A - submission by Virginia Brewer, Head of Heritage at Bidwells.

HW 1.1 and GEN 1.26 Health & Wellbeing

The Applicant has not adequately addressed the health and wellbeing impacts associated with the Project. In HW 1.1 the Applicant states that “stress and anxiety [...] would potentially have an impact on mental health and wellbeing”. In GEN 1.26, the Applicant states that adverse effects on mental health and wellbeing may be relevant.” In fact, as we set out below, the impact is severe.

Human health is considered in the NSIP process in two main ways.

Firstly, in the National Policy Statements under the CNP Policy in EN-1, 4.1.7. This states that the CNP presumption does not apply to “residual impacts which present an unacceptable risk to, or interference with, **human health** and public safety, defence...” Mental health falls under human health.

In addition EN-1 4.4.4 (as pointed out by the Applicant in APP-192) requires that in the event of health or well-being impacts it is necessary to identify “*measures to avoid, reduce or compensate*”.

Secondly, in the Equality Act 2010, Section 149 and the Public Sector Equality Duty. This requires a public authority (or one which exercises public functions), have due regard to the need to—

- 1(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

This involves the need to—

- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

When it comes to disabled persons, this may require 'steps to take account of disabled persons' disabilities.' (4)

(6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

Non-compliance with the PSED has particular significance in the context of **s.104 of the Planning Act 2008**, which states that the duty to decide a DCO application in accordance with a NPS does not apply where it “*would lead to the Secretary of State being in breach of any duty imposed on the Secretary of State by or under any enactment*” (s.104(5)) and/or “*if the Secretary of State is satisfied that deciding the application in accordance with [the NPS] would be unlawful by virtue of any enactment.*”

Below, we discuss the impact of the Norwich to Tilbury project on residents' mental health and then on those with protected characteristics, namely disabilities and age.

Mental Health

We believe that the risk to human health, in the form of mental health impact, outweighs the purported national need for the Norwich to Tilbury pylons. There are alternative transmission methods which would not bring such great harm.

As the panel has heard at the Hearings, and seen from submissions, the Norwich to Tilbury project is the cause of enormous stress and anguish to residents and business owners along the route.

Mental health is already known to be affected by compulsory acquisition. The Compulsory Purchase Association published a Mental Health Report in 2025. This found that:

“47. Compulsory purchase goes to the root of many people’s sense of belonging, which is one of the fundamental factors governing emotional life. The basic dynamic of compulsory purchase powers are a state sanctioned order that someone no longer has a right to their home, their business premises, or (sometimes) their business or farm.

48. Property ownership and employment lays down personal roots; the compulsory purchase process uproots them. These factors contribute to creating a place and role within a community and as such, a belonging. Compulsory purchase powers are often used to develop areas which need regenerating, but that does not mean that these areas have no community.

These communities, through language, social and financial barriers, may be less able to professionally articulate their needs and may be particularly vulnerable.

49. Psychologists and medical professionals identify five major stressors in life. The death of a loved one, divorce, moving home, major illness or injury, and job loss or insecurity. These situations generally exist for a limited period, but most have a recognised end point. Living in the shadow of a Compulsory Purchase Order ('CPO'), or having your land safeguarded, is more protracted. Outcomes and, critically, the solutions and timings of such, are rarely in the control of the affected party, or capable of being meaningfully influenced by them.

50. There is an inevitability to the pressures and stresses that arise from acquisition by compulsion and an imbalance of power. This can result in adverse impacts on the mental health of those involved.

51. The years of uncertainty and the inability to make normal life decisions, such as to move for work or school, or to expand a business or farm, impact individuals in many ways and can be extremely distressing. During this time, the messaging around the planning and public interest benefits forming the justification for the use of compulsory purchase powers can be misinterpreted. The situation can be exacerbated through the use of social media, the role of lobby groups, and through local and national conventional press, sometimes by those with no local connection. Delays in the process create tension and impact the mental health of those affected.

52. During the time of public debate and consultation, objections and redesign, affected parties can come under significant personal and financial pressure and distress, without necessarily any statutory recourse to compensation."

This, of course is a project involving compulsory purchase orders along a route 112 miles long.

Mental Health Survey

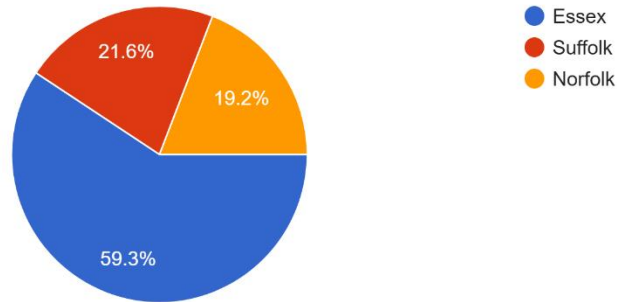
Given that we are hearing repeatedly that the Norwich to Tilbury DCO is the biggest ever, it must therefore follow that the mental health impact is the greatest seen from a DCO. We have attempted to quantify this in our **Mental Health Survey**, which we ran for a week from 4th May 2026. **663 people responded.**

Before we set out the results, we note that we have previously submitted surveys to the Applicant, in 2022 and 2023. These each included a question about mental health, and from the early stages of

consultation people along the route were struggling with mental health due to the project. The results of this month's mental health survey are as follows:

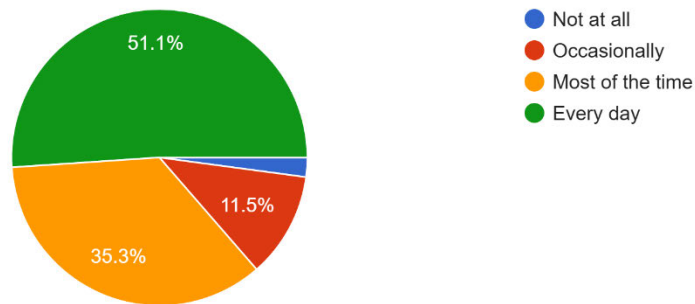
1. Are you in Essex, Suffolk or Norfolk?

663 responses



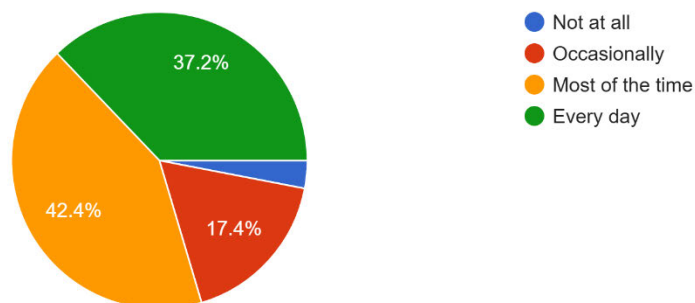
2. Does the N2T proposal make you feel nervous or on edge?

662 responses



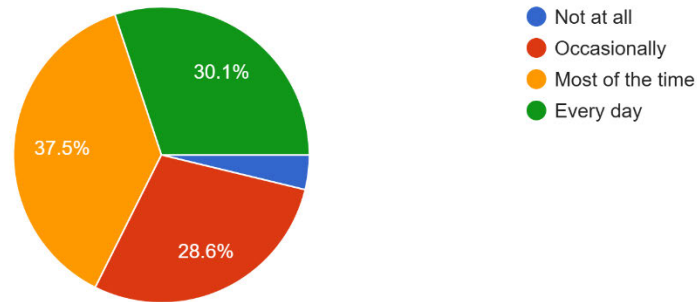
3. Does the N2T proposal make you feel that you cannot stop worrying?

662 responses



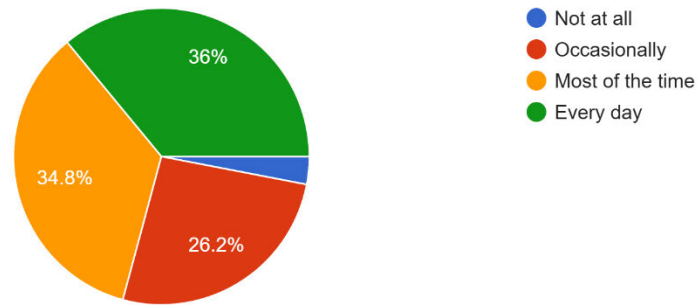
4. Does the N2T proposal make you have trouble relaxing?

661 responses



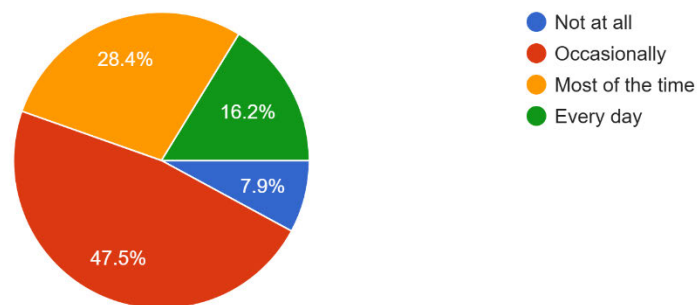
5. Does the N2T proposal make you easily annoyed or irritable?

661 responses



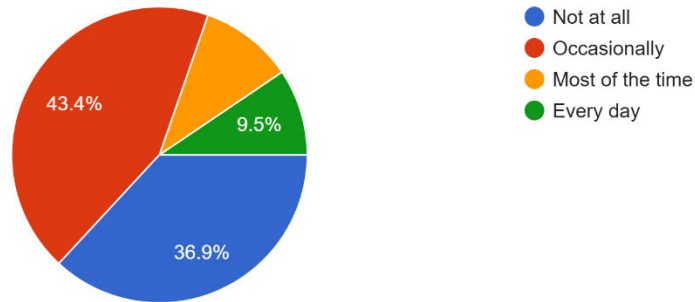
6. Has the N2T proposal caused you difficulties sleeping?

659 responses



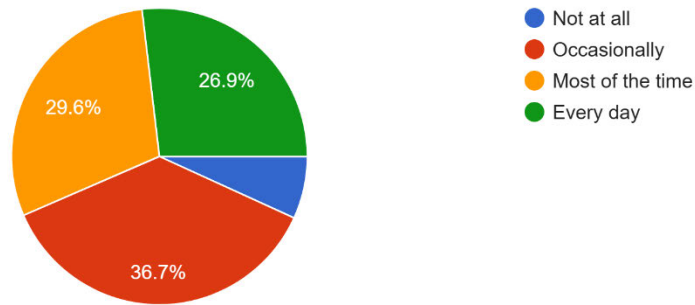
7. Has the N2T proposal caused problems with relationships?

656 responses



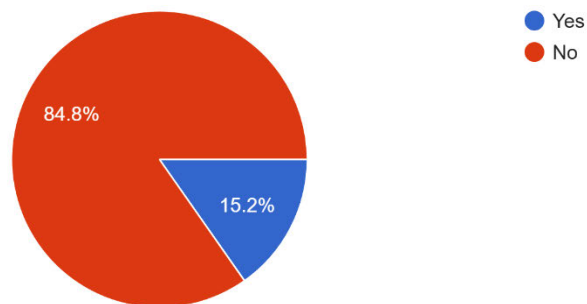
8. Has the N2T proposal affected your ability to relax or feel safe at home?

662 responses



9. Has the project ever prompted thoughts that you would be better off dead, or of hurting yourself in some way?

656 responses



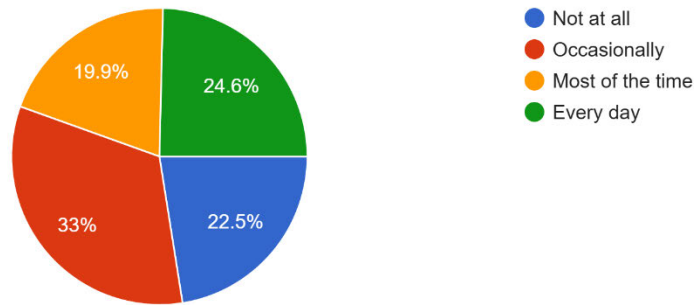
10. Have you had to seek medical help for stress/anxiety brought on by N2T?

655 responses



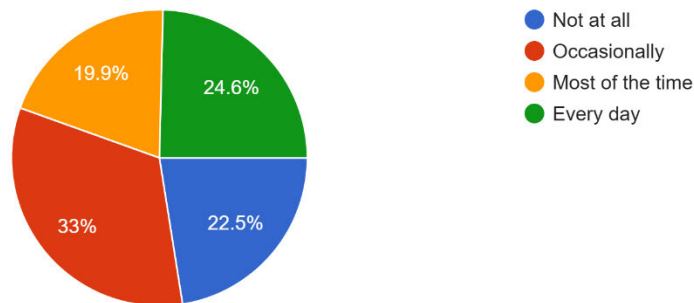
11. Has the N2T proposal caused financial stress?

658 responses



11. Has the N2T proposal caused financial stress?

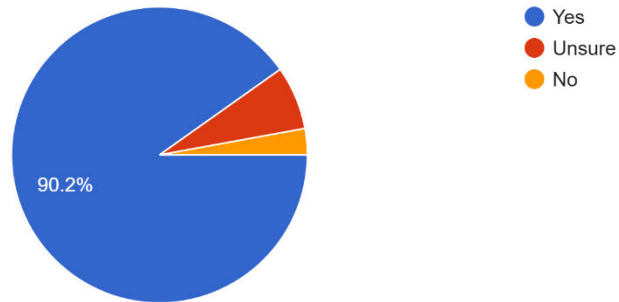
658 responses



Q12 contains comments, found in Appendix B.

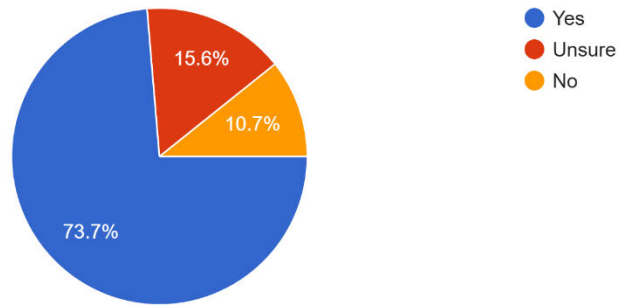
13. Do you feel uncertainty about the project increases your anxiety?

663 responses



14. Has dealing with National Grid or its agents increased your anxiety and stress?

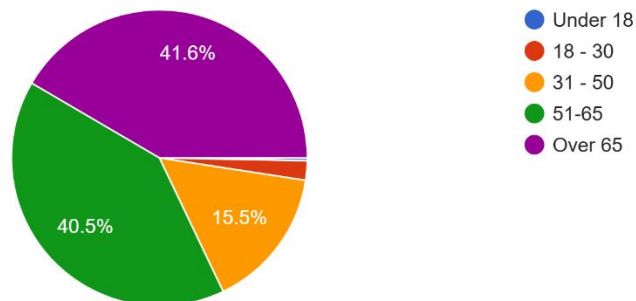
653 responses



Q15 contains comments, found in Appendix B

16. Your age group

659 responses



Q17 contains comments, found in Appendix B

Further comments are to be found in Appendix B submitted alongside this document.

These results must give the Panel pause for thought. A project causing this level of harm to human health cannot be regarded as compliant with NPS EN-1.

Protected Characteristics

For the purposes of the Norwich to Tilbury project, the relevant protected characteristics are age and/or disability.

According to Disability Rights UK, physical or mental impairment can include:

- “physical impairments, such as mobility difficulties
- sensory impairments such as those affecting hearing or sight
- learning difficulties, including people with specific learning difficulties such as dyslexia and dyspraxia
- mental health conditions or illnesses which have a long-term effect such as depression and anxiety, panic attacks, phobias, eating disorders, obsessive compulsive disorders, schizophrenia and bipolar affective disorder
- genetic and progressive conditions, if the condition affects your ability to carry out normal day-to-day activities such as motor neurone disease, muscular dystrophy
- conditions which are characterised by several cumulative effects such as pain or fatigue
- hidden impairments such as asthma or diabetes, if these have an effect on your day-to-day activities
- past history of impairment - this applies if you are no longer disabled but met the definition in the past.”

Disability Rights UK notes that there is no need for someone to have a medically diagnosed cause for their impairment. What matters is the effect of the impairment on the person

The rural population has a generally older demographic than average, and there are people with pre-existing disabilities whose lives will be disproportionately impacted by the project. This is acknowledged by the Applicant in its Equality Impact Assessment, although, somewhat disingenuously, it paints the project as a positive to these groups, noting that they will benefit from a reliable electricity supply. The Applicant appears oblivious to the fact that the Norwich to Tilbury upgrade has the purpose of transmitting power out of the region (we only use around 8% of what is generated).

The Applicant has recognised generic risks to vulnerable groups such as (but not limited to):

- *“the sick, the elderly and the unemployed who tend to spend large amounts of time in their homes. This includes people who suffer from mental illnesses”, and noted it could increase exposure for those living close to sources of noise [dust];*
- *Construction traffic poses a particular risk to some groups of disabled people, including visually impaired, deaf people, people who are hard of hearing, and people with mental disabilities.*
- *Severance due to busy roads*

However, while the Applicant has addressed high-level possible impacts on these protected groups, it has failed in its duty under the Act to identify individuals with protected characteristics, or to address issues raised by those with those characteristics.

This has already been raised as an issue in submission EN020027-002302, *“A generic response, without undertaking case-specific assessment or engagement, is not sufficient to demonstrate lawful decision-making. • No direct engagement has taken place with our clients’ household. • No evidence has been provided to justify the siting of the compound at this location. • No meaningful detail has been provided regarding operation, duration, or mitigation. This represents a significant evidential gap.”*

And, as you heard in the OFH’s, *“One of my husband’s grave concerns (and mine) is around EMF’s and the possible impact on his health, in their response National Grid have invited concerned individuals to contact them. We have done this already, time after time both directly and through their land agent – with just broad-brush responses that EMFs are not an issue.”* (EN020027-002097). Even when someone with a protected characteristic is handed to the Applicant (several times) on a plate, they still fail in their statutory duty!

And we have specific examples like this, *“The impact on our health of us living here, through the trauma of this pylon saga has been immense, with my mother having a recurrence of her breast cancer, my husband a heart attack and myself diagnosed and treated for breast cancer all conditions not helped by stress.”* [REDACTED]

In just one week of our own small survey, we discovered that many people are suffering from pre-existing health conditions, summarised as follows (by the AI tool associated with the survey):

Cardiovascular Issues: Multiple respondents reported conditions like high blood pressure, hypertension, irregular heartbeat, AF, cardiomyopathy, heart bypass, angina, and heart palpitations, with several attributing the worsening or development of these issues directly to

the stress of the pylon proposal. Pacemakers or ICDs are an existing condition for several respondents, with worry about proximity to cables/pylons or inability to have an MRI scan.

Mental Health & Stress-Related Conditions: A significant number of responses indicated existing or exacerbated mental health conditions, including anxiety, depression, complex PTSD, nervous breakdown, and conditions made worse by stress, such as chronic spinal pain, fibromyalgia, SIBO, psoriatic arthritis, migraines, silent reflux, and IBS.

Cancer Concerns: Many respondents have a history of cancer (including breast, bladder, and blood cancer) or have a partner with cancer, expressing significant anxiety about the proximity of high-voltage cables/pylons and concerns about EMFs impacting their health or causing recurrence.

Chronic Physical Illnesses: Other serious existing conditions causing additional anxiety include Parkinson's, Multiple Sclerosis, stroke, diabetes, COPD (fear of worse symptoms due to noise/dust), limited mobility/frailty, macular degeneration (fear of being unable to drive), and autoimmune illnesses.

Impact on Children and Family: Concerns were raised regarding the health and well-being of family members, including children growing up under pylons, autistic children who will not cope with noise/traffic, and partners/relatives with existing conditions like dementia, mobility issues, or pacemakers.

In **Bracking vs Secretary of State 2013**, Stuart Bracking and four other severely disabled people made an application for judicial review on the grounds that an equality impact assessment (EIA) presented to the Minister had provided an inadequate base from which she could discharge the PSED. Although their application was rejected in the Administrative Court, the Court of Appeal held:

“I. Considerations of equality of opportunity (where they arise) must be placed at the centre of formulation of policy by all public authorities, side by side with all other pressing circumstances of whatever magnitude. For this reason, advanced consideration must be given to the requirements of the PSED and they must form an integral part of the mechanisms of government. If a decision is reached without due regard to the PSED then it is an unlawful decision.

II. There was a failure to have “due regard” to the specific requirements of the Act in reaching the decision that is under attack. Beyond one reference in the EIA to the Equality Act and one short passage in the witness evidence, there was nothing to demonstrate a focus on the requirements of the PSED.

The witness statement referred to states:

“However, in order to comply with our public sector equality duty any decision you take must be informed by an Equality Impact Assessment. To ensure we do not increase the likelihood of a successful claim it is important that you consider the Equality Impact Assessment and the Impact Assessment before making a decision on the future of the ILF.”

This was not considered to be sufficient evidence of the Minister having had “due regard”

III. There was just sufficient evidence to draw the inference that the Minister had properly appreciated the full impact of the decision on those most adversely affected. However, there was no material from which one could infer that the Minister had properly appreciated and addressed the full scope and import of the matters, which she was obliged to consider pursuant to the PSED. A vague awareness by the Minister that she owed legal duties to the disabled did not suffice; nor was it enough for her officials simply to have alerted her to the obligation to have regard to the matters identified in the EIA and the IA. They had not identified her legal obligations. It was far from obvious that she would have had a clear understanding of her legal duties under the Equality Act.”¹

It is therefore not sufficient for the Applicant to address PSED issues only at a generic level. The PSED means that health cannot be an afterthought in planning decisions. The Applicant must actively consider — and document — how its decisions affect people with mental health conditions as a protected group. The Secretary of State cannot approve a project in which so little regard has been given to those with Protected Characteristics, particularly those with mental and physical disabilities, but also the elderly.

The Applicant’s approach to Health & Wellbeing

In APP-192 (6.10 Environmental Statement Chapter 10 - Health and Wellbeing), the Applicant states (10.7.131) “There is scientific evidence that identifies a link between visual change and health outcomes; there is also evidence that suggests habituation and adaptation with time.” This research has not been signposted. Our own research finds that in fact:

- There is no identifiable peer-reviewed research showing that mental-health impacts from pylons decrease over time due to habituation.
- The only “habituation” literature relates to basic visual neuroscience, not infrastructure or wellbeing.

¹ (<https://equalities.rota.org.uk/content/bracking-v-secretary-state-work-and-pensions-2013-ewca-civ-1345#:~:text=Stuart%20Bracking%20and%20four%20other,she%20could%20discharge%20the%20PSED.>)

- The strongest empirical studies of people living near transmission lines show worsening, not improving, mental-health indicators with higher exposure.

We would like to request that the Applicant publishes the relevant evidence.

The Applicant continues (10.7.131), “Whilst there are likely to be individuals who experience adverse mental health and wellbeing impacts associated with visual change, this is not considered to be at a significant scale or to disproportionately affect health deprived populations. The magnitude of effect for the general population and vulnerable groups is considered to be low. This reflects the fact that a small minority of the population are likely to be affected and that change in quality of life may be moderate. This results in a minor adverse (not significant) health effect for both the general population and vulnerable groups.” Miraculously, despite this being a highly contentious and very significant project, the Applicant appears to find only minor impacts...

“10.7.147 Groups who may be categorised as being of high sensitivity may include people who have adverse feelings about the Project in general; people who consider themselves to be in close proximity to the overhead lines and associated infrastructure for long periods of time (for example people who are not only living, but also potentially working, or using social infrastructure facilities in close proximity); people who are concerned about dependants or family members who may live or work in close proximity to the overhead lines and associated infrastructure; people with more limited social support networks (for example older people) and people with poor mental health and wellbeing who may have less capacity to cope with change or additional anxiety.”

The Applicant refers to the four protective factors for mental health and wellbeing as set out in the Mental Wellbeing Impact Assessment Toolkit.” Those four factors are entirely unprotective for people suffering from stress, anxiety and mental health problems due to Norwich to Tilbury. It is insulting to suggest that: Enhancing control, Increasing resilience, Facilitating Participation and Promoting social inclusion will be adequate mitigations for the levels of mental health harm to local residents that we have identified.

The study appears to be desktop-based and at a population level. There were no attempts at public information events to capture health and wellbeing issues. There were no attempts to capture health and wellbeing issues during consultations and our own submissions were ignored.

There appears to be no recognition by the Applicant of the traumatic experience of seeing devastating environmental and visual harm to the landscape in which one lives, let alone the financial stress. Nor is there any recognition of the very high level of stress, anxiety & mental health in the local population.

LUS 1.2 Acid sulphate soils

█ response to the Applicant's latest comments is that the response is not acceptable. Acid sulphate soils have not been tested for. This means that the environment and human health remain at an unquantified risk.

He restates that the ALC classification is simply not appropriate for the necessary investigation of environmental impact of the proposed pylons. It is a qualitative assessment of the broad land use options open to farmers in different landscapes. It was devised two generations ago, not with giant pylons in mind.

In short, the Applicant has not answered the question, again.

LV 1.28 Landscapes: Colne Valley

We have briefed a landscape consultant, █, of the Landscape Partnership, to address the points raised by the Applicant at the hearings, because we disagree about the level of harm to the Colne Valley. This is an area long acknowledged for its beauty and heritage, with the Colne Stour Countryside Association being founded in 1980 to protect it. We contend that it is not a question of routing overhead lines across the Colne Valley to avoid harm. The valley should not be crossed by pylons at all, at any point, even the more westerly route that has been considered, which brings different harms but of equal severity.

In 2024 Pylons East Anglia appointed The Landscape Partnership to undertake an independent High-Level Landscape Susceptibility Appraisal (HLLSA), to identify sections of the Norwich to Tilbury corridor where pylons and/or associated infrastructure could have a particularly adverse influence on the character of the landscape or on views. This was submitted to the Applicant during the Statutory Consultation.

The study identified that the Colne Valley was a sensitive section of route where further study and possible undergrounding would be merited. We have asked █ to look in greater detail at the Colne Valley. Unfortunately, he was unable to carry out this work by Deadline 4 but the report will be ready for Deadline 5.

SS 1.2 Defence & security

The Applicant has not adequately considered physical resilience. We can see no evidence of worst-case risk assessment and scenario planning, resilience design alternatives, and the respective recovery capabilities. taken security, defence and terrorism into account. Given increasing awareness at governmental level (Cabinet Office) of national resilience concerns, especially the vulnerability of Critical National Infrastructure (CNI), and the statement that it is critical that resilience is bedded in at the design stage, it is absolutely essential to this project that physical resilience is fully and completely considered and war-gamed.

The Applicant refers to embedded mitigation measures, as reported in 6.4 Environmental Statement Chapter 4 - Project Description [APP-130], yet this document says very little except that security fences and lighting will be installed at EACN.

There is no evidence that any of the following security considerations, which the Applicant states it has carried out, have been carried out:

- Alignment with guidance issued by the National Protective Security Authority
- Engagement with relevant Counter Terrorism Advisors and other relevant stakeholders
- Application of established security design principles and approved technologies
- Independent assurance processes at key stages, including design and commissioning

We have not seen evidence that the Applicant can meet the Electricity System Restoration Standard (ESRS) for worst case scenarios, or consideration of the impact and increased risk both to this project and public safety of 'connected' projects, such as the Bruntfort BESS (how would an incident at one of these projects impact the functioning of this critical national infrastructure?)

At Bramford there is no security in place (to the extent that a news team was able to fly a drone in the vicinity for several hours unchallenged). These hubs are entirely unprotected against hostile actors and, with Norwich Main, Bramford and EACN, result in very significant clusters of energy transmission and generation. Not only is there a risk to the Norwich to Tilbury transmission lines but also to the surrounding energy infrastructure, such as batteries at Bramford. In the event of an attack, a runaway fire would cause very significant harm both to the grid and to human health, and with 25-50% of the UK's power concentrated at the Bramford Substation, a prolonged national level outage.

EN-1 notes, in 4.1.7, that the CNP presumption does not apply to "residual impacts which present an unacceptable risk to, or interference with, **human health and public safety, defence...**"

SS 1.6 Risk to human life, aviation

At the Issue Specific Hearing 28 April, ██████████, KC, stated that there is no public safety implication associated with CNP infrastructure for aerodromes because if an aerodrome operator takes the view that an aerodrome is not safe to operate, then it will close.

The policy paragraph in question is 4.2.28 of EN-1, “The exception to this presumption of consent are residual impacts onshore or offshore which present an unacceptable risk to, or unacceptable interference with, human health and public safety...”

These were the exact words used by ██████████:

00:04:49:27 - 00:05:24:17

*Now, we don't think that happens in the circumstances of this case. If it did happen, then, as we'll see from the way licensed and unlicensed airports work, **there would be a loss of the operational capability, but not a public safety issue, because if you're an aerodrome operator who does not believe their airport is safe enough, you close.***

And 00:05:24:19 - 00:05:56:05

*So the direct answer to your question is if the defense potential is engaged, but we think is likely to be resolved, the public safety issue we don't think can arise in the particular circumstances where aerodrome operators unlicensed and the airport safety is a matter for them. What the Ian one says is that **they must operate to find a different way of operating safely, but if there is no safe way of operating, then they close.***

From transcript: https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN020027-001168-NTT_13FEB_ISH1_PT2.pdf

Prior to this, we had heard from three aviation experts that there is a risk to the life of pilots and passengers associated with the proposed pylons/overhead lines constructed in proximity to aerodromes. It is for the panel to determine whether to believe the Applicant or the three experts from the aviation industry. However, on the basis that the industry experts presented evidence that there is a risk to human life, it seems that there is no doubt that the CNP residual impact is, in fact, invoked.

The Applicant cannot choose to remove the risk to human life from the planning process by suggesting that a business can choose to close down if it cannot be safely operated when the

Applicant's project goes ahead! It is extraordinary to suggest this and there is no legal basis for [REDACTED] statement.

An airfield is a lawful, existing use that must be assessed as part of the baseline.

Any suggestion of closure is speculative and outside the developer's control.

Planning assessment must proceed on the basis that the existing lawful use continues to exist and deserves protection. The planning framework puts responsibility on the developer to address impacts. Forcing closure would be treated as a significant adverse impact - remembering that EN-1 requires that the adverse impact for a development does not outweigh the benefits.

As with all the impacts for this project, the risk to human life in this situation can be avoided entirely by undergrounding the cables using HVDC, laid by cable plough, all the way from Norwich to Tilbury.

We believe that there is a risk to human life due to overhead lines near aerodromes and that therefore the CNP exception applies.

WE 1.3 Floods

See Appendix C, prepared by a Flood Risk Assessment and Drainage consultant.

Post-hearings submission

EN0200027-002386 8.4.8 Applicant's responses to submissions.

We disagree with the Applicant's response that Green Gen Cymru is using the cable in question for 132kv and we are, of course, aware that the N2T project requires 400kv. The article we refer to specifically states that "At a standard 27m tall and 5m wide, these pylons are half the size of typical 400 kV towers." The ACCC technology referred to is capable of meeting a need for 400kV. Here is Green Gen's announcement: <https://greengencymru.com/accc-cardiff-conductor/>

With regard to TS Conductor, we note that National Grid Partners is, strangely, far more enthusiastic about the product than NGET/the Applicant:

"For Pradeep Tagare, Head of Investments at National Grid Partners, the value proposition of TS Conductor was immediately apparent.

"After meeting with Jason and his team, it was clear this technology would be a huge deal from a grid capacity perspective, not only for National Grid but for the entire industry," Tagare said. National Grid Partners, the investment and innovation arm of National Grid, invested in TS Conductor in 2021.

Replacing legacy conductors on existing towers offers a relatively quick and inexpensive way for utilities to carry more power on their networks. But TS Conductor's design has benefits for new infrastructure builds, too.

The lightweight design means electrical cables can be suspended across greater distances without sagging, enabling utilities to construct shorter transmission towers and space them farther apart. That not only saves utility customers money, but it also reduces the impact of new towers on local communities and the environment."

Green Book

"In the thematic response provided in 8.5.4 Applicant's Response to the Open Floor Hearings [REP1-140] the Applicant states clearly its confidence that the Treasury Green Book is not relevant to its projects. It therefore rejects the entirety of the analysis referred to."

And also in [REP3-070], the following comment was not addressed: failure against EN-1, which states: *"Applicants should make use of available guidance and tools for measuring natural capital assets and ecosystem services, such as the Natural Capital Committee's 'How to Do it: natural capital workbook', the government's guidance on Enabling a Natural Capital Approach, and other tools that aim to enable wider benefits for people and nature"* Section 4.6.16 in both the 2023 and 2025 NPS's

Appendix A

Historic Environment submission, Deadline 4, for Pylons East Anglia.

Hello, [REDACTED], Heritage Consultant for Pylons East Anglia. As I am taking a view of the impact to the historic environment along the entire route of the Norwich to Tilbury line, I will be talking about the overall concerns of the methodology employed by the Applicant and the flaws and failings in the process that will result in considerable harm to the heritage assets – designated and non-designated, along the route, rather than individual heritage assets.

The Applicant has concluded, after many years, that the impact to the historic built environment along the entire Norwich to Tilbury route, will equate to less than substantial harm. As they claim that the mitigation hierarchy has been followed, the Applicant need not take any further measures, in accordance with NPS EN-1

So, everything the Applicant has been leading up to comes to this. Out of 8,846 heritage assets that were initially identified in the 5km swathe, only a handful of the total number of heritage assets will be impacted a bit, a few will be impacted slightly more, but none will be impacted enough to trigger NPS EN1. Whilst I understand that Historic England concur, based upon the information received to date, I understand that they have yet to agree a Statement of Common Ground and are still in dispute over many issues.

National Policy Statement EN-1 confirms that, notwithstanding the strong need for energy infrastructure, harm to heritage assets and their settings must be clearly justified and lawfully weighed. Section 104 of the Planning Act 2008 provides that consent must be refused where adverse impacts outweigh benefits. These provisions require a balanced judgement, rather than automatic approval, where significant heritage or landscape harm has been identified. We have already heard that many believe that significant landscape harm will be caused to the Cone Valley and other areas, and Pylons East Anglia believe that significant harm will be caused to a substantial number of heritage assets also, when assessed against Historic England Guidance. EN-1 Confirms that indirect and setting harm must be assessed and justified and accepts that infrastructure can alter the way heritage is *experienced*, not just seen.

EN-1 also requires the assessments of heritage assets to be fit for purpose and transparent. It does not endorse formulaic matrices where these obscure professional judgement, which Pylons East Anglia believe has been the case here. Pylons East Anglia would challenge how the settings assessments have been undertaken within the ES and previous historic environment assessments and believe that significant harm is caused by the cumulative effect of the tall and linear infrastructure on numerous heritage assets which have either been inaccurately assessed and have often been scoped out of assessment altogether.

With Regards to the Level of Harm

The Applicant states There is no direct impact of the Project on any designated heritage asset. All relevant impacts are indirect impacts. This consequently scopes out all NDHAs which are directly impacted by the project, together with buried archaeology which has not been designated. I would like to point out that EN-1 States that non-designated heritage assets of archaeological interest that are of demonstrably equivalent significance of scheduled monuments should be considered subject to the policies for designated heritage assets, The absence of designation for such heritage assets does not indicate lower significance or necessarily imply that it is not of national importance. Flordon Roman Villa, which was raised earlier, is one such site.

Within the Environmental Statement

1. Most assets have been assessed by the applicant as suffering from Lower Less than substantial harm due to slight or small changes within the setting of the designated asset (or elements of its setting that contribute to the asset's value) as these changes *would be largely screened from the asset*; or because they are at the *limit of the setting of the asset*. –Pylons East Anglia considers this methodology to be flawed, as setting depends on numerous factors which have not been taken into account – being screened does not divorce an asset from its setting – it is how the asset is experienced that should be assessed. We would hold that many of these assessments are therefore flawed.
2. The Applicant claims that Mid less than substantial harm is assessed where the changes within the setting of the designated asset would be noticeable with little or no screening. Pylons East Anglia argue that this may be the case from 1km + away, but the tall and linear infrastructure would be more than noticeable in all cases within 500m of the route. They would dominate the landscape, and cause high – very high levels of harm. We would hold that many of these assessments are therefore flawed.
3. The Applicant claims that Upper less than substantial harm is assessed where the changes would significantly alter a large proportion of the asset's setting. No assets have been assessed at this level. Pylons East Anglia disagree – the changes would not need to alter a large proportion of the assets setting, the changes would need to be of a scale that they impact the environment in which the asset or group of assets are experienced, by such a degree that dominates the landscape and/or views and which destroys the rural environment in which the assets are situated.
4. Pylons East Anglia would also suggest that Substantial Harm occurs in a limited number of cases – as a result to direct harm to NDHAs including Rivenhall Park and the Fordham Roman Site, and as a result of indirect harm to a **key** aspect of an assets significance. The work **KEY** is important here - This may occur where development Introduces large-scale, tall, vertical, or industrial elements into a setting whose significance depends on openness, horizontality, or calmness or where it interrupts principal or iconic views that are central to how the asset is understood and fundamentally alters how the place is experienced.

Dominance, proximity, scale, and contrast are all critical considerations in assessing harm.

Pylons East Anglia would state that the overall assessment of “less than substantial harm” has not been undertaken in accordance with the methodology outlined in EN-1. Failures to properly assess setting, particularly through desk based, matrix driven approaches, are therefore not **just** methodological issues, but policy failures when measured against domestic policy. Professional judgement must be demonstrable, consistent, and grounded in an on site understanding of place. Where matrices obscure rather than explain harm, the conclusions are not robust.

To be clear, The NPPF states that in addition to proximity of the project to an asset, setting harm can occur through:

- Loss of historic landscape coherence
- Introduction of modern infrastructure into historically legible land-use patterns and relationships
- Change to tranquillity, soundscape, and night-time character
- Perception of industrialisation of historic countryside

With Regards to Cumulative Harm

To assess cumulative harm, the Applicant has used methodology as defined by the Institute of Environmental Management and Assessment rather than international accepted heritage guidance as laid down by ICOMOS. This states that Incremental or corridor-wide change can degrade setting to the point of serious harm, even if individual effects appear modest.

As a result, The Applicant, considers cumulative impacts to be derived from separate developments only. Pylons East Anglia accept that there is no policy or legal mechanism that allows multiple separate “less than substantial harms” to be automatically combined into a new or higher level of harm. Whilst UK legislation and guidance does not treat harm to numerous unrelated heritage assets from a single development as *cumulative harm* in itself, Pylons East Anglia would assert that cumulative harm can arise where impacts combine in a meaningful way (for example through shared setting, intervisibility, or historic relationships).

Historic England guidance (GPA3: The Setting of Heritage Assets) explains that cumulative effects arise where changes interact over time or space, such as:

- repeated impacts on the same asset or its setting – we understand that where instances of this arise, an assessment has been undertaken
- or impacts on groups of assets that share a common setting, landscape, or historic relationship;
- or incremental erosion of a coherent historic environment (for example an intervisible historic landscape).

In these cases, harm may properly be described as cumulative.

Furthermore, it should be noted that EN-1 states that consideration will also need to be given to the possible impacts, including cumulative, on the wider historic environment

For example: The cumulative harm to a number of assets in one location (eg. Ardleigh) should be assessed, as it is the group value that will be impacted in addition to the individual harm of each asset. Similarly, the impact to the setting between assets that have a functional or historic relationship adds to cumulative harm, as does the impact to NDHAs which contribute to an understanding of a farmstead for example, but whose significance and impact has not been assessed by the applicant.

Pylons East Anglia would therefore attest that the scale of harm to multiple assets still matters. While “less than substantial” harms cannot be added together to create a fictional “substantial” harm category, the overall extent and spread of harm across many assets is a material consideration in planning balance. Decision-makers are entitled to weigh:

- how many assets are affected;
- how widespread the harm is; and
- whether it changes the character or appreciation of the historic environment as a whole

To summarise, the scoping out of vast numbers of heritage assets and the underassessing of hundreds more has provided a misleading picture of the overall harm to the historic environment along the route of the project.

Critical Infrastructure

The Applicant uses the "Critical National Priority" (CNP) status as a shield, arguing that the public benefit "*clearly and demonstrably outweighs*" any residual harm. This creates a situation where harm is acknowledged, but the necessity for the project justifies the harm identified. Pylons East Anglia believe the widescale lack of assessment and underestimation of harm has deliberately led to this conclusion.

In essence, the Applicant's position is that provided the threshold of "substantial harm" is not crossed, the public benefits of the scheme will automatically outweigh the harm identified. This is a misinterpretation of the mitigation hierarchy, which requires harm to be properly identified, avoided and reduced before any such balancing exercise can take place.

With regards to routing

The Applicant has stated that '*The Project has been carefully designed to avoid, reduce or mitigate potentially significant effects on cultural heritage and archaeology assets where possible*'. And yet the route has remained fairly static since inception and has only been adjusted when objections have been received or mistakes highlighted. Route alignment must be demonstrably responsive to heritage sensitivity, and yet the line was moved closer to Bleak Hall in response to an objection from an equestrian establishment. This was undertaken because the building had failed to be identified as a heritage asset in the HEBR. The listed building will now be dominated by the project harming its significance.

Scoping Opinion

In the Scoping Opinion adopted on 14 December 2022 for *East Anglia Green Energy Enablement (GREEN)*, the Planning Inspectorate repeatedly emphasised that the Environmental Statement should be proportionate, focused, and not over-elaborate, in line with the EIA Regulations.

In particular, the Scoping Opinion:

- Warned against unnecessary complexity in methodology where this would obscure, rather than clarify, likely significant effects
- Stressed that assessment should be clearly related to likely significant effects, not exhaustive cataloguing
- Emphasised that topics such as cumulative effects should be assessed in a structured and intelligible manner, avoiding over-complicated matrices or excessive layering that could mask real impacts
- Reinforced the need for professional judgement rather than mechanistic or overly technical approaches

This guidance applies across topic areas, including the historic environment, where proportional scoping and focused assessment were explicitly expected. [\[insip-documents.gov.uk\]](https://www.insip-documents.gov.uk)

Why this matters in the current context

The Inspectorate's concern about over-complication was not an invitation to:

- Provide endless lists of HER archaeological data of no relevance;
- scope out assets wholesale;
- under-assess harm; or
- replace judgement with thresholds or ceilings.

Rather, it was intended to prevent methodological over-engineering, not to justify systematic exclusion or dilution of impacts. In fact, the Scoping Opinion makes clear that simplification must not result in a misleading picture of effects, and that proportionality must still deliver a robust understanding of overall harm where impacts are widespread. Pylons East Anglia would suggest that the applicant has failed to adhere to the scoping opinion.

Examples of Assets incorrectly scoped out or incorrectly assessed

The following provide a snapshot of assets Pylons East Anglia believe to have been incorrectly assessed with a downgrading of harm as a result.

NGET assessment of harm is shown first in brackets, followed by PEA assessment and a Actual Visual Representation where available to demonstrate impact.

- Assets: Flordon Hall GII*, + 2 x GII + NDHAs 1050698 (**Mid v High**)



- Botney Hill Farmhouse GII 1322862 (**Mid v High**)



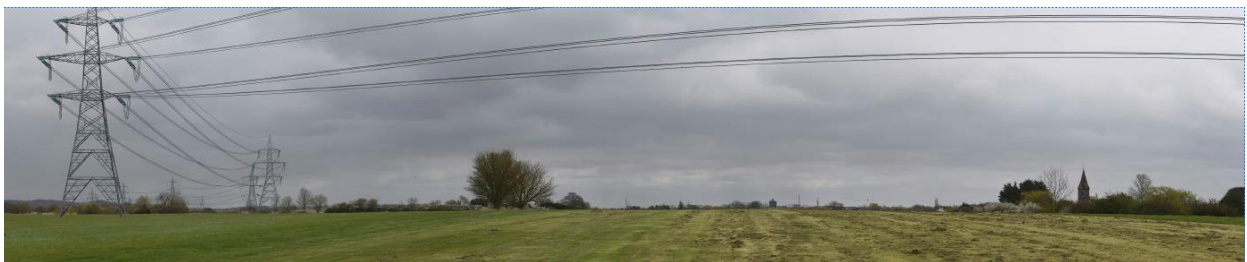
- 'The Grindle House' (GII) (1372456) and 'Gunn Farm Farmstead' (2476) NDHA 210m (**Scoped Out v Mid**)
- 'The Grange' (GII) (1194480) 130m (**Scoped Out v Mid**)
- Godbolts Farmhouse', Marks Tey (GII) (1224528) and Godbolts farmstead (4215) NDHA 200m (**Scoped Out v Low**)
- 'Mott's Farmhouse' (GII) (1266736) and Motts Farmstead (4214) 80m NDHA (**No Harm Due To Mature Vegetation v Mid**)
- 'Little Tey House' (GII) (1266823) and 'Barn To South West Of Little Tey House' (GII*) (1266779) 50m (**Mid v Very High**)



- 'Teybrook Farmhouse' (1223156), Garden wall, stables and 2 barns, (GII) and Teybrook Farmyard (4225) NDHA **100m (Scoped Out v High)**
- Dunton Hall (GII) 1338380, Moat NDHA and DMV NDHA **80m (Mid v High)** – on raised ground with views to Marys Church



- St Marys Church GII 1122253 (**Mid vs Very High**)



- Rivenhall Place (GII*) (1122598) and GII bridge and farm cottages 340m (**Low v High**)
- Rivenhall designed landscape, (**Mid v Substantial**)
- Heywood Manor (GII) 1049736 and Moat NDHA, and Estate Grounds NDHA (**75m**) (**Mid v Very High**)



- Ardleigh CA (**Low – Substantial**) due to proximity, dominating presence, removal of peace and tranquillity, surrounded on three sides, substation, approaches to and from CA, severance of historical and functional relationship with the countryside.
- Listed buildings within CA scoped out as within settlement

- Great and Little Waltham CA – (**Low v High**) + Langleys + Listed buildings in CA – cumulative harm



- Kenningham Hall (Mulbarton) (NHLE 1373056) is a Grade II listed building 100m (**Low v Substantial**) but the DOL cuts through the farmstead, and what appear to be curtilage listed (evident on 1882 OS map) rather than NDHA buildings. Furthermore ,the NDHA MDV will be directly impacted and lost as a result of the project.

The Project documentation identifies a moderate adverse and significant cumulative effect on Kenningham Hall. This is due to the increase in energy infrastructure within the asset's setting when the Project is combined with other proposed developments in the area

Appendix B

Appendix B Mental Health Survey Comments

Deadline 4

These comments were received in addition to the direct answers to our Mental Health Survey run from 4-11 May 2026.

Questions covered below:

12. If you wish, please explain how the financial impact is felt e.g. are you unable to sell your house?) – page 1.

15. Do you have any existing medical conditions which are causing you additional anxiety because of the pylons (e.g. a pacemaker?) – page 33

17. Any additional comments - page 46

12. If you wish, please explain how the financial impact is felt e.g. are you unable to sell your house?)

Future plans uncertain around home saleability

My and my families financial well being

The potential reduction in value of my only asset is demoralising. It was meant to provide a pension but that is now in doubt and causes constant worry.

Selling for an adequate price is impossible.

We are trapped in a home we're unlikely to be able to sell.

Loss of value on our largest asset, inability to sell and there will be a huge detrimental impact on our holiday cottages business/income. These compounded will massively impact retirement planning.

The depreciation of value of the house, difficulty selling if needed. If these things happen, we are trapped, left paying a huge mortgage but on a house not worth the payments.

We are retired and going to downsize to release capital for an easier retirement. We have been advised that due to the uncertainty regarding how close the pylons will be to our home, it would be very difficult to sell. When everything is settled (pylons or pylons) we should think again. This will be years from now and as I am 72 now, I don't know if it will be possible at all. We worry that 'compensation' if any will nowhere near cover our potential loss. There is also a massive distrust of the whole system and a feeling of hopelessness.

Retirement plans include equity release and my house value will decrease with pylons nearby so will have to put off Retirement date

"House selling has stopped in our area.

I pay monthly to the Pylons Group"

I am extremely concerned about the impact on the value of our home... we had hoped to downsize and have some savings as a safety net for emergencies but I think that it's likely that our home will be devalued and difficult to sell as a result of the Pylons... currently we have uninterrupted views over farmland which is why we bought our home and why our neighbours bought theirs... but that will be replaced by a view of a line of 164ft metal towers.

Our family have a delicate year ahead of us financially due to a number of reasons and knowing we could have difficulty selling our home in the event of needing to causes me an unnecessary stress. Others have struggled to get mortgages on properties near the planned route or have had to take big price cuts! This is all very concerning and causes me to worry constantly.

The pylon route will result in our property being subject to viewing 7 pylons. We worked 30 years & used our live savings to build our family home in our beautiful village of Ardleigh. This project will significantly devalue our house & have a massive impact of our quality of life going forward.

"We moved into our property 11 years ago, with the ambition to renovate our much needy house, and add an extension onto the side - seeking to make it our pension pot property.

My other half and I have not used subcontractors - and have put every spare hour into advancing our plans.

We're almost finished having plowed time money and effort into it

Yet now we have the spectre of a 50m pylon landing <100m from our house - devastating the countryside, the views - and impacting all around - including wildlife, roads, and the value of our property, and those around.

Gone is our dream

"

"Properties are not selling in our village and I am hugely concerned about the depreciation in the value of my home. That coupled with the impact, if this project goes ahead,

of lane widening, heavy lorry movements and the laying waste of vast swathes of agricultural land and destruction of ancient hedgerows and trees will negate the chance for us to sell....and we need to. "

We run a business from our home advertised with stunning views and peace and quiet. Neither will exist if this proposal goes ahead

"Neighbour unable to sell house. No

Point trying. "

Neighbour can't sell

This will financially affect my entire family's future. Our house is our pension and for our kids inheritance. I can't sell yet as my children are in full time education locally.

I bought my house, paid off my mortgage on retirement and will now see it devalued significantly as a result of this project.

The impact the pylons will have on the value and saleability of my house is certainly a concern.

Nearing 80 it is certain that I will have to sell my house in the near foreseeable future and it is clear that its value would be severely impacted by the 'view' of the pylons and the negative impact on the landscape and local ecology should this scheme go ahead impacting severely my financial security in my declining years.

Invested a small fortune in a barn conversion for my son, hoping he'd eventually raise his family there but how can I pass barn down knowing that pylon could cause his children (my grandchildren) leukaemia. Pylons will be <50m away.

The financial stress is because neighbouring properties aren't selling and once construction starts (200m away) we'll have hope of selling and will be stuck financially for years

Yes unable to sell house without negative equity due devaluation

Fear of being unable get full market price for my house during construction period

We did major renovation work on our home and now fear we will never be able to even come close to recouping those costs. That's if we are even able to sell at all with pylons towering over us.

"Devaluation of our home we only build in 2020 which we put all our savings into.

Unlikely to ever be able to see, meaning we won't be able to downsize when ready. "

Drop in land value, inability to execute our development plans, half a million in debt as we worked towards it, now can't move forward with plans.

Would have liked to sell my house in retirement but the reduction in value means I would not be able to afford to buy anything else and have money left over to live on

I'm concerned that the pylon route is going to devalue properties in the surrounding areas as well as those in the immediate vicinity.

Unable to sell property - lots of viewings but once they know about the pylons they are not interested.

House price will be severely impacted

Our only asset is unsellable.

Prior to N2T being announced, we started work on a barn conversion to provide a retirement income for us. With the advent of N2T and subsequent solar farms the demand for holiday rentals in this area will be reduced.

Concerned about drop in house prices

The land cannot be farmed and yet if a family member dies we have to pay massive inheritance taxes on useless land

"Trying to sell house due to death of husband, the price has been reduced by thousands if anyone will even look at once they about the pylons and will I then have enough to money move to somewhere I can afford to buy and repair. Plus have enough to live on.

"

Trying to sell my house in a very difficult market with numerous price reductions already without success

We spent 2yrs looking for our 'forever' rural home and have just finished a 10yr refurbishment. The value and beautiful surroundings will now be diminished by the pylon proposed in the field opposite.

Saleability and value of our property, due to close pylons.

We can't sell our home, we are struggling to remortgage. It is a huge burden right now.

Our house price will be significantly reduced as a result and our home is a major part of our pension plan. We would have to continue working if possible to make up any shortfall.

A loss of control, Feelings of unfairness, Anxiety

We are now unable to sell our home due to the close proximity to a pylon. We face financial ruin due to our age and the fact that market conditions will not recover in our lifetime.

I live 50 metres from the proposed route, on the dreaded Horkesley pinch, and although it is now proposed to underground past my house I fear that selling my house anytime soon will mean it's value will be reduced. Possibly considerably.

Worry over affect on house value

Our house will be "blighted" by the construction)erection of 50 m high pylons close to our house. This will devalue our house considerably and may make it impossible to sell? We have ploughed a lot of money into maintaining and enhancing our Grade 11 Georgian house and we now think this will all be lost due to the reduction in the value of our house.

I have lived in my home for almost 30 years, improving & maintaining it to ensure that when it was time for me to retire I would be able to sell & move to be near family in another part of the UK. for my later years. N2T has taken away my financial & mental security. I am constantly on edge worrying about the future. This year I had planned to move as my health is not getting any better, instead I am in the most awful stressful situation of potentially not being able to sell my home as pylons are planned to be placed so close to rear garden. N2T have shown total disregard for those people who are facing financial ruin & mental & emotional turmoil.

N2T has blighted our farm and we cannot plan our retirement as we cannot sell it at market value and we have the prospect of seeing it ruined in front of our eyes.

Unable to sell my house

Blight on the farm and farmhouse, impact on the farming business daily will be significant during the construction phase, and the pylons post construction will impact the operations for generations, compensation per pylon is derisory.

As well as NG we have a solar farm being built here, this has reduced the value of our home, we were hoping to borrow money against our mortgage but this is no longer viable due to the solar farm and NG

I am very concerned that N2T has already reduced the value of my property. The nearest pylon would be approx 130 metres from my home. Other local properties affected by N2T have been on the market for a long time and have been reduced in price and still have not sold. I am worried that I might not be able to sell my property when I need to because of the pylons and high voltage cables being so close.

I am worried about the affect on the price of our house and the surroundings

Yes our house is de-valued

I want to move closer to amenities as I'm getting older. However, I feel unable to whilst the sword of Damocles is hanging over my head!

Wanting to sell house but worry it has devalued hugely by the pylons

Struggling to remortgage

"My wife died of cancer after a six year battle in 2023. Our business didn't survive with the stress of covid and her illness.

We had our dream house with immediate neighbours living amongst open fields.

Now that I'm on my own, I have to work full time just to pay the mortgage we had.

I've tried selling but to avail because of the uncertainty about the pylons coming near my house. My dream home has now turned into a prison I cannot escape from.

I want to move out and move on because of the daily reminders of my wife but can't because of the worry of these damn pylons constantly hanging over me.

Anxiety and stress and the worry of losing value to my property or not even being able to sell, is a constant daily thing I have to contend with. "

Anxiety that the house is longer saleable

Property value

In limbo until decision either way made, estate agents have advised significant loss on property if we could sell.

impact on house price or being actually able to sell the house at all

When we decide to down size we will probably have trouble selling our house at the going rate . It appears in our village at the moment that properties are struggling to be sold and people are having to reduce their properties to be able to move on

Received intelligence indicates significant reduction in house value.

"Our business is farming. Our land would be massively affected if National Grid's proposals go ahead and to an extent where it would longer be viable for our grade1 bmv land to produce 'food for the nation'!

You can't just load a farm onto a truck and ship it elsewhere, and the loss in value would result in us not being able to buy another farm.

Our self built home we could never replicate - it wouldn't be financially viable!

We have invested considerably in our land and property over the years (36) and for us, financial loss is immeasurable!"

We have planning permission for a horse arena two years ago then we found out that National Grid wanted our land that we would use to access this . So we are unwilling to go ahead and build and the costs of permissions and architects have been wasted. The value of our house has plummeted we will be unable to sell or move .

We tried to sell our house when the project was first announced but we had offers and we were told this was a direct result of the planned pylons.

We are in our 70's and planning to downsize, but Estate Agents devalue the property or won't even give a valuation because of the pylon proposal, this leaves us in a limbo/ negative stressful situation

We have not tried, but the village is badly affected (13 pylons), and anecdotally, houses not selling so taken off the market.

Was hoping to sell our house in a few years time. Other houses nearby are not selling so we think we are stick until project is finished. Will definitely reduce our house value as pylons will be so close. Seems unfair as we have worked so hard for decades and our house was part of our pension plans as we hope to downsize.

The reduction in value of property, this is our pension fund for the future. To enable a reasonable standard of life in extended old age.

"My home is currently unsaleable and if this goes ahead we will lose around £230,000!

Now 74 years old, we had planned to sell and downsize around 2030 and release some equity to enjoy retirement. Our hopes and dreams have been destroyed even before this travesty becomes reality!

The beautiful countryside view behind our bungalow is the reason I bought this home 29 years ago, but we will be getting a monstrous pylon immediately behind us, apparently less than 100 mtrs from our back garden!

This home represents my lifes work and savings. National Grid have destroyed our retirement. "

House impossible to sell. I'm worried about the build and the effect on the wildlife.

Impact in house price - value dropped significantly since announcement

Impact in house price - value dropped significantly since announcement

worry about the drop in value of our house

Al ost every week the issue of whether we should leave our beloved home and community comes up. It's not just the appalling pylons but the chaos of the building work on the roads round them.

Reduced property value

Unable to sell house and move away

It will make our farm difficult to farm, impossible in places. What compensation will we get for this?

My house is my pension for the Durand is unsaleable; I am 75 and wanting to move near to my family.

"I don't think people really understand what this feels like unless they're standing in it.

This isn't just about infrastructure on a map or lines on a planning document, it's about a home. My home. The place I've worked for, sacrificed for, and built my life around. Every early morning, every long day, every careful decision was so that one day I could have some security. Something stable. Something that was mine.

And now it feels like that's being quietly taken away.

The thought that these pylons could go up so close to my house is overwhelming. Not just because of how they'll look, though that matters, but because of what they represent. The possibility that my home could lose its value. That it could become harder, or even impossible, to remortgage. That if I needed to sell, I might not be able to. That everything I've invested, financially and emotionally, could be diminished through fault of my own.

It's not just numbers on paper. It's years of work. It's security. It's my future.

And then there's the part that's harder to quantify but just as heavy, the constant worry about health, about living so close to something so large and imposing. Even if reassurances are given, it's difficult to ignore that underlying anxiety. It changes how a place feels. It changes how you live in it.

What hurts most is the lack of control. This is happening to us, not with us. Decisions are being made that will directly affect our lives, our finances, and our peace of mind, and yet we're left feeling powerless to stop it.

I didn't buy this house as an investment gamble. I bought it to live in, to feel safe in, to build a future in. And now that future feels uncertain in a way it never did before.

It's hard not to feel angry. And scared. And honestly, a bit defeated.

Because after doing everything "right," it feels like the ground is shifting anyway."

We are currently building a replacement house on our land in Billericay and are worried we will be unable to recoup the costs and be able to sell at retirement - we are in our 60's so very very worrying. Had to jump through hoops with planning and have lived here 18 years and now the pylons are proposed right next to our boundary.

Unable to sell or remortgage house

It will be difficult to sell our house due to proximity of pylons and potential health risks.

"The future sale of my house will without doubt be seriously affected by the impending horror that these monstrosities will inflict upon the environment. The scientifically proven statistics clearly indicate the frightening effect that these will have upon the physical and mental welfare of humans, animals and the flora and fauna of our countryside. I certainly would never purchase a dwelling near one of these, so why should anyone buy my house which will be frighteningly close.

A lifetime of hard work and saving which enabled me to purchase and live out my final days in the beautiful Suffolk countryside has been forcibly taken away from me and will unquestionably destroy me physically, mentally, emotionally and financially. "

Value of our properties are drastically reduced

House will drop in value or be difficult to sell

We tried to sell our house because we will be able to see pylons from our property, after a year we were unable to sell due to the threat of these damn pylons.

The value of my house has dropped and I may never be able to sell it now.

After spending our savings on an extension to our home to increase value, we are now faced with a decrease in value if we sell as the pylon route is right behind our property.

The value of my house has dropped, and may not be possible to sell at all. It is all I have.

The prospect of it being much more difficult to sell our house (and for a much lower price) influences financial planning for the future and reduces options and choices.

House value down from £900k to £600k

Worrying about the future

I work in mortgages. I know this will impact the value and saleability of my home. How can this not impact me/us emotionally (and financially)

Just moved into our forever home and I can't enjoy it as I know it's going to be ruined soon

Property for sale in lovely condition in Writtle at correct price but nobody booked to view at all

I worry that our house will lose a lot of its value & as we are pensioners I worry that when we need to move into a town we won't be able to move where we want to .

All savings tied up in house which has become unsaleable due to uncertainty and proposals including solar if Norwich to Tilbury gets go ahead.

Have been trying to sell our beautiful home for two years with success. It has meant we cannot downsize and release much needed cash . My husband is 77 and still having to work full time in order to pay our bills .

We are unable to sell our home at market value and as part of our retirement planning N2T has caused significant anxiety about our future financial security

My house, being adjacent to the existing substation is longer marketable.

De value of property, we feed ourselves from property and have livestock which will be effected.

I brought a rural property with land to enjoy my retirement but now want to move but feel I will have to make a huge loss. My retirement is not so enjoyable.

"From 14/5/2022 we wanted to sell the house. In fact ██████ told my group that if you don't want to be near a pylon PUT YOUR HOUSE UP FOR SALE TOMORROW! I am a permanent wheelchair user and live in a specially adapted home, thinking in our retirement, this was to be our forever home. We spent every penny of our lifetime savings on this bungalow A) greening it to a Grade A EPC and B) adapting and future proofing it for my needs with ramps and full accessibility. I can't just move to random home and expect to exist never mind live. finances to pay for a move, nothing suitable for my needs and now this property, previously worth £650K now WORTHLESS due to the secret plans of evil, self serving men.

We WORKED for everything we have. inheritance from either sets of parents. Everything hard fought for and now the ongoing help to our children and our grandchildren has been stolen by men with more money than we could ever have dreamed of. That makes me angry, deeply angry and they can thank their lucky stars I am too disabled to even use a table knife to eat my meal. Stolen on a whim by men who desire to be even wealthier by stealing from people who have gone hungry to to manage a retirement without rent or a mortgage. Paid off after 30 years not missing one payment! I [REDACTED] these individuals more than anything.

"

I live in the middle of Ardleigh and will have Pylons close by on three sides. And I feel concerned for the local farmers who's lives will be blighted by the offshore and on shore sub stations.

Worry about loss of property value

We're elderly and may not be able to sell our house and move to a single storey house

Fear of loss of house value.

I worry about house values as it is becoming our only savings

"Unable to downsize/sell my house which overlooks a field where there will be pylons and lose half of my garden while construction is going on. I am a keen gardener and it is a huge part of my life. I open it to the public for charity

I'm 75 with a dog and would rather die than put up with this amount of compensation can help me"

I'm worried that the pylons so close to our house will drastically affect its value just at a time of life that we are looking to move.

I fear that we may not be able to sell our house at the right price because of the potential pylons

We feel our house will loose value as we will have a pylon in front of our property and to the side. I'm semi retired and spend a lot of time at home and in the garden, I seem to always visualise these line of pylons going along the landscape where we live, I am surrounded by open farmland which is used for agriculture, they will be such a horrendous blight.

Our home is a Grade 2 Heritage Asset. The boundary of our home is 10 metres from the boundary of National Grid's proposed substation in Ardleigh, and our home itself is 34 metres from National Grid's boundary. National Grid has drawn its boundary around nearly three sides of our property. We are aged 76 and 67, and have been guardians of this Grade 2 Heritage Asset for nearly forty years. My husband is now unwell, with mobility and frailty issues, and we urgently need to move to a smaller property. Our home has been on the market for almost one year, and interest has been shown. In normal circumstances this would not be the case, as it is a well-maintained and good -sized family home, with excellent transport links and access to amenities. National Grid is totally and utterly responsible for the lack of interest shown in this property. National Grid is therefore effectively imprisoning elderly and unwell people in their own homes. The effect on both our physical and mental health is considerable.

Reduced revenue from sale

House cannot be sold so I am trapped

We will lose so much land that it may prove untenable to carry on farming.

We are simply unable to sell if we wanted

Yes, concerns about being able to sell house and retirement plans

Our house has lost its financial worth because of the potential of N2T, let alone if it actually happens. Our neighbours houses will not sell, even with considerable discounts in price.

I am worried about the reduction in the value of my house, should I, or my beneficiaries, wish to sell it

Worried it will affect price / ease of sale of property

Unable to sell house and what lies ahead if we can't sell

it makes the area less desirable, all property prices will be affected and sales will take longer

Our house is the only retirement fund we have and is now so devalued we have financial security. We can't sell the house or remortgage as one will take the house on.. we are so desperate and don't know what to do.

Unable to sell our house even now the price has been reduced by £350k

Living opposite fields due to receive N2T cabling and the massive disruption from construction of service/haul roads cutting off roads leading to my property in Langham Essex will reduce the saleable value of my property because the rural vista will be destroyed

Reduced house saleable value from close proximity of pylon construction and haul roads

Unable to sell house, concerned about investing in house as need to rectify issues but worried won't get return. Worried about compulsory purchase and worried about small amount of compensation which is disproportionate to amount of impact

The land we own, was our pension and with the proposed trenched cables running through, and the restrictions that will be imposed im not sure how we will manage

We don't want to stay in the house we built on our farm if the pylons go ahead, but we haven't got a saleable property with the threat of the project. If it doesn't get permission we would definitely not consider moving. We are not investigating as we should in case it goes ahead!!

Unable to make plans to downsize with all the uncertainty and impact of nearby EACN

Concerned about property devaluation

Potentially unable to sell home

Loss of property value meaning we cannot live the retirement we have spent most of our adult lives working towards ; Unable to sell our property at all because one wants to live in a house with 50m high pylons next to it / in plain sight; Loss of inheritance to our children and grandchildren denying them a secure (as can be) future.

The value of my house will be affected

Substantial decline in value AND unlikely to be able to sell within the foreseeable future.

The pylons will be so close to us that the value of our house has seriously devalued and estate agents are currently telling us that our beautiful property is unsalable. We have two 5 star holiday lets on site which are valued by guests for the peace and quiet they experience here. If the N2T project goes ahead as proposed, we would probably have to close the business and lose the revenue we earn and the fulfilment we achieve from running the business.

My wife and I would like to downsize as we are getting older and our large property is getting too much for us to manage. We are having arguments at the moment as I don't want to sell at this time due to the house being devalued by the activities of NG. It's causing both my wife and I mental anguish.

Unable to sell my house. Our family plans to move are in tatters.

Likely impact on value of house

It will put prospective buyers off buying our property & we would get a lower price.

We will need to sell our listed property at some time and are desperately worried about the loss in value.

The detrimental effect on our property value.

We will be unable to farm a large part of our holding due to pylons, haul roads etc which may mean our business is not feasible going forward.

We have seen houses up for sale around us which can't sell, and fear the same for ourselves once we try to sell. Our home is our only investment and now it is to be devalued, yet we are told as the pylons are not on land we own we are highly unlikely to receive any compensation for this. We are bereft.

Unable to sell our house

Would have difficulty selling or would be at a reduced price.

would probably be harder to sell or would be at a reduced price

Worried about ability to sell and impact on desirability o live here n the future if I need to move to a town, as I'm living in a peaceful rural area but the proposed pylons are huge and really visible and that might put off buyers looking for peaceful rural property..

Are house will depreciate in value

Not yet but we are currently blighted

Cannot sell our house due to immediate proximity of substation and lack of mitigating measures that could be taken by National Grid

farm valuation ,pitiful compensation ,loss of farming income ,possible loose my farm contractor ,business interruption ,disruption to tenants in diversified projects ,possible loss of tenants,,so much uncertainty

"House devaluation,and Making our property unmortgagable

"

The value of our house which is our pension has been reduced substantially and there is a high degree of uncertainty as to whether we can actually sell it.

It will devalue my property and make it extremely difficult to sell. It is my main asset.

My father is terminally ill this is his property and we moved here to take care of him - when he passes I know we will struggle to sell this property with the close proximity of a pylon to us and the planned compound - everything my father has worked for is in this property !!

Unable to sell and issues with mortgage

Worried about potential problems selling / moving on once project starts

Uncertainty on impact means house cannot be sold, we are likely to be in negative equity if the proposals went ahead and 15 years of mortgage payments wasted

Having a huge mortgage and the prospect of losing considerable value off my home, then being unable to sell it at all.

However we considered selling our house and we are unable to currently as one is buying in our vikkage

Our house has dropped in value significantly. We want to move because of the pylons but are now unable to

Worried that the value of our property will be adversely, and permanently, impacted.

Unable to sell house with our 3 children. also been unable to remortgage. We've had to borrow more and more and we're drowning

Having a pylon under 150 metres from my home and overhead cables going across my small paddock at the end of my garden. It would make my house very difficult to sell unless under a greatly reduced price.

We are worried about our future as our house is our pension

Unable to sell my house and I want to downsize

"Yes, the financial impact is severe and wide-ranging.

We have been told that our home is currently unmarketable. The combination of the Norwich to Tilbury pylon project, National Grid's ownership of the directly attached property, and the uncertainty of what will be built means that selling our home is not a realistic option. Our home represents our pension and our retirement security — being unable to sell or achieve fair market value is financially devastating.

Our holiday let business is also seriously threatened. Approximately 90% of our guests specifically tell us they choose our property for the peace, tranquillity and the ability to hear and enjoy the wildlife. The construction of pylons and the associated disruption, noise and visual impact would directly destroy the very qualities that make our business viable. We face the very real prospect of losing our income, our business and the retirement we planned and worked towards.

We are effectively trapped — unable to sell, unable to protect our business and unable to plan our financial future with any confidence."

Health impact

We are looking to move closer to our kids school but the N2T project means we are uncertain as we don't want to live closer to pylons. This means our love is on halt and we are travelling a distance to get to school.

Concern over the future ability to sell our house.

Pylons will run parallel to heritage property, we have saved all our working lives to prepare for retirement. Our property being a fall back position should our combined pensions not be sufficient. The NT project is likely to reduce our property value by up to 40 % making it virtually impossible to sell within the next 10 years. We have approx 5 acres of land with 4 horses on site in stables etc. The value of our home will reduce to less than 400k which is only just sufficient to buy an estate house. Our horses will most likely be put down as they are elderly and our fall back position of potentially

releasing some of the asset value of the house in the future has now gone. So what have we achieved in our lives, nowt as it is being taken away by greed and poor planning, foresight.

Lost house sale thro N2T at exchange! Devalued house by £250k.

Unable to put house on the market

Devaluing house and land

I am a tenant, but the pylons will affect me

Financial loss on property

Properties in Little Bromley as just not selling even after reducing the price by hundreds of thousands

The loss in value of our property would have a profound effect on our future plans.

At a time when needing to sell property as will need finances for care home

With my partner walking out, the property has to sell as I can not manage here alone. one will even view let alone make an offer. I don't know which way to turn. Partner has their work's pension as well as state pension. I just have state pension which is not enough to pay for a car (public transport hereabouts), the care I need, home help such as a cleaner and gardener as I can't do these things due to advanced age, but really wish I could. ALL down 100% to NG. ██████████ thinking they own the place, and they don't. ██████████, I keep thinking - ██████████ I would be sent to prison and longer have to think about care, gardening or the house. It would be other's problems then. But I think of our children and the inheritance we worked so hard for and our Grandchildren's future. If I died, they would be better off - but I will damn well take ██████████, somehow. How I wish the ██████████, and I am aware what a wicked, evil thing that is to say, utterly repugnant, but that is exactly what HE ██████████ is doing to us. He is exactly the ██████████ coming for us. I have never hated like this in my life before and it is making me ill. The ██████████ have already painted the yellow squares outside my home on the road. The white squares may as well be yellow, the way they are behaving.

Devaluing my house and not being able to get another mortgage on it or sale it too.

Looking to downsize but value of house fallen at least 30%

Worried about the future. Worried about the infrastructure associated with the N2T pylons and how that will devastate the vast countryside in Norfolk for private profit. Feel like we are being dictated to and listened to.

All properties impacted by the pylons are now subject to planning blight. Selling is therefore even more difficult than usual, with the disruption while they are being built putting off potential buyers. The financial compensation if any offered by NG is derisory and is only for properties in very close proximity to the pylon route

Our home will be devalued without doubt and we have worked so hard and planned to sell up as part of our retirement plan - this is personally devastating !

We are concerned that the value of our house will be negatively affected by the proximity of the pylons to our house (300m) and that we might struggle to sell when the time comes. Like many people our house is our main asset and the equity we have built up is a large part of our retirement fund. The uncertainty over how this project will affect our property is very worrying.

As they plan to go through our home driveway 7years we can't do anything in our own driveway or farmyard and straight through our field making our small farm unworkable we have a house that's unsellable, a ruined income and we can not diversify our farm or do anything to our home or farm. We are broken financially with regard to our livelihood or mental and financial status

We had planned to down size in 2026/7 but do not feel this is possible now due to impact of pylons project

Property becomes a liability rather than safety

Worry about the future. If I need to sell my house, will I be able to and will it sell for what it would be worth if pylons nearby. This is my pension.

Unable to make a decision to purchase

Extremely stressed about how it will impact on our future and the resale value of our home when we retire.

It will affect the value of our farm and our house massively, but we are not selling in near future

We are planning to move away in a couple of years and we don't know if we will be able to sell our house at all, but if so we may be able to sell it below the price we bought it for nearly 20 years ago, despite having spent on upgrading. If the project goes ahead full compensation should be given to all of us who will make this huge loss. This should be included in the cost for this project. Several houses in the village are already not selling.

property will be devalued and hard to sell

Our house would very difficult to sell, the issue is that although we do not wish to do so at the present time being in our mid 70's causes great concern for the future.

Not knowing where the pylons will be and how it will effect me causes stress

Price drop huge and have to sell because husband has died

We are looking to sell our house, however, there has been little movement in the sale of properties in our area for some time. I believe that much of the issue is caused by the path the pylons will take close to my village and house.

We will be unable to sell our house and will lose thousands off the value if the property

Selling the house is impossible, re-mortgaging has become a financial nightmare

we are retirement age and planned to sell the house in order to down-size, utilising the additional funds for our retirement. Now we may not be able to sell at all and if we do, the value will be far less than it would be if the pylons were not going to be running so close.

"My house and land is My pension. My whole working life's money has gone into this.

This property is now worth a fraction of its true value if it can ever even be sold !!.

NG have stolen my future how will I survive .

I'm 65 and live alone I have other pension."

The impact on the value of our house and farm is immeasurable. It has come at a time when my father is looking to retire, and intersected perfectly with the Labour Govt changes to APR. This means that we either sell at a heavily discounted rate or hold on, find out a way to farm the land during construction of 8 pylons and an undergrounding site (that is splitting the farm into unfarmable parcels and reducing our projected yield rate by 45%). We are in an impossible situation of do we sell (soaring fertiliser and fuel costs + Govt taxes = reduction in ROI from 1% to 0.5% if we are lucky) now, or do we hold out? It's hell.

I will be trapped because I won't be able to afford to sell.

Road closed for a week, having to use extra diesel to do the school run twice a day to two different schools, going a very long way round.

It is a factor in whether I need to sell my house and it shouldn't be.

I needed to relocate to care for an elderly relative a few years ago and the impact from the negative anticipation and falling property values in the area is causing significant stress. It isn't possible at the moment for many affected residents to sell their property without incurring a significant loss. If I was able to purchase a second property in the area I need to relocate to I would be liable for double council tax on the second property. As a result of this I have sofa surfed for an extended period and I was often extremely cold and sleep deprived. As a result of the stress caused I had heart failure and major heart surgery in my mid fifties. The inability to sell property has a significant impact on health

and happiness. The circumstances have not changed and so my situation has not improved and is unlikely to improve as this continues.

We are unable to sell our house due to the close proximity of a pylon which has reduced our house value significantly

I have lived in my house for 45 years. I am now in my mid 70's and looking to downsize and release some equity, but estate agents say the property cannot be marketed at the moment with the pylon problem and when it is it will have probably lost a third of its value , so I have hope of downsizing

Whilst not wanting to move, if the project went ahead I would not be able to live here with my family due to the huge disruption of the works and ultimate proximity of the pylons. However the uncertainty of the project means selling would mean a significant loss of value if possible to sell at all. In short it makes me feel trapped and unable to plan for the future. The impact of this project is very much felt before it even goes ahead.

We were thinking of moving, but as our property is on NG list of requiring access the agents have told us that one will commit until there is certainty. The value would also be severely impacted.

Unable to sell home, and even if we could there would be a loss in value - our home is our pension

Reduction in house value and inability to remortgage

I'm currently outside the affected area, but was going to move into an area which will be blighted. This has ruined my plans. I was recently on holiday in Scotland and have seen the devastation that pylons cause in areas of natural beauty, creating blots on landscape and do not want it to happen in our region.

I have been made redundant and need to sell my house which is listed but have only had a handful of viewings in more than a year. Our estate agent told us the reason was partly down to people not wanting to live next to a pylon. I'm not sure what happens when I lose my job and I can longer pay the mortgage.

I worry that the value of my property will fall considerably and the rural landscape and prime farmland will be lost for ever.

Unable to sell house

Worried about future saleability of my house cannot move now due to elderly relative also in the immediate area, want to go somewhere not at risk from pylons but have option at the moment

We have been unable to sell our house. The proposed line goes straight through the paddock in front of the house.

Raised personal concerns regarding the value of our property and the potential issues with re-sale.

Financial implications not at the moment, but concerned the long term effect if we move in the future

It will have a detrimental effect to the value of our property

If the proposals were to go ahead they would have a direct influence for the worse on the value of my house as the pylons will have a severe impact on the view of peaceful countryside from my garden

value of my house will decrease and as very close to the nearest pylon within view, it will be difficult to sell.

Thinking of trying to find an affordable rental property outside of the area and all costs that would incur, having to save for additional deposit and increased rent

Our village will be destroyed (Ardleigh) and although our house is not in sight of the pylons, who is going to want to move here? We are due to downsize in the next couple of years and I doubt we'll realise the value of our property.

Uncertainty/ unable to plan

Value will be reduced significantly as it is an equestrian property

my house has been on the market for 6 months, we have had two viewings both not happy about the energy projects in the area.

Our house is our pension, we can't now downsize

I feel trapped in my home. My dream house that i self built has become a prison. I can't move home to help with my financial position or to help with my children's school choices

The resale value of our Tudor cottage will be negatively affected by the proposed installation of these monstrosities. The beautiful East Anglian countryside and coastal areas will also be seriously badly affected and damaged.

"Unable to sell home

"

Devaluing our property as pylons will be in sight.

Unable to sell my house due to the lines going over the back of my garden as they are about 3 metres away

We have tried unsuccessfully to sell our house for three years despite reducing the agents valuation by £100,000. This has meant we have had to postpone our retirement.

Makes living on our village much less appealing and will impact property prices, and for some already has.

Remortgage issues

This does not financially affect me as yet, but I fear for the future of our beautiful countryside which will be completely destroyed, it's more than purely money, when our countryside is gone it will never be replaced

Unable to sell house and move on

laying of the cables under 3 of my fields; digging of 92 trenches. The soil structure will NEVER recover, meaning yields will fall, as will income

Unable to sell house or will need to be sold for a massively reduced price.

Worried about when we sell our house the pylons will effect the house price, this is are largest investment

Can't finance care on my basic pension. Husband walked, taking his earned pension with him AND all our investments which he had put in his name.

My husband and I have worked hard to be able to buy our house and make it a home. It causes so much worry about the financial impact that this project has already had and for the future on the value of our home.

Worried about my property value

House prices and ability to sell, some mortgage companies won't mortgage due to the proposals.

I worry about being able to sell my property. My home is my children's inheritance and my pension. I worry that it will de-value and my financial security uncertain

We have a farm and have overhead and underground going right through our fields which will ruin financially 3 of our businesses. These are our approved planning, our livery business and commercial units business. Therefore we will have income while this work is carried out and possibly when completed after building it up for 44years . We are 74 and 77 years old and what will happen if this goes ahead 🥹🥹. Every minute of the day is hurting us and thinking what have we worked all these years here for to have someone just bulldozer it through!!!

Worried about the potential impact on future house sale

Property values

What the point of owning land where it is looking like if this goes ahead my retirement investment will loose value

House less sellable

Unable to sell my house

Am concerned what financial impact will have on our farm, have stopped investing in the farm.

Prospect of being unable to sell in future/impact on value

It will affect house prices

We moved from Kent to rural Suffolk 18 months ago for the peace and quiet, to see lots of wildlife and have beautiful views of the countryside on our doorstep. However, with the amount of solar farms, horrible housing estates being built everywhere and now the threat of huge pylons a Ross our region, we are so concerned that it will change the landscape forever, create more traffic and also have a massive detrimental affect on wildlife and nature. My husband and I find this is causing anxiety and worry that we may have made the wrong move.

The value of our house. We are retired and may want to move nearer our family but I fear we will have trouble selling

We worry about not being able to sell our house or the value dropping significantly. Our house already has signs of movement due to the old foundations. We worry that the drilling and work that will need to take place will affect the foundations of our house further and tip it into needing underpinning. There will of course be evidence that the work will have caused this, but our house is so close to the work proposed I can't see how it won't.

i own a business on the proposed route boarding animals

Make the area less favourable and harder to sell house

Our property will most likely be devalued due to pylons and 4 massive substations in North Essex.

refused mortgage as house too close to pylon route

It concerns me that my house value will reduce, resale will be difficult, raising a future mortgage will be difficult for myself or prospective purchasers. Making modifications to my property boundary to reduce visual impact will have a financial burden as will modifications that may be required to reduce intrusive noise during construction and the constant buzz once live.

Houses not selling in my village and worried won't be able to sell to either downsize or move to a bungalow when need to or value will be lower so won't be able to afford to.

It has devalued the farm, land, vineyard and that is without the problems when it starts.

It has devalued the farm, land, vineyard and that is without the problems when it starts.

Concerns over property value and health impact on children

We listed our house and it sat on the market for over 6 months without any interest at all. Not 1 viewing or phone call to enquire. We had to take it off the market and rent it out. We are in Australia and had planned to sell and buy over here but we now have to move back in to our house in 2 weeks as we were not able to sell it. I don't want my family living in such close proximity to high voltage powerlines, and I feel we are now stuck and will have choice but to lose a significant amount of money in order to actually sell. We are a young family and I have children who I don't want to risk any health problems. The pylons are proposed to surround our village in a C shape putting pylons all around our village. We walk the fields and way would I want to walk under powerlines every day long term.

The value has significantly dropped

Our house price will be directly affected by the pylons (Waltham Gap/Broads Green), and we do have considerations to move one day (this was prior to the N2T plan. We feel so angry that the government think that £250 a year will make up for it - the change of views, the noise, the disruption, the mental health issues that it causes and not least, the reduction in our house value!!! Honestly, it makes me so upset and angry, why do they think that this is acceptable? They are complete bullies and something needs to be done about it. We are so grateful for [REDACTED] and her team fighting this on our behalf.

We are looking to sell our bungalow in the near future and although the pylons will not be in the back garden as some people will have, they will be visible and close enough to make potential buyers think twice. As we will also be looking to buy with family between Norfolk and Suffolk and the project is vast we are worried about where we will be able to find somewhere for my grandchildren to grow up safely.

The works will impact our productivity and ability to enjoy our property. We thought about selling the house and realised that we would not be able until work is complete

Will I be able to sell my house. Will my house depreciate in value. Will I need to move and be unable to afford another house

We are building our house and worried it will drop in value

Hoping to sell and downsize in near future and have concerns re impact N2T will have on property value and ability to sell.

Worried about the value on my property decreasing

The resale value is severely affected and will mean i won't be able to afford anything with my share

Worry about the impact on the value of my house and ever being able to sell it again

It makes me worried how my property is going to be affected in value , if our mortgage will be withdrawn or declined , re mortgage possibly be declined

Definitely a reduction in the value of our home and it's resale potential.

I am worried that our house value will plummet and it will affect our health leaving me unable to work as a self-employed person

Substantially devalued my property. Will have difficulty trying to sell. Will affect my home business by noise and safety of EMF for clients wanting to relax

Value of property decreased and not as attractive to sell

"Problems

Selling property."

I hear that that could affect the decision when I try to sell my property

Value of property decreased

Value of our property will be adversely affected as well as the many years of upheaval due to construction traffic and also the very many solar farms that are being planned due to connection into the new grid.

It will have a huge impact on house selling and value of property for which there is compensation.

It will have a huge impact on house selling and value of property for which there is compensation.

Selling my house

Unable to sell house

Of course when you are told the value of your home has fallen to a large degree!! The impact will cause a financial drain on us

The impact on house price

The whole N2T makes me want to sell my lovely retirement home which my son built for me and my husband. We both love the countryside and walk our dog daily where the N2T is planned. I get quite anxious about our beautiful countryside being taken over. I am recently widowed and struggle each day with my loss. I don't need the worry of losing the delightful surrounding countryside being taken over as this has helped me in coming to terms with losing my husband as I walk for miles in my area.

My home will be worthless, unmortgageable!

In the future we want to down size and use money for retirement. That will not happen with house price decrease with pylons being so near.

I worry for the future in case we can't sell our house if we needed to. At the moment it is a very desirable property however it may not be with the pylon's running at the back of it.

It's caused me to enter politics which in turn has took me away from looking after my disabled daughter as much as I would like to.

It will depreciate the value of my property

My house is my largest investment; this scheme threatens my very security - for me and my family - as well as our quality of life. I am also worried by the attitude displayed by those who are supposed to understand and represent us; not just National Grid, but ██████████ in particular, who seems unable to answer questions, is fixated on this and other schemes beyond all reason. Is this the quality of individual we have to rely on for our future?

Unable to sell house

Sometimes my dad says that we should move if the pylons come, but I really don't want to :(

It has discouraged business from moving into the area due to the pending project

"The total of all our families wealth is in our house and if this madness goes ahead it will dramatically affect the value of our property and make it very difficult to sell.

The view from our house will be absolutely soul destroying.."

My husband and I have been trying to sell our house for 2 years! Our relationship is at rock bottom! I have needed help with my mental health! I am also on permanent sleeping tablets.

This will have an impact on the value of my property and my ability to sell it in the future.

Unable to sell our home

People won't want to holiday in my area so will affect local businesses

House has dropped in value so we can't sell my husband has been made redundant and it's he is over 60 we worry he won't find another job.

I may be unable to sell my house

We need to sell our beautiful home as my husband's disability is worsening and we need more space for when he needs wheelchair indoors. We are so concerned that we won't be able to sell it.

Impact on my business during works

Constant worry of the value of our house decreasing. This was meant to be our forever home, now we are so stressed we don't know whether to move house or if this would be a possibility due to the cost of moving and whether anyone would want to purchase our property with the proposed pylons

Want to move away as pylons will be close, but unable to sell our house even at a heavy discounted price, as buyers back out when they learn about the destruction the pylons will cause. The value of our house has reduced substantially as a result.

House will be sold to fund retirement in 2 years, The pylons will negatively impact the value of my home and amount I can realise to fund retirement.

We (my wife, my 5 year old daughter and myself) are directly next to the proposed route in a small bungalow and the plans showed we would have 50m pylons to the front side and rear of our bungalow. We tried to sell, for over a year, and despite reducing the price of our bungalow by over £120,000 nobody was interested once they heard about the pylons. Our home is now worth less than our mortgage and we are trapped. My life's work has gone into this home and all that equity is gone. It has impacted my mental health considerably. We now face a service road directly next to our property and night work for months on end preventing us from sleeping. concentration is available. National grid have refused to purchase our home. It has at times left me suicidal and impacts my mental health, marriage and life on a daily basis. This project is destroying lives. I am now in anti depressants for anxiety and depression. I do not see a way out and as every day passes towards the work starting the pressure grows. How can this go ahead without compensating in full (option for national grid to buy homes at full value excluding the impact of the plan)? A company making billions crushing people's lives.

I feel trapped - that my house wouldn't sell so I can't move as surrounded by pylon, solar farm and battery storage proposals that mean one would voluntarily move here any more which is awful as it was once a desirable place to live.

Homes are being devalued or even unsalable.

Can not sell. Can not retire. Just stuck for more than 4 years. The housing market is dead in our area. This could cost us hundreds of thousands of pounds, and compensation. I may have to work until I drop down dead.

I am worried about how it will affect my house price

Our dream grade 2 listed home is 100m from the pylons, based on recent news this will leave us with a home that is worth 100's of thousands less or worst case unmortgagable.

My business is holiday accommodation, who will come and stay with the pylons next door.

"Compound will be very close to my home, and the woods next to our property is to be chopped down to enable cables to be run.

Who would want to buy our home at this time. We always planned to sell this year to allow us to retire comfortably. Now we will struggle for at least the next 5 years "

I am extremely worried about being able to sell my house in 2/3 years time especially after reading about a lady in Leicestershire who had been unable to remortgage her home due to the proposed pylon being sited close to it. I retire late next year & my hope was to sell up and get a place nearer my family; I now worry that everything I've been working towards is being taken away from me and leaving my feeling powerless.

I'm relying on the equity in my house for my future which has now been halved.

"It is the worry of whether in the next ten to fifteen years when we may need to sell our house due to retirement/downsizing:-

Will we able to get the top market value for it, more than what it is worth now.

This is part of our pension pot and we need to be able to sustain a manageable and healthy last chapter if possible. This is causing physical issues with me currently I am suffering from silent reflux due to stress and I am only 49 years old!

I am also concerned about the impact this going to have on our road whilst the N2T is being built. Noone has said how long this is going to take! This causes huge stress and if it causes physical stress could jeopardize my career as a support worker for Autistic people and people with Learning Disabilities!!!"

Unable to sell house in the future,

Unable to sell my house. Retirement plans now unachievable

Since the very day we first heard about this the value of our house has dropped significantly...

"Location, location, location" and who wants to live so near to this

The effect it will have on my property a Grade 2 listed cottage and its decrease in value

reduce the value of our property

"Our house is our pension with the property being devalued have will we survive in the future ? That is if we are ever able to sell as NG propose to place a pylon at our back garden gate.

"

My house is around 100m away from the proposed route. My home is likely to half in value or be unsellable. My wifes business which supports us financially and helps with the mental health of 1000's of local residents will be affected

Removing the option to sell due to proposed pylons

Cannot sell house to escape the pylons

Disruption to farming the land

We are unable to market our house for the next 10 years because of planning blight caused by the pylons planned. If we are eventually able to put our house on the market it will be at a reduction of at least 25% in value - assuming it would even be possible to get a mortgage on the property based on the proximity of pylons and cables. All this would be negated by an off shore option or underground cables.

We are a young family making improvements to our home. We worry that the house will not be able to be sold or decrease substantially in value after the works.

Worried about house value and ability to sell it.

I fear there will be a significant drop in house prices around pylon areas.

We're frightened to put our house on the market as the houses around us cannot be sold. We are worried we've ended up with an unsaleable house and all our hard earned equity may be lost.

How I would cope if access to the countryside and secure accessible facilities to keep my horse and live in an area safe from these monstrosities which would blight my financial situation. I wouldn't be able to move as I'm an OAP living on my own with just my animals for company.

one would buy our house with a pylon looming at the back of the garden

We put all of our savings into our house and we are worried the the value has reduced drastically and we won't be able to sell in the future.

The house we live in is our pension. It has now devalued because of the proposal of pylons behind our land. We are worried about the future and how we will continue to live with the high cost of living which continues to increase and our house continually being devalued and ultimately unable to sell.

I am in my eighties and need to move in the next few years. I'm very afraid that I won't be able to sell my house and would be left with solution.

The infrastructure and the proximity of the pylons will have a major impact on the value of my home.

(1) Impact on property value due to proximity of the pylons. (2) Business impact. Our property and land was bought with business plans, including existing planning approvals to support parts of that business. The threat of the pylons means we cannot move forward with a business which would bring people (and money) to the local rural area because the proximity of the pylons (if built) could cause that business to become unviable. The pylons will run alongside our property and ruin what is currently an unspoiled view of fields and ancient woodland.

"We are deeply worried about the impact the pylons close to our property, and the resulting blight on the local area, will have on our future ability to move if we decide to sell. We currently enjoy unobstructed views across the valley, but once the pylons are erected they will dominate the landscape for miles and significantly change the character of the area.

We are also concerned about potential noise pollution, increased traffic on country roads during construction, and the serious impact on local wildlife and natural habitats, all of which are likely to be heavily affected by this project.

In addition to these practical concerns, the ongoing uncertainty surrounding the development is already causing significant anxiety and low mood."

We wanted to downsize to a smaller property as we are both in our 70s and had a confirmed buyer for our house until they did research and found there will be 2 sub stations in our village and an interconnector. Also all the road will be widened and hedges and trees ripped out. In front of our property there will be a haul road. The list goes on and we are stuck here with a very undervalued unsaleable house.

Devaluation of house, currently unable to sell due to plans as interest has lowered

Given our ages, we think we'll need to sell our property in around 5 years time. Our location amongst unspoilt countryside should be a strong selling point, but with a line of huge, ugly, pylons and cables close by, that would be severely undermined.

House price concerns

"The road closures will make my already long journey to work almost untenable. I will potentially have to adjust or reduce my days to make it manageable.

"

The uncertainty is having a massive impact on nearby sales. I am very worried that it will make it impossible to sell my house

After just buying a property, this plan was announced, and the property is very close to the proposed route, I am stressed that it will devalue my property affecting my ability to remortgage and to sell it needed

Ultimate impact on value would be high so all proposed improvements and spend on hold.

Blight on my house & ability to sell for proper value, if at all.

I am very concerned about the financial implications of this project. I am due to retire shortly and am worried that when I look to downsize I will struggle to sell my house and that any potential buyers may have problems getting a mortgage.

We plan to retire soon and relocate and it makes me worry about being able to sell the house or a loss of significant value which would mean either we cannot have the retirement planned and saved for or that our financial position will be diminished

Unknown but significant drop in property valuation impacting retirement decisions

I was unable to sell my house. A buyer pulled out in May 2022 when he heard of the pylon plan. Then despite putting it on the market and trying 3 times, we still could not sell the house because of the pylons. I had to MASSIVELY reduce the price and now 4 years later I have lost £525000.. so obviously I am very stressed and unhappy with the plan. My family and I have been totally broken by the pylons and we will never be able to rebuild our lost capital. The stress also caused the family breakdown and my wife and I have now just separated after 45 years of being together. All of this is caused by the pylons proposal.

Ongoing costs, decrease in property values and difficulties selling affected properties

I have lived in my house for 50 years now in my 80`s with a plan to sell and move to more manageable house agent says going to be very difficult if not impossible ANXIETY.

Loss of land and property value - this has a major effect on our retirement plans.

Devaluation of our property.

We have at times worried that the land and woodland we invested a lot of money in, will be damaged. Although we don't intend to sell our land, because it is a nature reserve, we cannot afford for our 'life's work' to be threatened.

Several friends have been unable to sell their homes, direct impact on me

house will be impossible to sell

We have had to accept that we will not be able to sell the house until after the substation which will be very near our house is built. Our house will be difficult to sell and will be worth at least a third less than it would have been.

Unable to sell my Barns with full planning on and the same with my land were the pylons are going, for what should be a sensible price. My own house will also be devalued.

The N2T project makes it difficult to plan for the future. Being unable to realise any capital if required, because it will be impossible to sell our farm due to N2T as has been the case of our neighbours unable to sell a field.

The uncertainty of not being able to plan for the future.

This threat of the pylon line across our small family farm has a major impact on the family as well as the farm. We have 3 separate areas of the farm that are threatened: one to take down the existing pylon line; two to underground the existing domestic wooden poles as they will intersect the new pylons; three the new pylons destroying the countryside which is our family farm and home. Our business and lives are all on hold, whilst NG play with our emotions and lives, like a cat plays with its prey before it eats it. That is how it makes me feel. I am old and I can not use the farm to help the next generation, just give them a headache as well!

I can not plan for the future, as my home will become an island with construction traffic going around it. Unable to live, let alone sell it.

Unable to sell house at the moment as one wants to buy a house that will have nearby pylons also actual placement is not fully confirmed so pylons and cables could possibly be closer to our property. And who wants to go through the disruption, damage and desecration that the construction of these giant monstrosities on adjoining land and roads!

Impact on house prices considering remortgage rate are increasing still , we may get into negative equity!!!

We sold our house and invested everything we have in our nature reserve, which is now directly impacted by the pylon route. Not only will this pylon route devastate the local wildlife and ecology, it will also massively devalue our land should we wish to sell it. Who wants to buy land with 400kv running across it?

Impact on value and general marketability of my property

House price will go down.

Yeah, it makes me worried that my house (largest asset and largest debt) will be worth much much less

Our recently purchased house is within 400m of the pylons. Concern re future value.

Value of house likely to be reduced and may not be able to sell if we wanted to

Worried its value will fall.

Damage to house prices, being our first home and worked hard to get on the ladder to loss value that we worked and saved hard for

Lower value of rental cottages

My house value has reduced by a quarter since this proposal was announced, this means I will ultimately have to end my life in a dodgy care home rather than a pleasant one as my income/pension is insufficient to cover the fees.

House value has dropped significantly.

As a farm succession is a big issue. Family member who had been planning to move here and take over the running are now reluctant to do so over health concerns for young and yet unborn children.

As pensioners we have choice but to we will not be able to move and these pylons will NEVER go away.

Loss of value of house.

Reduction in the value of our biggest asset and potential inability to sell.

Concerns about the impact on house values and the ability to be able to sell at a future date without losing a lot of money.

Worrying about work

All my time and money has been put into my property and has now devalued drastically and most likely unsaleable. All very uncertain times.

Worry about the costs to the farm, devaluing land and houses

Yes, we have put our life savings and more into our property. The pylons are likely to have a material impact on the value of our property. If the plan goes ahead we will likely more but not be able to afford a property of a similar type.

I worry about the value of our home

Own a parcel of land that will be worth less and i bought it as a long term investment which now won't happen whihis causing me stress as well as being bombarded by letters by both national grid and fisher german

I worry that when I retire from farming in about 5 years I will find one will want to buy my farm.

Will need to downsize in next few years due to age and our property is going to be worth considerably less.

Unable to sell & our property will be worth much less which will affect where& what we can afford to move to. Downsizing was part of our retirement plan & this is currently not possible.

Difficult to sell house, had to change plan

I feel that it has affected the value of my house in a very negative way.

15. Do you have any existing medical conditions which are causing you additional anxiety because of the pylons (e.g. a pacemaker?)

My husband is on heart medication, so it's not helping his condition at all.

Cancer which requires regular treatment at hospital. The construction phase will significantly impact road access to my house

High blood pressure

Bladder cancer

but I worry about them causing medical conditions

High blood pressure.

N/A

Migraines

I have macular degeneration? Soon I won't be able to drive. All the areas where I can walk from home will be blocked by the work of the pylons on route.

We have a young child and worry about her growing up under pylons.

Anxiety and depression

Husband has a stroke and mustn't get stressed

Pacemaker

Yes paroxysmal AF

Blood pressure

Depression

Yes

I have a 9yr diagnosis of leukaemia, so I really do have concerns of the impacts of emf's. The loss of miles and miles of local public rights of way, which I walk daily as therapy for my physical and mental health raises my anxiety hugely.

"1 I've had FOUR different types of cancer, very worried about close HVcables and pylons.

2 Had to go to A&E with heart problems caused by stress, as a result of consultations at the start of all this. Specialist confirmed this was caused by pylon stress."

I have a condition called SIBO which is made worse with stress. As well as suffering with anxiety that is being heightened by the pylon plans.

Yes High blood pressure, diabetes

musculoskeletal problems

High blood pressure, limited mobility

Previous cancer and worry about causing secondary cancer

Raised blood pressure

My wife has had cancer and the prospect of living so close to high voltage overhead cables is causing a great deal of anxiety.

Tinnitus

Cardiomyopathy and Restless legs syndrome

Psoriatic arthritis which flares up when stressed

Not at present

My husband has a pacemaker.

Migraines

Yes

Blood pressure

Irregular heartbeat diagnosed during consultation period

Irregular heartbeat diagnosed during consultation period

Heart Bypass

I have a heart condition following a heart attack so yes

AF

No.

Breathing difficulties caused by anxiety

Perimenopausal migraines and panic attacks, definitely increased frequency from the stress of the pylon projects.

Autoimmune illness heart issues lung condition depression anxiety

Fybro myalgia - pain and symptoms increase due to stress

Being a full time wheelchair user I'm really worried that the increased traffic will make the lanes too dangerous for me.

I have complex PTSD

"Rheumatoid Arthritis. Dupuytren's. Behcet's. Angina having had 3 heart attacks. All are in full flare currently and Behcet's means I can barely eat having lost most of my teeth. Ulceration of my mouth and throat means I can't have dentures or implants and stress is causing these auto immune conditions to worsen week by week. If I [REDACTED], the punishment could not make my life worse than it is. Yet it is they who are the criminals not following the rules set down - NOT ME. THEY should be locked up for their [REDACTED] [REDACTED] but they hide behind labels. I live in constant pain, have done for more than 50 years after the accident which almost killed me. Yet the pain, inflammation and stress caused by N.G. has been the worst of the lot as they have stolen my 50 year marriage.

Husband screams and abuses me every day for fighting this injustice and has even resorted to financial violence and daily threats and ultimata. DO THIS OR ELSE, DO THAT OR ELSE. Daily threats

of walking out although he knows I need 24/7 help and care. Stressed everything we worked for to breaking point. Came here for a peaceful and gentle retirement that after 6 years turned into a hornet's nest. First with an illegally built Bio Digester owned by EDF (when you unpick the nested companies) £23 MILLION they spent on the illegal project just 2 miles from here. [REDACTED] patted me on the arm and said that could not happen - that he had seen NOTHING about it on the local planning register!! [REDACTED] It was built with PLANNING PERMISSION AT ALL. [REDACTED], presenting a fete accompli just like NG are doing. Council leader put [REDACTED] right and he was shocked to his core. He said it explained why so many people were at the meeting when he expected more than 10. More than 500 arrived all ANGRY. We were all [REDACTED] to start with and now [REDACTED] putting himself on top by virtue of TELLING instead of Consulting - as he was supposed to do, [REDACTED].

Spent all my retirement fighting illegal land grabs by corporate greed. I wish I had never heard of Norfolk!"

Depression

Depression about having to look at the pylons for the rest of my life, knowing that they could be put under the sea instead and that NH don't listen properly to those lol us who are affected.

Had to up dosage of antidepressants.

Autism

Yes, thyroid's issues

pacemaker or similar, but my husband's mobility and frailty issues are exacerbated by the mental health worries for both of us.

Cancer

Chronic Urticaria

I am struggling to conceive and the pylons may make this worse

none

Yes COPD which will be much worse from all the noise and dust created, then follows the dreadful noise constantly from the pylons

Epilepsy

cardiovascular disease, lowers anxiety thresholds

Hypertension

existing condition

Yes - palpitations are worse

Pacemaker

Heart disease, pacemaker, atrial fibrillation

My wife is on anti depressant medication and I have a heart condition.

Being encircled on 2 sides by 50m pylons is a massive health concern for me and my young children.

Menopause stress and anxiety worsened.

Yes

Anxiety, depression in household members

Yes

I had bowel cancer and I believe it makes my anxiety worse, severely affecting my digestion and causing daily pain. I also believe pylons would create more cancer cases in the area and are dangerous to my children.

Migraines

Frailty and depression issues

Blood pressure

Cancer. Stress can exacerbate my condition.

I suffer with depression and anxiety this has made it worse along with the stress of caring for my father

Barrett's oesophagus - acid reflux significantly worse with ongoing stress

Yes - blood cancer. I have huge concerns regarding the EMFs and whether this will impact my health further

Abnormal heart rhythm that gets worse when stressed

ADHD

Previously suffered a stroke

Cancer

Yes heart condition

High blood pressure

ADHD

I have cancer

Blood pressure has risen due to the stress

Irregular heartbeat & stress

Developed heart palpitations in 2024 and the doctor attributed this to stress. The stress arose from concerns and frustrations associated with this proposal.

None

YES AND YES AND YES.

Stroke

Heart problem.

High blood pressure. Partner has dementia

I live with chronic spinal pain and fibromyalgia which is made worse with stress and effects my anxiety monumentally. The stress of this project is literally horrific, if I was told tomorrow this project wasn't going ahead I would feel like I had won the lottery and my stress would be lifted, it is so so so wrong to inflict this mental suffering on to any person that they constantly have to worry about the loss of everything they've worked their entire life for, it should NOT be allowed that other human beings can do this just because they are in a position of power to literally ruin lives with regard.

Have a pacemaker

Cancer

High blood pressure

Hypertension

I have Parkinson's diagnosis and blood pressure issues and I need financial certainty as I start my journey towards a care home. This is an impossible situation

"I was just finishing my cancer treatment when the project was announced. It brought huge stress and anxiety at a time when I was incredibly vulnerable.

I also worry about the proximity of the pylons and overhead cables bringing my cancer back"

"My heart health problems can be directly related to the pylons and the stress involved in measuring and constantly going online trying to assess the health, noise and visual impact they will have on my property. Also watching the distress of other family members and neighbours who are also suffering greatly is very stressful.

I can feel a significant physical health impact every time the subject is raised and I realise the importance of the life changing effect this will have on my personal life. I am on long term medication to try and reduce the physical effects of the stress. "

but close relative has a pacemaker causing concern

Terminal Cancer

Diabetes

I now need to take medication for High blood pressure

Not at the moment but potentially in the near future.

High blood pressure

I have suffered from depression in the past and this worry has brought it back to the fore

My anxiety is made worse by the pylons

Leaking mitral heart valve increased worry is causing higher blood pressure issues

I have a constant cough which gets worse when I am anxious.

Hypertension Heart problems

My health conditions are getting worse because I have a manual job. I should have retired three years ago.

Family member has pacemaker.

Angina after 3 heart attacks, Crippling arthritis and a crumbling spine made worse by sitting and typing for many hours a day. I know the work alone will trash my life. I don't sleep for pain as it is, and knowing they will be at work from 6am just yards from the house, well, I am going to die through lack of sleep at night and there will be rest in the day. We came here for peace and isolation and rest and will get none. I dream (when asleep) of [REDACTED] as I he was open about chasing the private reward for getting the line up on the route handed to him. He was open about the line being handed to him with the route fixed and common sense tells you that is not NG policy. They want a connection, NOT that damaging route. His fixation on that exact route can only be down to pressure from elsewhere and we know who. My dreams have become murderous as a result. Not fantasy, but real, asleep nightmares. I get rest and my other health issues are worse as a result. I wake up shaking, exhausted and in pain. One night I dreamed I had been pushed by [REDACTED] from the top of a pylon, both of us up there, him convincing me to jump and me wanting to take him down with me. I woke of the the pain of crashing into the earth was real. Every joint was swollen and hurting with the arthritis in full flare - the pain had caused the dream, but I went through days of hell, as my awake brain could never kill a human or an animal. I save lives, I don't take them. The joy, the exultation felt when a small hedgehog, brought to me at the point of death with a bad lung infection and fur, starts

to grow and put on weight, I can't begin to describe. I don't take lives. A hedgehog can't say thank you, just to see it toddle off into the dusk is thanks enough, a fat bottom disappearing into the hedge. THAT HEDGE is to be torn out for [REDACTED] and his fat fee, despite [REDACTED] telling us in as many words - The Offshore connection is the no-brainer. [REDACTED]
[REDACTED]

I was on the boarder line for a pacemaker and feel this N2T is making it back.

High blood pressure

My father has a pacemaker

Hypertension

I have a pacemaker and now am unable to have an MRI scan so any increase in MR in the environment adds to my worries.

Anxiety

Tinnitus

I have two autistic children who will not cope with the noise and busy traffic that will suddenly be in our lane and going round our house. The house is their safe space and they will not cope with the vehicles, works, strangers and noise all around our house.

Stressing about pylons and substations has made my acid reflux much worse.

Yes. Type 1 diabetic using insulin pump and glucose sensor. Worried that the impact of pylons and associated infrastructure is not really known fully.

Father-in-law who lives locally has a pacemaker and worry for him travelling to and from our houses by the pylons

No, but my anxiety and well bench is definitely affected. It has also affected my daughter. She is so upset by it all. She loves the countryside and where we live. She is so angry by it too. It's so awful. We chose this house to bring up our children in a green space, and NG are trust threatening to ruin that in every way!

High blood pressure

Gca which will be made worse by massive pylons nearby

Absolutely i need to avoid stress as it worsens my condition ' Parkinson's

High blood pressure

Very concerned about effects of living near pylon

Blood pressure , anxiety, weight management

My partner has cancer and I feel this could cause her more harm

Anxiety

Anxiety

IBS

Yes husband has a pacemaker. I have lung problems and scoliosis

just sheer dread of what is planned.

I have ulcerated colitis and when I'm anxious I have flare ups.

Anxiety and depression already

Sleeping is impossible since the proposed pylons-also the stress has caused problems with our marriage - financial stability and living in constant limbo

Cancer, high blood pressure, depression

I suffer with migraines badly and they have become more severe and much more frequent.

Ni

I have a history of depression, medicated previously. A nervous breakdown too. This leaves me knowing just where the edge is and also the signs of when I am getting close again. This has to be managed daily. The Pylons, solar factories, battery storage, noises associated with the above . Nature is my escape, my move back home to Norfolk from Essex is a great help. The destruction of MY Norfolk is criminal. NG has one chance to preserve historical beauty...please take that chance and place cables deep in the seas.

Daughter needs to avoid EMF waves

loss of sleep

I'm neurodivergent suffer from anxiety & depression and have tinnitus

Heart rhythm problem

Please see above about Silent reflux

Pacemaker

yes

Anxiety and depression

My husband has a pacemaker

Breast cancer

Raised blood pressure but not enough to get medication.

Three and a half years after a cardiac arrest I have recently had a pacemaker fitted. Stress is a threat to my life.

N/a

Yes, I have become very depressed and anxious

Replacement heart valve

"I already suffer with low mood and anxiety, and the countryside has always been my sanctuary and a place of peace and safety. It is deeply distressing to feel that this is going to be ripped apart by the proposed plans in my section of the route.

The prospect of such major changes to the landscape, alongside the concerns already raised about visual impact, noise, traffic, and wildlife disruption, is adding significantly to my current mental state and increasing my anxiety."

Glaucoma - high eye pressure which can be made worse by stress

My husband has an ICD - the pylon line is close to our home and we are very worried about the potential impact

Diagnosed anxiety

Yes, pacemaker/ICD

I am a carer for my husband, who was diagnosed with Parkinson's 4 years ago. When I get depressed about the industrial planning creep in our village and local area, triggered by the arrival of the onshore works for the offshore wind farms, I feel the extra pressure of being forced to remain cheerful, and it sometimes adds intolerably to my anxiety over having to remain healthy in order to take sole responsibility for caring for him and managing our lives.

none

high blood pressure

I have incurred breast cancer during this project. I am sure the stress from N2T has not helped with my diagnosis, treatment or recovery.

It is impacting on my anxiety and the life within my family, as the N2T has taken over family discussions and life.

"After 40 years of being cancer free, I have had a recurrence of my cancer which I am sure is not helped by the anxiety and stress caused by the pylons

"

I was fit and healthy before this project was mentioned. I succumbed to a heart attack and six weeks in hospital, leaving my wife to face breast cancer alone. I feel that the stress of the NG pylons has been a major contributing factor to our health.

Migraine/ hearing loss / tinnitus

Asthma

Previous cancer of family

Anxiety

High blood pressure. Getting higher when these thoughts go through me

High blood pressure

Autism - anxiety around change, and the unknown.

Skin and bowel complaints. Heart palpitations

17. Any additional comments?

It's not only the project but also the lack of transparency, lack of meaningful engagement and in some cases lies. Community engagement has been very poor and lack of truthful information e.g. other options hidden from my community

Many of our neighbours have voiced similar concerns.

National Grid could not care less about the impact on our lives. Their only concern is towards their customers.

If NG had to treat families and businesses fairly by properly compensating them for financial loss, impact on income and buying affected properties at market value, it would be fair. Huge businesses get compensated and subsidised at every opportunity.... why is this not the case for families and businesses along the route ...

The stress caused by this uncertainty is massive. The rage we live with daily, knowing that we are helpless and knowing there are better ways to tackle this (offshore, underground or improved existing pylons). It all boils down to the powers that be making money and profits on the back of normal people. We all feel immense anger that this is already a 'done deal' judging by the phenomenal amounts of money already being spent by National Grid.

The project has taken away my enjoyment of the countryside where I live. Whenever I walk or drive through our village I think of the destruction the pylons will cause.

NG has shown a [REDACTED] of honesty and transparency throughout this project

In all honesty this project has been forefront of my life for 3 years... we had no idea about the pylons when we bought this house in 2022... we wouldn't have bought it had we known... we know we will have to under sell it eventually. I feel aggrieved about my loss and the price other people and communities are having to pay without compensation for our loss. I feel angry about the unnecessary devastation to wildlife and habitat... the loss of our beautiful countryside and farmland... especially as it could be done another way. I lay awake feeling angry and frustrated and sad about it all - I worry about it constantly

The stress this project has caused is very real. It has affected many decisions we already make and we feel our options due to this project have been reduced concerningly at a time when finances are critical. I worry I could lose my home in extreme circumstances due to the uncertainty of this project!

Huge frustration that this N2T project is just one of a number of knee-jerk projects due to lack of long term planning both by National Grid and various governments - all of which should be ashamed of their lack of foresight, and reliance upon poorly thought out and executed isolated projects. Makes one ashamed to be a citizen of the UK!

Planned access road next to our property. NG want to buy a small portion of our land. Impact to house structure, noise and danger from constant vehicles on single track roads locally and particularly close to our home.

These questions don't really capture the impact of the project as it is more subtle and pernicious than these questions suggest. I love where I live, being able to access green open spaces is so important for my mental health. But more broadly this is about how human beings connect with, relate to and value their environment. It is so easy and convenient not to see the price we will pay for defacing the countryside in this way. Ultimately, it will fuel alienation from the land and from nature, without which we will all die. This matters deeply because we are participants in a much wider whole. Without contact with green space, free from ugly mechanical infrastructure we have little chance of realising who and what we really are and living meaningful lives in accordance with that.

National Grid's total dismissal of alternative schemes as economically unviable (undersea cabling etc) at the same time as it promotes these same alternative technologies on other schemes only serves to increase an individual's anxiety as it makes it clear that the whole project is based on its own desire to drive as much shareholder value out of this scheme through selling off connections to other users such as solar farms, batteries etc. You can't do this with an undersea cable so it's clear this is its real purpose and to hell with the well being of local residents blighted by their proposals. That's not easy to live with particularly when it's clear that National Grid is being encouraged by some self serving politicians! It's also worth adding that the mountains of documentation that National Grid with its huge resources is able to generate in their proposals, far from clarifying their intents, appear to be aimed at disheartening the individual citizen trying to understand them and increasing their anguish - I see it as a deliberate attempt to wear down any local opposition.

"Moved to our forever home in 2016 with my family, spent the next few years renovating and enjoying our outside space with horses, chicken, cats and dogs.

Heard about the pylons through a neighbour (received nothing from National Grid even though we are in the purple swathe), attended first consultations on Saturday 7th May 2022, where my world fell apart - nobody in the hall that day seemed to take it seriously.

By August I'd hardly slept, reading about the effects of EMF on children. I had to visit my doctors in August to be prescribed medication. "

I don't spend a single day - and haven't for the past 4 years - when I don't think about the way that pylons are going to ruin the countryside around me - both in my immediate vicinity and more widely. The pylon proposal has made me significantly less happy - I no longer feel mentally peaceful at any point.

It feels as if i am being bullied by an uncaring unlistening giant

This project has ruined any chance of enjoying the peace and tranquility buying our 'dream house' was supposed to provide. It has caused us years of unimaginable anxiety, depression and worry.

We don't count. Government and National Grid have already made up their minds. Disruption of roads and closure of footpaths means i will be trapped in my house for 5 years once construction begins. I'm dreading the noise, fumes and air pollution to come, not to mention the permanent destruction of trees, hedgerows and rural views along the length of the pylons' route.

This country is going to be ruined by National Grid so called upgrade

The feeling of sadness just never leaves me

This project and East Pye Solar and surrounding infrastructure projects are always on my mind and causing me to feel hopeless.

I have never experienced any sort of stress related illness or sleep issues prior to this project - it has changed my life in such a negative way.

Hard to think about the future with pylons so close to the house. Medical impact of that on my children. Working in the field underneath it as well everyday.. Not having the option to discuss alternative routes, not having clear maps outlining issues we will personally face -as in access to our house is making me nervous to leave it should the work then go ahead. This is such an unwanted project when we know an alternative sea route or under land cabling is totally viable long term.

Our countryside will be destroyed for ever 😞💔

Since the N2T was announced, NG have shown no understanding or compassion about the impact of this project on people and communities directly affected. This sense of being ignored, forgotten, disregarded was exacerbated by the NG representatives at local meetings. Moreover, the tone and content of letters and emails from NG only served to increase this sense of dread. I sincerely believe that NG have no interest in how their plans will impact individuals and small communities. While we only number a small proportion of the country as a whole, the proportion of us in the communities affected by NG plans is huge. Effectively those of us affected by these plans are being sacrificed for NG profit.

NG's behaviour throughout has increased feelings of anxiety as they just lie and refuse to listen. They had made up their minds before the consultation started. Russel Harris KC epitomises their attitude.

Since there are other options which they could start tomorrow (offshore) what a waste of money

The thought of pylons and the anxiety worried my husband so much that he did not try to fight his illness because he said we had both worked all our lives and now it was being taken away from us.

It feels like NG and our government have already made the decision to put huge pylons across huge swaths of our beautiful countryside with years of chaos to come

I walk the footpaths of many local villages to help my physical and mental health, and so many of these ancient PROWs will be lost forever. Having lived in the area my whole life, this is so distressing to me.

"Unbelievable distress caused by this, there have been weeks and weeks when both my husband and myself have been sobbing every single day.

We are retired and our home and garden are our happiness. We cannot be in the garden or look out of a window without being forced to think of the coming pylons. People count for absolutely NOTHING in this, who cares about what this is doing to us. NO ONE!!! Some flora and fauna are given a higher status than we are! Unsure if we'll even get compensation to the full value of our property.

"

The whole process is so very frustrating and avoidable as we know that there are alternatives to Pylons which should but have not been considered. These alternatives will meet the requirements for the transmission of energy, but NG are so determined to use the most destructive route possible. While goading us and removing pylons in other parts of the country. It makes me angry and so very sad that we have got this far.

National grid should be forced to purchase property badly affected by the project.

Not really but thanks for asking

In my opinion NG are not interested in listening to other people as they appear to have made up their minds. There are other methods of transporting the electricity generated offshore, i.e. offshore cables which are in common use across the world or buried cables. If everyone agrees that pylons are the only way to economically transport the electricity then modern lower height "T-Pylons should be used. It is ridiculous that 100 year old technology is still being used to transmit electricity.

The N2T project is causing devastation to families & business along the route & they have done nothing to protect our future. They are aware who will face the worst impact as the positions of the pylons is already known They have not attempted to engage or offer a solution or even any hope that my future will be protected. It is disgusting that N2T show total disregard to so many families.

35 years of work improving the environment, planting hundreds of trees and hedgerows, encouraging wildlife will be destroyed by 1 km of this project going straight through the middle of our farm. Less than 100mtrs from our house we have the prospect of not being able to enjoy our life's work and not being able to sell and move on.

Getting out in nature and loving our rural landscape is essential for my mental health. I hate the industrialisation of our countryside. The sight of pylons provokes a negative reaction in my body, I feel a physical panic when I'm confronted by them. The thought of more, 50m tall, running between Norwich and Diss, disturbs me greatly.

We have lived with the prospect of pylons for over four years and this has ruined the enjoyment of living where we do. The worry and stress has had a deadening effect mentally and this has had the knock on effect of not feeling 100 % physically. We are very concerned that if the project goes ahead that our lives will be further blighted by constant noise from the high voltage cables being so close. Especially the enjoyment of being outdoors in our garden. At every consultation stage we have stated our concerns about the prospect of living so close to high voltage cables in our replies to National Grid but have been ignored as they have not changed their plans.

This whole project feels like no one in government is listening to our concerns

Why is The National Grid upgrade causing so much worry for us ordinary folk & its customers? Why choose the worst situation that is causing the most anguish when there's an alternative "consumer friendly" solution?

This is all unnecessary had the project been conducted differently - NG's objectives could still have been achieved had they opted for other options from the outset.

at a time in our lives when we should be able to enjoy our retirement, that has all been taken away, ruined

Thankyou so much for producing this survey and for giving us the opportunity to express our feelings.

This whole project has been completely mis managed from the start. Had they considered undergrounding and off shoring all this upset would have been avoided. However the vanity project is now "To Big To Fail" , so they are going through the motions and wasting more money as the end result will be just to waive it through , destroying people's lives, homes, wildlife habitat and faith in local democracy!

I would love to know how NG top execs would feel about having a pylon built near their house, at best having up to half of its value wiped off, at worst it being completely unsaleable. This isn't nimbyism, this is outright financial vandalism and I cannot believe NG can be allowed to destroy people's lives this way. The mental stress of this project on anyone in a similar position is undeniable.

We want firm confirmation from National Grid what compensation will be for predicted financial loss

To most of us who been dealing with this threatened impact over four years, it can't fail to have an impact. We are all lay people dealing with unexpected technicalities, thousands upon thousands of technical documents, and a perpetually unhelpful National Grid, who rarely answer a straight

question, so we have to continue asking. Maybe still to face either obfuscation or, more often, nothing. Our time has not been our own for all this time. We are particularly puzzled by use of the wrong method. Need modern upgrading, HVDC underground or undersea. The project could have been well on the way to Net Zero by now, for similar costs, and much less onshore hassle. If allowed to go ahead, East Anglia countryside as we know it will be destroyed, together with all the other cumulative impacts.

The whole project has been poorly thought through and there has been no thought given to the impact on local residences or the environment and wildlife. Communication from NG has been poor.

The project should not go ahead. I am not against future progression of our amenities, they has to be more innovative and healthy way to create the countries needs.

"Please, Please, Please adopt one of the options that do not decimate the countryside forever, like HVDC undergrounding or offshore.

Don't use over a century old solution to solve a 21st century problem. "

It's all so depressing and I'll thought out.

It's the slow sinking feeling, a kind of despair about this country. National Grid think bulldozing communities is getting things done. Bullied communities feel differently and cannot understand how [REDACTED] over paid executives rooted in no community no where do not possess an ounce of creativity or enterprise and cannot manage the simple matter of energy independence without destroying the countryside we all cherish. Where we see ancient woodlands and achingly beautiful countryside, they see stuff in the way. The despair we see everywhere about our democratic processes is hardening into quiet anger and it will result in their schemes being abandoned, vetoed and their bonuses cancelled. On that day we will gather to celebrate on our ancient commons while they hurriedly plot their next move from one failed executive post to another. While we dance around the maypoles of merry England they will meet up with their fellow failures in elite watering holes and pretend to each other that it was not the peasants revolt which defeated them, but time. It simply ran out.

Horse rider/owner seriously worried about road safety & impact on safe hacking

If it goes ahead it will ruin our village and everything we have worked so hard for over the many years we have lived here. We are on the verge of retiring and want to retain the beautiful surroundings we live in, our garden that would be completely overshadowed by these monstrous structures. We have no way of knowing the physical effect have the pylons so close to us, let alone the noise they produce. Have never felt so violated and bullied. It is totally heartbreaking.

None that are printable.

It's the uncertainty and also the complete lack of engagement from NG and their dismissal of our concerns. They are pushing ahead with this project and bullying us into having to accept it.

The owners of this project are [REDACTED]

Please re think the pilons!

This should be stopped - cancer risks are increased, property value decreased - worked all our lives and now we may have no retirement prospects

They just don't care about how it impacts us both mentally and financially. There is also a genuine risk to health by living so close to the pylon lines. The level of uncertainty causing background anxiety. The loss of trees / landscape and wildlife habitat also negatively effecting our mental health.

The most compelling reaction for me is aggressive levels of anger

I worry what the output will do physically and mentally to my body and mind. I also care about the wildlife and countryside.

The National Grid don't actually give a damn about the effect these pylons are having on people's lives or to the devastation being done to our precious countryside or wildlife, these people are beyond vile.

They are unnecessarily destroying beautiful countryside and peoples homes and lives

The thought of the environmental and wildlife destruction causes extreme anxiety and constant worry. NG does not listen and should take the project on different less destructive route in the Waveney Valley and of course the project should go underground.

They do not care about our objections at all. One of their representatives told us that actually they think pylons are actually quite beautiful structures.

The impact of N2T being built over three years would particulalry cause massive disruption anxiety, particularly as it would be at the same time as many other developments locally with new roads, thousands of extra houses and a huge solar farm. The anticipation of this N2T possibility causes stress and anxiety.

I find it hard to quantify the worry the project causes. It has been going on for so long a lot of the feelings have become normal and just part of the background. If there wasn't the involvement from the NSE Pylons Team, the stress would be far far worse. At the moment there is still some cause for hope, I'm grateful for that.

It's just so very wrong. It's not the best solution. I'm fed up with comments like 'don't you use electricity then' from people who know nothing about it.

Off shore ring main is the only logical option that will overall save money

Terrified of driving around small country roads when building starts and huge trucks meeting me in little roads which would make me not drive and stay at home and risk becoming agraphobic and significantly increasing my stress and anxiety and reducing my enjoyment of life

This is a dreadful project not just for those affected living near to it but it is a negative for the future of the whole country

NG & [REDACTED] have no idea how this project and lack of engagement with new technology is affecting all of the counties affected

No compensation from NG and unable to sell - the anxiety and frustration is very hard to bear. We cannot afford to stay but are unable to move.

I'm most concerned about the magnitude of the substation developments. Add in all the other projects,. All with differing un-coordinated time scales. It's a nightmare.

"I have dreamed many times over that I have [REDACTED] these men by [REDACTED] them. [REDACTED] [REDACTED]. I throw up every time his image is shown now - psychosomatic yes, but all too real. I DO NOT own a gun, I can't travel anywhere without assistance and help with my wheelchair. I am waiting for surgery on my hands- my right hand is a claw with Dupuytren's and arthritis. My life is in ruins, I hate my life now as all I have is pain and anger and an ex husband who says at least twice a day how much better his life would have been had we never met, how much better he will be off after my death and how lovely it will be to be rid of me and my obsession. He has his private pension and is determined that when we can sell this hell hole and split, I won't see a penny of it. That will be another battle to fight add I have run out of energy. I hate where I live, I hate my frail body and I hate the man I spent 50 years with and whose children I bore. He is cruel and my god, uses that daily against me when I have been fighting for our family. I can't afford to give the property away. DISABILITY IS EXPENSIVE and anywhere I go will have to be adapted heavily if it isn't a coffin. My kids no longer visit as the place is a mess. They can't stay over and I spend every day fighting, fighting and keeping the energy up and the fight going, even though I am hollow inside. What [REDACTED] told us on day 1 was horrific and those truths HAVE to come out if this is to be exposed for the huge, [REDACTED] it is. [REDACTED] best pal was promised to be first mayor of Norfolk or a seat in the House. As well as handing him revenge, [REDACTED] did send him to the Lords as a parting gift, knowing HIS LANDS would be safe, his vendetta against Norfolk pilots won with the closure of all our local airfields, and his vendetta against Bressingham Gardens Nursery and Steam Museum won. You can plot [REDACTED] battles - all there in 15 years of planning on South Norfolk Council's website along the exact dog's leg of the route - all away from his thousands of acres and many homes. Richest, [REDACTED] of a man in Norfolk had his best pal become PM at the right time and used this to stitch everyone up. People like me are collateral damage but the now Lord [REDACTED] simply struts. HE is the wealthy man we all suspect of offering the Payment to [REDACTED] - who blushed like HELL when I mentioned the man's name to him! [REDACTED] so he can effect the long hard cold promised revenge. [REDACTED] confirmed the payment was not from N.G. or his payroll. The incandescent rage means I have to fight for justice, for the real people not the oligarchs who can move where and when they want. My marriage has gone, my property of zero value and my health failing to the point I am one heart attack from my coffin! ALL I have left is the fight for the TRUTH to come out. [REDACTED] - they will all rot in hell anyway for their open corruption, and my nightmares are full of them. My medication - a very long list, causes bad and vivid

dreams anyway, so I get no respite from N2T at any time. If it isn't [REDACTED] screaming about my 'obsession' it is seeing their notices going up in the fields around my home. [REDACTED] has always been a lazy man, not fighting for anything till the last minute. Claims to be political but only reads about it, has never lifted a finger to help anyone. His speciality is SHOUTING. Whilst I can not physically live without his help, I can do without his threats, ultimata and abuse.

[REDACTED] and [REDACTED] are responsible for my hell and my having to fight because [REDACTED] to us the truth. Probably very few know it, as his colleague came out and assaulted me at the end of that meeting since [REDACTED] realised he had been undone by his own mouth after [REDACTED] [REDACTED] [REDACTED] balled up groaning at that - and not in a comic way. He knew that what he had said in the over confident 'take this you bunch of old pensioners' way was going to come back and haunt him.

IF I die before this is over, I will haunt [REDACTED] to his dying day and make his life exactly what he deserves, the living breathing hell he made mine when he agreed to ignore all the rules just to serve [REDACTED] and his pal. Would not surprise me if [REDACTED] wasn't dangled an honour as well as the money if the line is completed on ugly pylons and on time ,on the fixed route. "

I developed a heart condition in May 2024 brought on by the stress of the potential impact of N2T and feeling utterly railroaded by National Grid over our quality of life and impact on the countryside, over which we appear to have no say or control.

I'm also very worried for the mental health of relatives who are severely affected by the N2T proposal. This includes severe depression, distress, stress, not feeling able to look outside their windows as it's upsetting, feeling numb, crying, withdrawn and angry.

[REDACTED] didn't want on his back doorstep so had it moved to the edge of his land which means all the houses around me will be affected so put it underground

See above comment

We've been living with the threat of the pylons for years now. We feel that NG hasn't listened to our fears and objections. The so called consultation programme was a complete sham. It has made us feel powerless and irrelevant which is stressful in itself. We are planning to move in the next couple of years and have no idea whether we will be able to sell or the impact the pylons will have on our property value. I worry that it will ruin our retirement. The uncertainty is extremely upsetting and stressful - especially when NG has ignored better options for getting electricity to London.

Being in our late seventies the pressure to downsize is slowly increasing, and being our principal asset, with a reduced value, I wonder how this will affect our future lifestyle

Like most people you dream of a comfortable home in a place you love and want to be, NG will destroy that dream.

As before, National Grid is totally and utterly for our problems in selling our home, and for similar problems for others in selling their homes along the N to T line. National Grid should be made to take proper responsibility for their actions. It should not be allowed to make people prisoners in their own homes.

Its making us all ill and has almost certainly contributed my father in laws heart attack.

National Grid has managed to find anger within me which I didn't realise I had before. Very concerning.

I am struggling to enjoy my house or my local area because I cannot stop thinking about the detrimental effects the pylons will have.

I feel deeply depressed about the entire project

Ruining the countryside for future generations is so worrying

Just living around the construction, noise, traffic and dust is going to be unbearable. We live on a small lane where an access road is going next to our house. Every day I'm in tears, how can this be allowed to happen to people and our beautiful countryside.

The stress both financial and emotional that this project causes is unbelievable and my migraines have increased over the three years of dealing with NG. if NG would actually listen it would help.

Energy transmission by O/H cabling, is in today's world an unsafe investment proposition, easily open to destruction from hostile actors.

Impacted anxiety significantly. Very stressful and will continue for long term. No certainty about outcome. Very very worried

I feel sad and anxious when I think about how the pylons destroy our beautiful countryside, have a huge negative impact on wildlife. Have a huge negative financial impact on the value of my house.

It makes me feel sick to the stomach and try not to think about it as much as i can..

This should not even be considered on the quality of land we and our neighbours have!

The cynical way NG pretends to answer questions but just gives stock responses is a constant drain and depressing.

I am also depressed and deeply upset at the devastation that this project will have on the environment and all wildlife and birds.

NG treat those impacted by N2T with contempt. They use [REDACTED] words to claim they are not damaging the environment. They had behind the statement that 'pylons are the cheapest option' - when they actually mean they provide their shareholders with the most profitable option. They completely ignore that the UK countryside is unique and precious and that they will destroy it for this and future generations - when viable alternatives are knowingly available and which would have the

support of communities and businesses alike For NG, also read the [REDACTED] and this Government.

All of the above applies to EDF and Sizewell C too.

Feeling of helplessness as NG will not listen to or ignores our concerns.

I feel that although these hard working people who are trying so hard & giving so much of their time to protest & are putting good facts as to the reasons these huge pylons & infrastructures should not go over land. I think the government will allow NG to do this anyway. I hoped his Majesty as the King of our land & who always gave the impression he loved nature & the countryside would intervene & ban the blight & desecration of our beautiful countryside which will be lost forever if the pylons go ahead. It will be devastating.

I have found any dealings with NG if responded too have been arrogant and dismissive. I sincerely believe by the way they are acting that they have already been advised the pylons will go ahead and any consultations etc are just a box ticking exercise.

Have had to disengage at times to try and protect my MH as find i cant then cope with other things

We are living with a constant cloud over our head. Anxiety about the construction of a haul road on our doorstep and pylons within a couple of hundred yards from our home. Beautiful views destroyed and the impact on our home of over forty years. Stress we could do without in our retirement.

The frustration that NG couldn't even be bothered to schedule a face to face meeting with residents in Ardleigh, which is possibly the worst hit village on the route, is a disgusting betrayal of people's feeling and the impact NG plans will have on our lives. Their claim that there isn't a 'suitable venue' that could host the volume of people that would wish to attend is NOT an acceptable excuse.

Five years ago, we bought a 400 yr old listed building for a peaceful retirement. We have spent a lot of money renovating it and tending the large garden. Now we realise there will be a construction lorry driving past our house every 3 minutes, destroying our peaceful retirement and possibly the house foundations. The traffic noise in the garden will be intolerable, in the house audible because we cannot install double glazing

The length of time all the proposals have been hanging over us has made life very strained for what feels like years now.

The whole situation makes me and my household feel sad and unsupported. The jargon we are supposed to understand, that we are told it is up to us to find and pay for a land agent if we want advice, yet our lives will be directly affected by the haul road next to our property and the building work of the pylon in the next field. Sad, uncertain, trapped are just some words describing how we feel and have felt ever since this all began.

"The worry and anxiety is made worse knowing that underground cables would impact far less yet that option wasn't given consulted upon

."

Since the N2T project was first announced it has caused enormous anxiety brought on by feelings of injustice and anger at not being heard or listened to. Feeling powerless patronised and railroaded into a position which will decrease the value of our property and wellbeing, but with no recourse or compensation. The anxiety and stress is causing migraines and sleepless nights which I fear will turn into depression

I'd like more concrete evidence about EMFs and the high voltage of these pylons

National Grid treat homeowners and landowners with [REDACTED]. The stress from [REDACTED] [REDACTED] has destroyed my life.

A compound is planned for next door ! Our property is an old cottage and the lorries and associated noise - mess - lack of privacy will have a huge impact on us and worries me so much - we regularly have plaster coming off the walls from traffic from lorries from a nearby quarry - we are going to lose our beautiful country location where we have annual visitors of a deer family - foxes - birds of prey and sometimes badgers ! It's devastating !

I moved to this area partly to improve my mental health and well-being by being able to access nature and the countryside and live in a quieter area. I am very worried that noise and traffic pollution during the building will impact on my well-being as well as the change in environment / views once pylons are in place.

Although I am not directly impacted in my home or village, the pylons will run through landscapes nearby that I know well and ride my horse through several times a week. It will make them inaccessible and damage their rural beauty and also damage places where birds, animals and other wildlife inhabit. I see that wildlife every day and the pylons potential impact is tragic. It impacts my mental health knowing all of this is so unnecessary. and catastrophic for our fragile ecosystem.

My mental health is on a knife edge due to my cancer, and my daily therapy is walking the local footpaths with my dogs. These official Public Right of Ways are ALL under threat by the proposed pylon route in many of the areas I walk. It is heart breaking, and regularly reduces me to tears at the prospect of losing these important ancient rural footpaths.

The pylon proposals have had a significant impact on my mental health, so much so that I had to seek medical help and am now taking antidepressants. In my lowest moment, I considered taking my own life near a beautiful tree which is going to be destroyed because of the pylons. I choose to live

here because of the beautiful countryside around us and I daily use nature to help give me peace and relax. I am beyond devastated that our counties in east Anglia are going to be destroyed by these monstrosities and the infrastructure needed to build them .

"It's been 4 years of uncertainty, worry, anxiety and sleepless nights. We've all been affected - even our young children.

When speaking with agents at drop ins, their attitude was [REDACTED] - but even they were sure they wouldn't choose to live near a pylon! We didn't choose this - the proposals have been forced upon our communities.

National Grid have failed to liaise effectively with communities and alternatives to pylons have been ignored. We've been let down by all those who should have been fighting to protect our beautiful countryside.

"

Work carried out prematurely before the consultation process has been completed. Insufficient compensation paid to farmers for destruction of farmland. Destruction of hedgerows during bird nesting season and generally a total disregard for the countryside and wildlife.

The uncertainty is particularly difficult, along with the seemingly complete disregard for local people. NG say that the impact on our roads is minimal, the impact on is by not being able to use footpaths is also minimal, but they have not asked us. They also seem to have complete disregard for the affect on wildlife and the local environments some of which are going to be destroyed.

We are not as effected as some but the thought of the pylons across our countryside and within sight of our house is making me feel angry with the politicians not listening to us. Can only hope it is cancelled by the next government.

"Since National Grid announced the Norwich to Tilbury pylon project and subsequently purchased the property directly attached to my home and the surrounding land, the impact on my mental health and that of my wife has been severe, relentless and daily.

I experience anxiety and stress every single day. The uncertainty of not knowing what National Grid plans for the attached property and land dominates my thoughts completely — it is all I can think about. This constant state of worry has affected my sleep, my ability to relax, my concentration and my overall quality of life. What was once our dream home has become a source of profound distress and anxiety.

My wife and I carefully chose and planned this property as the centre of our retirement and financial future. Our home is not simply where we live — it is our pension and the foundation of our small holiday let business. We have been told our home is currently unmarketable. The potential loss of

value and the threat to our business leaves us both feeling frightened and desperate about our financial future and retirement security. The weight of that fear is with us every single day.

National Grid representatives have entered our property without authorisation and demanded access to their land via our property. Despite writing to National Grid numerous times requesting meaningful meetings, we have had only two meetings with their agents — neither of which produced any follow-up, outcomes or further communication. We are directed only to their communications office, facts have been stated incorrectly, and agents do not respond with outcomes. This lack of purposeful engagement leaves us in a permanent state of uncertainty and helplessness.

The feeling of powerlessness against an organisation with unlimited time and resources, that does not appear to take responsibility for the devastating human consequences of its decisions, has compounded our anxiety enormously. My mental health has been significantly and measurably damaged by this project. This was meant to be our future — our security, our livelihood and our home. The Norwich to Tilbury project has put all of that at serious risk, and the toll on our mental health and wellbeing grows heavier every day."

Our country lanes are so little, barely room to pass even a car on lots of them. How are we to safely drive around in the countryside when faced with meeting the many, many large vehicles that this awful project would send our way? The noise the wires make when it's damp, the unknown effects on health the pylons could cause, the drop in value of our homes, the damage to our beautiful countryside and our wonderful wildlife. All these things worry me so much. It makes me so very angry that anybody could be allowed to force any of us to give up our land just so they can make profit for themselves and their shareholders. It makes me so cross that NG are so blinkered and unwilling to use alternative methods of upgrading the grid. They seem to get away with telling us all lies about costs. There has to be some dirty dealing going on behind the scenes and the thought that the final say on it being allowed is down to one man like ████████ beggars belief. It's not right and it's not fair and it should not be allowed. I'm now feeling so angry about all this.

Not being listened to or considered is beyond stressful. It makes me hate public energy and want to go off grid when/if we ever move.

Concern over food production safety, lifestyle, livelihoods, environmental destruction. Subsea would provide the Green option without tearing up the countryside and wrecking lives.

Pylons are not the way fwd, as a consumer we shall all pay for this project one way or another, yet we have no say in the outcome. Our voices are deminished and we are brushed off as NIMBY's. It is a way of life a heritage a culture that is being destroyed. Our house was built nearly 600 years ago and has seen many changes in its life cycle, this NT project is likely the most distriictive to the country and its culture.

The anger is real! Wanton destruction of countryside and the environment! Not listening to local people, not wanting to find a better alternative! Always looking to do something on the cheap and not doing what is right. Outdated technology, a government and National Grid that are not fit for purpose

Our future is at risk as our home is our pension

has been made to address the genuine concerns expressed by local residents. This is evidenced by the poor quality of the responses they submitted to the Planning Inspectorate to dismiss the issues raised.

It's not just the pylons it's the solar panels and Bess I feel I have no say and that it's all being kept quiet undercover so most people don't realise how bad it will be - feel abandoned and unheard !!!

We have so many environmental issues as well as other housing estates, gravel pits being considered in my area I'm surprised how well I'm dealing with it. I have a good support network.

Mental/physical health & the health of our countryside are destroyed if the pylons go ahead

The damage to the countryside causes me much distress

I feel that we are being bullied and not considered regarding building of pylons, solar farms etc

A increasing feeling of helplessness and not being genuinely listened to, sits in the background, everyday.

It is very stressful trying to find out exactly what is going to happen outside our property we have contacted NG several times and have received no answer.

The lack of concern and communication from NG is worrying. Feel very disempowered

Failure to genuinely engage and answer questions, contradictory information, still being told it may move which may bring it much closer to our home all massively increase the stress. Totally inadequate compensation for the disruption and permanent damage which having 4 pylons and a swathe across my farm .

The cavalier attitude of NG causes additional anxiety, no real engagement with affected homeowners

I worry about NG's total disregard of nature. They talk about minimum disruption and reinstating trees etc, but a few saplings to replace oaks, hornbeams, chestnuts that are many decades old and support huge quantities of creatures, is a [REDACTED] [REDACTED]

[REDACTED].

I am feeling sheer frustration that everyone outside of NG or the government can see that pylons are not the way to move the energy. The ploy to bring cables onshore across some of the flattest countryside in the UK to facilitate solar farm connections is unbelievably transparent.

I never thought that that we would be thrown under the bus by so called green policies - no planning, no consideration for alternative technologies, several consultations with no feedback and a planning team who have not visited key sites. This project should be undergrounded - my guess is that the steel has been pre-bought/optioned so NG have no incentive to consider anything but pylons.....

I am so angry and distressed by the destruction of our beautiful landscape. This is just the tip of the iceberg. Once we have these pylons and the vast amount of solar farms already being constructed, the whole area will just become an industrial area for energy. There are viable alternatives. It makes me despair that neither National Grid nor the Government will listen. So much for democracy!

National Grid don't appear to care and give the impression that they will say anything to make sure they get their way!!

"The day this project was announced it changed both me and my life.

I am not the happy person I once was.

I worry every single day especially as so much surveying work and road marking appear around me everyday when the project hasn't even been passed !!

NG you've stolen my very being.

There are other ways but you won't listen "

It's not so much anxiety now, but when those monsters are marching across our beautiful countryside, there will be no going back. They would be there forever and be a blight on nature which provides quiet, restorative therapy on daily walks.

Noise, house vibrating , whilst using machines, as they are working on the field next to my house.

I have enormous anxiety about global warming and the impacts that I'm certain we'll be feeling more broadly and much sooner than many people realise. It is unfathomable to me that so many "solutions" are so damaging to the natural environment and our ability to feed ourselves. We cannot as a species continue to be so blasé about our green spaces.

There is much discussion about property reducing in value by up to 40% which will obviously have a significant impact on many residents. Adult children relocate and you can't move with them, elderly relatives need care and you're unable to go to them and job prospects are limited. There is also a significant impact on residents who made a choice to live in an area with few urban recreational facilities but wished instead to live amongst wildlife in a beautiful rural environment and so to watch the destruction of ancient trees and wildlife habitat is emotionally devastating. Throughout the area there is a feeling of concern, fear and distress that the significant size and design of the pylons will destroy the character of the area and therefore have long term consequences for its future.

NG have not even had the common courtesy of replying to various points we have raised in response to their "consultations". A consultation is a 2 way process, something NG have yet to grasp

I feel National Grid are playing a devious game with us homeowners by not giving us enough information and not giving us any indication of what compensation we can expect to receive from them when our property's become unsalable

After years of stress already before anything is agreed with this project, I feel very angry that National Grid continue to disregard any impact to people and health along the route. I strongly feel it would be best for all parties if National Grid stopped and properly considered all the options and worked with local communities on the best solution, rather than pressing ahead regardless which subjects everyone to the prospect of continued fighting and legal action resulting in further delays, uncertainty and stress.

I am constantly worried about the impact this will have on my wife and young child

The whole scheme has had a huge impact on our families well-being.

"See above re the desecration

Of lovely, rural areas elsewhere. Other methods must be considered. Look at the Tarchon proposal for sub sea cables from Germany to Little Oakley, near Harwich. It can be done!"

I have tried to contact NG in the past on proposed alternatives to the route and they just said they can't discuss until it's been agreed. They shouldn't tell people to contact them if they can't listen and respond.

Our Community Well-being Group meets weekly and the anxiety and worry about life as we know it changing for ever for farming families, land owners, local businesses, local airfields and all the wild life is of great concern and distress to everyone.

I feel unheard, and definitely put upon by those imposing an issue on someone else. None of the agents I spoke to lived along the intended route! No surprise there. No one will acknowledge the health risks associated or the drop in property values as completely unfair, we have worked so hard for what we have got and I feel it is being taken from me. I would never have bought a property near pylons and now they are being imposed. I know a family whose son had leukaemia that lived near an existing pylon and feel like I won't be able to have any grandchildren to visit with this health risk.

I am devastated that everything we have worked to develop on our farm for the environment and our own enjoyment over the last 35 years will be destroyed.

While the pylons are a major issue, the local narrow roads will be unusable making daily walks nearly impossible, the knock on effect of potential solar farms make the project more stressful for those who the pylons will be near (but out of sight) but the solar farms will be on our doorstep.

One of the worst effects of the proposals and, particularly, the way in which NG responds to feedback from us is that we are not listened to and that none of our comments are taken account of in NG's replies nor in their proposals.

I just cannot why NG and the Secretary of State cannot see that going underground or coastal will be a much better solution. I accept that we do need clean energy, but to steam roller pylons is morally wrong.

As one of the closest homes to the pylons route in Essex, in an area of quite open countryside which we have enjoyed for 40 years of living here, we feel very anxious and fearful of both the construction of the pylons, with the haul roads and accesses very close to our home, and the longer term impacts of these massive metal structures. Also we fear the health effects of the EM fields we will be exposed to. We have spent decades supporting nature projects locally including wildflower verges, tree planting, protecting bat roosts and feeding areas, supporting measures for rare birds, etc. All of that is at grave risk.

It's so frustrating that the consultation is not interested in the evidence or rational, logical inference. It is merely following a process so that it is free to ignore the substance of the objections without challenge.

"The treatment local communities have received from National Grid and its land agents has been deeply concerning and deserves proper scrutiny by Government. Residents have faced obfuscation, a lack of clear information, minimal personal engagement, misinformation, and what many perceive to be misleading claims in the project's advertising.

In particular, the repeated assertion that "The project is vital to make sure people in East Anglia have the energy they will need in the future" is difficult to reconcile with the fact that an estimated 92% of the electricity generated in the region will be transmitted elsewhere. This raises serious questions about transparency, accountability, and whether local communities are being given an honest explanation of the project's true purpose and impact."

The day the envelope fell on my doormat showing the proposed purple swathes killed my ambition and joy of living in the Essex countryside. All of my hard work for 30 years undone in one envelope

My main concern is that I shall have to live through a sustained period of upheaval while all this is being built and that the end result will be a blot on our landscape destroying both landscape and wildlife habitat.

These pylons are causing arguments between myself and partner. We moved to the countryside for a better life not a stressful one

The Norwich to Tilbury pylon plans are worse than family bereavement as each day gets worse for us. There seems no end to the stress we have been put through. National Grid do not seem to care. Four years of this had taken its toll on our whole life. It never leaves our minds. Please end this misery.

I have felt depressed and hopeless every day knowing that the countryside in the area that I live will be permanently devastated by these proposals. The fact that this is unnecessary as there are alternatives makes it worse.

National Grid have no idea about the stress their proposals are causing for people affected by the proposed pylons etc - and really do not care about the current, future and long term impacts that their proposals will have and are having on people affected - lives will be ruined. They do not care about the people who are being affected by their proposals and cavalier, non-caring approach and attitude. They MUST be stopped. Even if a property is not near a proposed pylon or substation, the long term construction period will seriously affect all our daily lives and will ruin the area where we live

Please think of another way to deliver the power or at least do feasibility study.

I have been anxious about this project from day one & have had concerns about the mental health of those citizens in the proposed swathe!

Aggravated blood pressure issues

It's the fact we are just not listened to and it feels a done deal. It makes me think 'what's the point' but we must fight this to keep our countryside and homes.

Since the first newsletter arrived from National Grid, I have felt a permanent state of anxiety. It has completely turned my family's life upside and we are uncertain of our future.

National Grid have consistently treated all those affected with [REDACTED]. Their motivation appears to me to be entirely financial which is unsurprising as they are a private company. In these circumstances they should be held to account properly by the regulatory bodies but to date that does not appear to be the case.

We moved to the country to what we thought would improve our life and mental wellbeing, this has not been the case due to Pylons. In the 21st Century and with modern technology these cables

should be put out to sea or buried. This would then have no impact on people's mental health. Not rocket science, the technology is there!!!

"Council elections today tell how we are all feeling about ██████ ONLY GREED is keeping him and ██████ in place. THIS IS NO WAY TO LIVE. This is humanity at rock bottom guided by the lust for money. If I despise these people, how much, ore so do others despise them. They are stealing from me and my family EVERYTHING, ██████, only he was more open and honest about his reasons, vile, twisted, insane and disgusting as they were. ██████ uncaring, one vision only and no one can oppose him. Fighting with integrity is a losing battle as he only has to sign a document and my family is effectively impoverished for the next 3 generations. I have just been robbed of the ONLY inheritance I would have received by my mother - who changed the will to keep a noose around my sister's neck. Keeping her close and servile, promising her everything but threatening to remove it if she said a word to me. I know about manipulation, that ██████ was my mother for 70 years. I left home at 17 due to her violence as I was sick of being beaten for her filthy temper and Dad working abroad. Sis was always loved and wanted. I arrived too early and from day 1 was told I ruined her marriage.

Finding out I had been disinherited to keep beloved Sis (run ragged for the last 15 years by Mum and Dad) chained to serving her (Dad's will was inclusive and lovely), was something I discovered on 10th Feb this year 2026.

On top of ██████ and ██████ robbing us of just short of £1 million - the value of this home and my ex husband's pension and saving stash (he banked my money in his name so I can't access it), I was punched from the grave by Mother who died on 8th Jan this year, as were her grandchildren and completely disinherited. So I really do have nothing left to lose. When I jump from the top of that pylon, I will have a banner trailing from my back - face to earth, free-falling as I did for years, exposing ██████ corrupt greed and obsessive pursuit to use the most damaging route possible. I just hope the fall will kill me outright. I saw pictures of a friend who died after his parachute did not open properly. ██████. They had to take photos at the scene of the accident for the inquest and better his friends did so than others. Clean, sudden, no mess, I just want to leave the message that these people NG and Government ██████ ██████. This is nothing to do with GREEN energy - which I support, this is naked greed and they are killing people under the guise of progress to self serve - as did the water companies. My death has to expose this, so I have a lot of work to do in the next couple of years IF my body hold out. "

I cannot understand why politicians and companies surge forward with industrialising the countryside instead of preserving its beauty. How much have they profited from these decisions. I will only vote ██████ until they come to their senses!

Please think of the impact this is having on the people living in these areas, also the blight on the landscape. It would be devastating.

HELP PLEASE 🙏🙏

The amount of hassle and financial loss this will cause....can we ask to invest in under sea route? Let us have the castings and see who is happy to invest in this!

Health concerns with pylon being so close

Feeling that you have no say, no control has caused me to feel less confident in the future. Fear about the impact on the village and wider countryside is major concern. The feeling that no-one will listen or care has left me feeling resigned and disregarded.

I don't believe the government when they say it's more expensive to put cable under ground. Especially [REDACTED]. They are continuing the plans for the pylons just because they can. I really hope we have a change of government before the project goes too far. It is ruining people's lives and our environment.

"The following has only increased our anxiety, stress and ability to have a good nights sleep.

The lack of engagement,

Lack of direct information,

Withholding survey information

Lack of consideration of alternatives,

The inaccuracy of the information they are using to design the scheme on,

Lack of direct interaction from NG with our suggested local changes to the route."

I feel that this once beautiful countryside will be destroyed for ever and worry for future generation's
One advantage to being older

Please stop and consider how this will affect villagers lives, beautiful landscapes, wildlife and nature and the noise/pollution from lorries created, whilst all this is being put into place. We need more green spaces, more nature, less industrialisation in Norfolk and Suffolk. It will affect livelihoods and wellbeing and people won't want to visit these areas for holidays anymore, which will have a huge detrimental affect on local businesses. These landscapes are important and need to remain, as far as possible, unspoilt.

this should not go ahead ,,will cause untold stress to many people , property values will decrease , the counrty side will be ruined by contruction traffic etc etc , the wildlife will be adversely affected also their habitats ruined leave our beuatifull country side alone !!!!

The 'threat' of this imminent intrusion into the peace of my life is pervasive in all thoughts of my future. What will the landscape look.like? How many solar farms will pop up in my immediate surround? Will the sound of skylarks and birdsong be lost forever?

The worry and stress is all so unnecessary when there are better alternatives. Whilst we might not want pylons because they are unsightly among other reasons, the impact on our health is tangible now and has been since we first learnt about these projects-not just as a result of them being built. So many people would be affected financially and not have any redress. This just isn't fair when we have worked hard to pay for our properties.

This is worrying as our businesses will be financially affected, who wants to sit beside a pylon?? Following my husband's premature death, he was actively working in opposing the pylons and wanted it via the sea, all his assets are greatly devalued and I am worried about my future and my family's.

This is worrying as our businesses will be financially affected, who wants to sit beside a pylon?? Following my husband's premature death, he was actively working in opposing the pylons and wanted it via the sea, all his assets are greatly devalued and I am worried about my future and my family's.

I don't think NG know or care about the impact it is having on anyone affected by the proposed project.

It's just so unfair. That the cheapest option for national grid is stealing from all of the property it's not a straight line past us. It literally surrounds our village and will make it so visually caged in. Making our village so undesirable to us and anyone who would of considered buying into the village in the future. I believe it 100% lead to us not being able to sell our house at the 2nd half of 2024. Not even any low offers just silence.

"I'm so glad you asked this. Whenever I have sent in my views throughout this process, I have always focused on what this is doing for my mental health.

I should also note that when I went to view the plans last year, in Little Waltham School, I cried when I saw in the interactive map what it would look like. I think it was only then that representatives realised what it was actually doing to the wider community. I cried as I left. It seems so very unfair what they are doing to us. "

I find it extremely distressing every day to see huge areas of our beautiful countryside turned into industrial areas!! Also seeing these huge monstrous pylons so close to homes and going through the centre of villages is very distressing on a daily basis.

This is a terrible idea and should be taken around the coast and then everyone will be happy not just ng

I used to walk in the lanes next to my house every morning. I just can't do it any more - what used to be a relaxing part of my day now just makes me so angry.

The pylons will ruin a beautiful natural resource. There is so little open space for the general public to enjoy that is freely available and untouched.

Pylons are a constant stress, feels like decision is already made and it also feels like a huge conflict of interest for [REDACTED] and companies he and associates are involved in

Its the not knowing what they are going todo with your property, the communication -nothings in writing only verbal , the fact that they can just take your property with a dco list is endless

My only response to this project is one of regret should it go ahead.

Worried about our health and wellbeing going forward

The plans are about to disrupt our lives, the amount of expected work, traffic, damage to the environment and wildlife. There is a lot of pride in our village to keep everything as looked after as possible. The feeling of being totally ignored and NG being able to do what they want.

Also concerned about future health implications to living in proximity to pylons.

Undoubtedly I will be forced to close my local business because I won't put my health at risk by working outside all day beside this pylons

NG have completely failed to understand the impact of this project and the I creased number of solar farms being planned BECAUSE of the grid and the expansion it provides. The project is being seen and assessed as a single project and not the multiple projects that are in all reality going to be approved as a result of this one project.

We have just had local elections. Are the results not showing and telling this government that they have to listen to the voice of the local community. These 'practices' are just one of a number of reasons this government is in such a mess. They are NOT listening to the local communities they profess to serve!!

We have just had local elections. Are the results not showing and telling this government that they have to listen to the voice of the local community. These 'practices' are just one of a number of reasons this government is in such a mess. They are NOT listening to the local communities they profess to serve!!

It was our plan to sell our house when we reached the age of 80 & 77 are but we now feel stuck & powerless in a situation with two proposed pylons in the field next door & all the chaos of there installation.

It's playing on my mind so much I feel like selling my bungalow and moving away. Something I really didn't expect or want to do with all the memories of living here with my husband over the past 10 years. I love our countryside please don't take it away from us.

Don't do it your ruining peoples lives. But you don't care about that.

What is a lovely place to live ,will become an industrial waste land , all for getting to net zero . It will not change anything. This is all a folly and 1% will not stop anything.

National Grid seem to have no comprehension of the stress they are putting us all under with these pylons ruining the countryside. The fact that they keep changing their minds as to whether my house will be affected by 50m high pylons or the squat but wide 40m high pylons just adds to the daily worry. This summer will be the last summer I can truly enjoy my garden as the noise, disruption and dust from the building of the pylons and the hum from the pylons will destroy it's tranquility forever along with the views across open countryside.

I'm involved with two action groups and one political group to fight this destructive agenda.

Apart from the blight on the landscape and the FACT it has no benefits for Norfolk, Suffolk and Essex, yet National Grid keep posting on many social media platforms how they have run cables under the sea from many different countries to the UK, and won awards for this , they can't run cables from Norwich to Tilbury . Makes one question which individuals are benefiting financially from this as NG have proved under sea cabling is a viable option.

This is an abomination of democracy, a wilful treading on our rights and expectations. Without faith in our democracy, what use is it?

Lack of information around specific impact on my property is shameful

If London needs electricity, then why do we have to suffer because of it? I love where I live. I'm so lucky. I like walking my dog in the countryside and I won't be able to do that anymore. It makes me really sad and worried. National Grid are like ██████████

Every project is now forced upon us regardless

I am fearful for my children's health and the implications from European studies on childhood leukaemia and proximity to pylons/EMF. I am already grieving for the land and ancient trees and habitats that will be lost and the animals that will be displaced. This is my forever home and I consider myself a guardian of my local land and the helplessness I face against the corporation is very upsetting.

Constant worry, financial instability, marriage problems caused by stress, unable to retire due to not being able to sell our house for what it should be worth!

I think the pylon plan should be cancelled, an integrated offshore plan should be put forward. It would save us all a lot of money and a lot of unnecessary upset and worry.

Feel sad every day when I look over the landscape and imagine what it will look like with pylons stretched across the sky. Also the daily impact of having to put up with the construction phase . Footpaths/ bridle paths closed witnessing the destruction of the countryside.

This proposal is so depressing.

I'm so so worried about the impact on my daily life

The continuous forms to fill, emails to send again and again makes me so angry, fearing we are not being heard.

I feel overwhelmed by the constant stream of communication in the post. Bombarded with paperwork which I am anxious to open and don't always understand. It severely affects my mental health.

The destruction of the countryside worries me emotionally

The consultation was just a show. No options. A fixed outcome and the mental health and financial stability of so many, decimated. Shameful.

Constant uncertainty and lack of clarity make this all worse. National grid listen to NOTHING we say!

Help keep what little country we have left.

It's obvious. Clear countryside views currently give so many of us a sense of peace when we walk through it. It reduces anxiety. Seeing and walking through our countryside strewn with the metal giant pylons would be overbearing, anxiety inducing, an invasion of that quiet space that helps us through dark times.

Watching my wife cry because of National Grid breaks my heart.

My biggest concern is mine and my families health. We didn't buy a house near pylons and it would have been a big consideration of ours. We have lost many people to various types of cancer in our families and we are very health conscious so potentially living close to a large pylon is something that I simply would not chose to do.

N/A

I get annoyed every time the N2T group send me more post wasting money that could be used to put the cables in the sea. The Government policies on environment are simply green washing, destroying green land to be environmentally greener is ludicrous

This has ruined our retirement, and I worry that I may not live long enough to get back to normality, as I have ongoing health issues

I just want somebody to care enough to listen to us instead of ramming their projects and desire for profit down our throats.

"The cumulative effect of all energy projects needs to be properly addressed. Sizewell C is more than enough for Suffolk. Sealink & LionLink need to go to brownfield sites not further ruin Suffolk countryside, farmland & tourism.

There seem to be no checks & balances on Sizewell C & the amount of trees & hedgerows removed is an absolute disgrace.

National Grid's handling of the Norwich to Tilbury pylons, Sealink & LionLink is frankly appalling. It will further devastate the countryside & wildlife. It is not clean, home-grown energy - it is environmental vandalism on an appalling level."

"I think the stress comes from a lack of control of what happens to places that are swept close to the heart for their beauty and tranquility which will be destroyed by industrial level

Pylons - plus that the government says it consults

But will do whatever it thinks

It need to do regardless of the community voice "

This whole process drives poorer mental and physical health because of the way it is being done, the feeling of inevitability about it, the destruction caused to nature and the lack of any meaningful consultation with communities or consideration of them

There is no communication from N2T. When there is no communication there is no connection or trust. **IDO NOT TRUST NATIONAL GRID!!**

National Grid do not appear to care about the impact the pylon project is having on local communities' mental health issues.

The worry about disruption and destruction that impact both the timing and ability to sell my home to downsize is extremely stressful. The retirement I have planned for is going to be delayed and I must continue working as the value of my home has dropped too much to make retirement possible.

"This proposal does not take into account in any way the mental effect it is having to everyone living near this proposed route. At the consultations they say they have, this is not true.

They constantly say they listen... I have not seen any evidence of this other than patronising, contrived "" corporate speech"".

It is disgusting and patronising to produce literature regarding this with pictures of our beautiful countryside, a massive pylon and then a family of 4 enjoying a lovely walk underneath it; like it's going to be such a utopian world!"

mental anxiety about the damage to our beautiful countryside, flora and fauna and the environment, the noise and disruption. surely we should be putting solar panels on all new builds and not destroying our world.

While I don't not want to kill myself, the level of anger increasing due to this project makes me regularly dream about [REDACTED] the project leaders of NG and any workers that come near my property. Right now I feel I am much more angry than I have ever been in my life which is all due to the project and its impact it will have on my dream home, my family, my wifes business and the impact it will have on 1000's of residents that come hear every year to hear the birds and relaxing surroundings.

I am anxious, because consultations have not helped. We have not had replies to our concerns. Our house in a rural area is going to be affected by movement of lorries both day and night. There is no way of telling how much this will affect our health. Lack of sleep will increase our anxiety and physical well being. The vehicular movement will create constant noise, vibration and poor air quality. Simple every day activities in the garden will be hampered... hanging out washing , sitting in the garden , playing with grandchildren etc. Having worked hard for our retirement we are most upset that the ecology and environment will be damaged for years.

The bullying tactics, lies from the start and lack of consultation and empathy has made me and my family very depressed.

You're corrupting the countryside. There are far better ways to achieve without putting millions into the pockets of the very wealthy

Loss of established hedgerows and trees. Loss of a quiet village life during the construction. Increasing traffic on small village roads making movements difficult. Damage to old buildings and not being able to enjoy our garden. All contribute to my stress.

The increased stress is associated with mainly associated with frustration. Frustration that the pylons proposal technology is already 30 years out of date. Frustration that it is perfectly possible to underground cables which would negate pretty much all anxiety. Frustration that the financial case is based on outdated costs associated with emerging technologies in 2010 which is now standard technology nearly 20 years later. Frustration that in Germany and Denmark high voltage cables are sited 300m away from humans for health security and yet in the UK we have no concerns I had

better stop now as the frustration with the blind driving forward of this project is causing me excess stress

I worry about the permanent destruction of the countryside and the effect it will have during construction and beyond. Walking and horse riding in the countryside is beneficial to mental health but miles of paths will be ruined by this project

A large amount of the stress is due to the seemingly underhanded nature of the project. And the feeling that it's a "done deal" with no consideration for people's opinions.

I feel national grid has shown no regard for the wellbeing and mental health of communities. There are alternatives that would limit or remove the impact on people, but they appear intent on doing the most damage possible because their only focus is maximum profit.

The concreting and dessimation of the countryside and agricultural land is really worrying. Where will we get our food from? Once there's pylons are built together with solar farms our land is gone forever. This country is known for it's green and pleasant land these unnecessary blots on the landscape are changing the whole panorama of the UK. There are other alternatives.

The whole fiasco is an industrial nightmare where the people who have to live with the monstrosity are ignored and treated like nothing ! It's an absolute sham and a shame in our country that we treat our people and our countryside like this. Only profits matter

Why build outdated visual structures when underground or in the sea are cheaper options?

Alternatives, such as underground and offshore have never been explored properly and neither were they ever included in the consultations, which is considered against the law .

My depression and anxiety is being caused by knowing that there is an alternative, that the cables can be put under the sea. The National Grid and the government are not responding to our wishes and comments about this, making me feel powerless. The human cost in the pylon proposal is not being taken into account.

"NG has at no point demonstrated any concern or consideration for the individuals and communities impacted by their proposal. If anything, NG has shown a total disregard for people affected by these plans. NG could and should have consulted properly with communities, we know our local areas and could help NG to plan better options (even if onshore) - instead the route impacts families, archaeology, listed buildings, business and farms, public amenities, protected environments etc, and that's in just one village alone.

The impact this proposal has had on our mental health and personal relationships cannot be understated. It's NG's plan and only that plan in their mind, people impacted are not listened to and sound, well-founded feedback is totally ignored. This plan is not for the benefit of this country or the

regions impacted, it's to line the pockets of NG's management and shareholders. The individuals, families and, communities impacted must be heard and their views properly taken into account."

"This will not only affect my mental health, but also that of the wider community, even if many do not yet realise the full impact it may have. The noise, disruption, destruction, and increased traffic in a small village environment will inevitably place added strain on residents and local life.

The disturbance to footpaths regularly used by many people, together with the significant visual impact on the landscape, will take its toll for years to come. Ancient hedgerows being ripped out will take decades to recover, and even then they may never be restored to what they once were with unsightly pylons in their place "

Go undersea national grid and do not destroy our beautiful countryside

The plans have caused so much uncertainty, and stress for everyone

National Grid has shown itself to be [REDACTED], which creates anxiety.

I feel that our countryside will be spoiled by the pylons and associated infrastructure.

I feel bulldozed without any genuine confidence in my opinions and concerns being remotely listened to. The arrogance of NG is staggering when there is an alternative

The prospect of places I walk regularly, their majestic trees, hedgerows, crowds of cowslips, being bulldozed and oppressed for ever by massive pylons and a service road depresses me profoundly. I'm aware of each new notification, mark ups-on the road - a drip drip of poisonous news - the death knell of an environment I love and which I feel powerless to defend

This project is causing significant stress in my family, impacting our mental health and quality of life.

The harm caused by this project is unnecessary. NG are ruthless in their approach, are significantly underplaying its impact on those close by and totally dismissing landscape and wildlife devastation.

At the consultation meetings attended at West Bergholt and Langham I got the distinct impression National Grid had paid no thought whatsoever to the issue of mental health and the impact upon residents in the communities impacted

I feel very sad that so much destruction will be done to the beautiful countryside in Essex, Suffolk and Norfolk! The habitat that keeps our wonderful wildlife safe will be destroyed! The land our hardworking farmers produce our food on will disappear! It'll also impact other rural businesses and tourism! There are other options which are less damaging and cheaper!

Most of my anxiety is caused by NG not publishing the criteria used or reasoning behind the EACN proposals, how can residents effectively challenge their assumptions if we do not know what they are?

We live in the heart of North Norfolk in a small village which has been blighted for well over 10 years by first the relentless succession of 4 NSIP planning inquiries re. the offshore wind farms that are feeding into Norwich Main - and are therefore the CAUSE of the need for N2T - and then by the disruption caused by hosting the Main Construction Compounds for 3 of those projects and the digging of their cable trenches through our parish. The work involved in responding to PINS and campaigning for an OFFSHORE GRID as a much better alternative, over so many years, has been utterly exhausting, dispiriting and ultimately depressing. The fact that every PINS Panel recommended REFUSAL of the DCOs for these projects and yet successive Secretaries of State simply ignored those reports and granted approval anyway, has destroyed my faith in the planning system - after 42 years working hard as a parish councillor, as consultees in the planning process. We strongly support the green transition, but we are paying far too high a price for the shocking LACK OF STRATEGIC PLANNING over 2 decades. Meantime, I have wasted the best years of my retirement from teaching, on trying to promote a better government response, and am left exhausted, demoralised and depressed. As a final sting in the tail, our small agricultural village is now threatened with an appalling legacy from these NSIPs. As the construction of the onshore works becomes complete and the projects begin to withdraw, far from being left in peace, the parish is now assailed by an avalanche of NEW planning applications for other INDUSTRIAL projects, riding on the coat-tails of these years of construction work. It is impossible for us now to keep cheerful about the future of this village. There is no peace of mind anymore.

The project is not necessary. There are other options that National Grid are unwilling properly to assess.

Vandals were people who spoiled the country side snapping trees upsetting wild life now the government are the vandals.

Frustrating as there are other proven options/alternatives to pylons but Government aren't prepared to listen or follow research.

From 2022, on hearing about the project, until March 2025, N2T caused me a lot of stress, anger, outrage, sadness, anxiety and trouble sleeping. Since then, other life events, on a more personal level, have pushed the project down the list of importance. So it would not be true to say it is affecting my mental health badly RIGHT NOW, but it definitely has done, during the aforementioned time period. And it has adversely affected my relationship with my husband, because he has put in such a lot of time to fighting the proposals, and he became quite obsessed with it. Now, we have reached a level of acceptance that the power lines will go ahead, and there are some things that are beyond our control. Due to our persistence, we are now fairly confident that the project will not cause too much damage to our own land, although we are still worried about the wider effects to landscape and wildlife. It has been a huge burden for the last 4 years, and will continue to be.

My anxiety is caused by feeling powerless while knowing this is the wrong scheme in the wrong place and National Grid is not listening.

We live in a historic building, a Georgian farmhouse with older original structures, and we have created a garden which is open to the public and gives 1,000s of people pleasure. It is a sanctuary in a rural lane with ancient hedgerows which will be completely changed by the industrial landscape that is being proposed.

The only thing that really alleviates some of general anxiety/stress is the hard work, time & effort that [REDACTED], the Pylons East Anglia Committee and our Experts have put in. We can only hope we get a fair hearing.

"I had a period of a week or two when I was unable to function properly my brain shut down and any little thing I had to think about was like a ton weight.

This was purely down to the Norwich to Tilbury pylon scheme, and the huge affect it will have on our lives and finances.

We were looking forward to having more freedom in our upcoming retirement, not being trapped by a National Grid pylon scheme and it's unfair consequences. "

"It is a shadow that is constantly there. I enjoy looking at our green and pleasant land, but have to face the uncertainty knowing that some beautiful old 400 year old trees that I enjoy during the changing seasons will be bulldozed. My friends have got bored with hearing my constant complaints about the project: surveyors not surveying the correct areas; Fisher German agents not answering questions; NG not providing copies of reports which I signed a licence agreement to receive. This is a burden to my life that I have to constantly carry with no one listening or caring.

The N2T has not just impacted my life, but it has taken it over. I can not enjoy the sights around me without acknowledging that they will be going and blighted by the pylons."

This N2T project will cripple our small family farm. It has broken my parents and my grandmother and I will have to pick up the pieces.

Please be straight and honest with us. The anxiety of not having questions answered or proposals clearly explained, is so stressful and disrespectful. It is not fair to play with peoples lives and business' like this, never giving answers, just more concerns.

Please listen to the people this will impact on and answer their questions. Do not leave us in limbo, or insult us with saying anything just to shut us up.

We may have to move due to my husband's ideterioating health. Currently it's not worth listing with the uncertainty of whether the proposal will go ahead and if it does it will severely impact the value of the property making it more difficult to find and purchase a suitable new property within the area.

"On 22nd April 2022, I received a document from National Grid, telling me of their plans to run 400kv powerlines across our nature reserve. The route they were proposing would destroy a small (probably) ancient woodland / wood pasture that forms part of our nature reserve.

This enraged me. It was obvious that nobody had actually been and looked at the site, as there are easier less damaging routes possible through this ecologically sensitive area.

I have spent a huge amount of time and effort trying to engage with National Grid, to get them to see that there are options.

The Norwich to Tilbury project has caused me a lot of stress, anger, outrage, sadness, anxiety and trouble sleeping. My stress and anger also affected everyone around me as I couldn't 'switch off' from the pylons. It has particularly adversely affected my relationship with my wife, as I was so angry about it. I became obsessed and put in a huge amount of time fighting the proposals and trying to get National Grid to come and physically look at the possibilities so they could choose the least ecologically damaging route.

In March 2025, I had a life changing, near fatal accident, which has changed my outlook on life. Although I am still fighting for the least ecologically damaging route through our area, I cannot give the same level of time and energy to fighting National Grid as I did pre-accident.

I am deeply saddened that National Grid do not care about nature and ecology, but have accepted that the pylons will probably go ahead, irrespectively.

I am clinging onto the hope that the Examining Authority will refuse consent or force National Grid to choose a less ecologically damaging route through this area.

This whole project has been a huge burden on myself and family for the last 4 years, and is ongoing for the foreseeable future

Without doubt, the Norwich to Tilbury project has caused problems with my mental health. The lack of 'real' communication, ie actually answering our questions, rather than skating round them or even worse still, ignoring them, has been the main trigger for my stress, anger and frustration."

The fact that the process is dressed up as "consultation" by NG when clearly it is not increases irritability & anxiety

I worry for everyone I meet in North Essex whose way of life and whose enjoyment of life in their rural community is affected

Quite simply, this project and the appalling behaviour of National Grid and its agents is ruining lives. People will die prematurely as a result. It must be stopped.

There is an awareness of significantly raised stress within my locale and with my neighbours especially relating to the damage that construction or the haul roads and pylons, the visual impact of the pylons and potentially detrimental effects to health caused by high voltage lines near properties.

This whole project should go undersea. There's no reason to bring power from offshore wind turbines through 3 counties to London.

Construction will cause significant local disruption and the pylons will wreck the rural aspect forever. I moved to the area for health reasons, because I needed peace and tranquility.

These pylons will be a blot on our Flat landscape FOR EVER. NOT ONLY RUINING OUR FINAL YEARS BUT THESE FOR GENERATIONS TO COME

Teenage children worry & lose sleep over it!

"I feel a helplessness about this project. Regardless of our protests, lack of detailed information from NG and the powerlessness of the individual over these potentially devastating plans, I am filled with gloom!

East Anglia is being trampled by giants on every side, in the name of progress and yet again with very little thought of people's lives, livelihoods, well being and communities being taken into account. Nature, ecology and environments are to be trampled and destroyed. I hold my head in my hands and weep. Why, when there are other options with lesser impacts available they are seemingly unexplored?

I am filled with sadness and am despondent at the futility of protest about this, Lion Link, Sea Link and Sizewell C projects."

The lack of transparency and unresponsive nature of National Grid (or their sub contractors) adds to my anxiety.

The destruction of wildlife is going to be horrendous and there is nothing Green about this project and others like it over the country.

I worry more for my children and grandchildren in the area

Short termism horrors that we will all live to regret in the future and our enlightened successors will ask the question, 'Why?'

Feel angry that none of our concerns are being taken into consideration.

This is affecting all of our long term plans & we are unable to plan ahead due to the uncertainty.

My wellbeing is affected due to uncertainty, concerns about selling my house and the affect on the heritage and countryside in the Waltham Gap

Appendix C

Review of Section 18 Applicant Responses — Doc 8.9.1 (Rev A, April 2026)

This Note reviews the Applicant's responses to the ExA's First Written Questions on Section 18 (Water Environment). It mirrors the Applicant's response table for question-by-question reading.

The Applicant has responded to the questions, but most of the substantive flood risk and drainage points haven't been resolved. The pattern is the same across all sixteen responses with queries being deferred to later stages. This includes defer to a future Drainage Strategy iteration, defer to a Surface Water Management Plan that doesn't exist yet, or defer to detailed design at the contractor stage.

The key issues identified are summarised below:

- Drainage Strategy hasn't addressed LLFA concerns or our 16 March review.
- FSR rainfall still being used in Norfolk and Essex. FSR is an outdated methodology that doesn't capture recent rainfall datasets or methodology updates. Both LLFAs direct designers to FEH22, and the Applicant uses FEH22 for the Suffolk sections of the same Project. Sticking with FSR undersizes the ponds in two of the four LLFA areas.
- No Outline Surface Water Management Plan.
- Outline FWEP inconsistent and incomplete.
- W07 wording in CoCP Rev C isn't what the Applicant proposed in WE 1.11.
- Sequential and Exception Tests in the FRA are very thin.

We ask the ExA to require:

- Updated Drainage Strategy in the Examination Library by Deadline 5.
- Signed (not draft) SoCGs with all four LLFAs covering Section 18 by Deadline 6.
- FRA [APP-331] and updated Drainage Strategy both certified DCO documents under Schedule 3.
- The missing W07 clause put back in.

Section 1— The Critical National Priority test under NPS EN-1 4.1.7 and 4.2.28

Norwich to Tilbury is electricity transmission infrastructure designated as Critical National Priority (CNP) Infrastructure under NPS EN-1 (2024). The CNP regime carries a presumption that the urgent need case for low-carbon energy infrastructure outweighs residual adverse effects in all but the most exceptional cases. That presumption doesn't apply to residual impacts that present an unacceptable risk to or interference with onshore flood. The test for this Project on flood risk is therefore not just whether the Applicant has met 5.8 of EN-1 — it's whether the residual flood risk impacts amount to an unacceptable risk to or interference with onshore flood under 4.1.7 and 4.2.28.

The test

EN-1 4.1.7:

“Where this NPS or the relevant technology specific NPSs require an applicant to mitigate a particular impact as far as possible, but the Secretary of State considers that there would still be residual adverse effects after the implementation of such mitigation measures, the Secretary of State should weigh those residual effects against the benefits of the proposed development. For projects which qualify as CNP Infrastructure, it is likely that the need case will outweigh the residual effects not capable of being addressed by application of the mitigation hierarchy, in all but the most exceptional cases. This presumption, however, does not apply to residual impacts which present an unacceptable risk to, or interference with, human health and public safety, defence, or irreplaceable habitats. Further, the same exception applies to this presumption for residual impacts which present an unacceptable risk to, or unacceptable interference offshore to navigation, or onshore to flood and coastal erosion risk. See paragraph 4.2.28 of this NPS for further detail.”

4.2.28 carries the exception forward:

“Where residual non-HRA or non-MCZ impacts remain after the mitigation hierarchy has been applied, these residual impacts are unlikely to outweigh the urgent need for this type of infrastructure. Therefore, in all but the most exceptional circumstances, it is unlikely that consent will be refused on the basis of these residual impacts. The exception to this presumption of consent are residual impacts onshore and offshore which present an unacceptable risk to, or unacceptable interference with, human health and public safety, defence, or irreplaceable habitats. Further, the same exception applies to this presumption for residual impacts which present an unacceptable risk to, or unacceptable interference offshore to navigation, or onshore to flood and coastal erosion risk.”

Three stages. **Stage 1:** apply the mitigation hierarchy properly. **Stage 2:** weigh residual impacts against the need case, with a presumption that for CNP infrastructure the need case wins. **Stage 3:** but for residual impacts that present an unacceptable risk to or interference with onshore flood, the Stage 2 presumption falls away and the residual flood impacts are weighed against the benefits in the ordinary way — without the urgent-need thumb on the scale.

07/05/2026

Where the six issues sit against EN-1 4.1.7

Our view is that the residual flood risk impacts of the Project do engage the 4.1.7 / 4.2.28 exception. Short summary by issue below; full detail in the question-by-question review at Section 2.

1. Drainage Strategy not addressing LLFA concerns.

Issue A of the Drainage Strategy is in the Examination Library, but Essex hadn't seen it three weeks after issue, and Norfolk's SoCG predates it. "Mitigation as far as possible" doesn't sit comfortably with a position where the LLFAs whose statutory job is to assess the mitigation haven't seen the document said to embody it.

2. FSR rainfall in Norfolk and Essex.

Both LLFAs direct designers to FEH22, and the Applicant uses FEH22 for Suffolk on the same Project. Continuing with FSR undersizes the ponds in two of the four LLFA areas. "As far as possible" should mean using current methodology — particularly when the Applicant is already doing so elsewhere on the Project.

3. No Outline SWMP.

CoCP Rev C 6.1.16 is clear that the SWMP hasn't been prepared and that the Main Works Contractor will produce it post-consent under GG22. The 4.1.7 hierarchy looks at mitigation that's been applied — not mitigation committed for later.

4. Outline FWEP inconsistent and incomplete.

FWEP not updated since August 2025. Tables of key personnel, contacts and insurance are blank. Four high-risk fluvial sites have "Unknown" trigger event and 1% AEP depth. Several evacuation points are private third-party premises with no landowner agreement.

5. Site-level gaps not closed by the WE responses.

Tilbury North laydown culvert (Essex SoCG 3.8.3 — capacity not demonstrable on the information provided); pylons in FZ3 (foundation design under GH02 with no velocity modelling — designing for unknown scour against unknown velocities); haul road culvert blockage scenarios (50% / 100% blockage modelling not undertaken). Each one is an unacceptable interference with onshore flood until shown otherwise.

6. Sequential and Exception Tests too thin.

Six paragraphs of Sequential Test (FRA 5.1) and three of Exception Test (FRA 5.2) in a 115-page document, with no engagement with the four-step PPG 028 approach. Norfolk SoCG 3.7.13 records the LLFA's view that the FRA itself is inadequate on the sequential test. Where the foundational document is recorded as inadequate by a statutory consultee, residual risk hasn't been mitigated as far as possible.

07/05/2026

Conclusion

Taken together, the six issues describe residual onshore flood risk that hasn't been mitigated as far as possible under 4.1.7. The 4.1.7 / 4.2.28 exception is engaged. The result is that the residual flood risk impacts should be weighed against the benefits in the ordinary way, without the 4.2.28 presumption that consent will be granted in all but the most exceptional cases.

We ask the ExA to find that the residual flood risk impacts engage the 4.1.7 / 4.2.28 exception, and that the Applicant should close the issues above before close of examination.

Section 2 — Question-by-Question Review

The table mirrors the Applicant's response table in Section 18 of [REP3-series, Rev A]. Each row pairs the ExA's question (summarised) with the Applicant's response (summarised) and our review with the relevant policy hook.

| Ref | ExA Question (summary) | Applicant's Response (summary) | Review & Policy |
|---------------|---|--|---|
| WE 1.1 | Norfolk CC LIR raises gaps in the ES and FRA (10.1–10.2), construction near watercourses (10.8) and definition of temporary works (10.9). Provide direct responses. | Refers to the Drainage Strategy [REP1-072] and ongoing LLFA engagement, with an updated Strategy at a future deadline. Soil stabilisation: GG24, GG22, B03 and the Outline Soil Resource Plan. Temporary works: ES Chapter 4 4.8 [APP-130] and the Strategy. | <p>The response answers the question on paper but leans on documents that either pre-date Norfolk's concerns or haven't been delivered. Norfolk's LIR raised FRA gaps because [REP1-072] didn't address them — and the response points Norfolk back to the same Strategy with a promise of an update. GG24 is a dust commitment, not a sediment-pollution one; for Norfolk's 10.8 concern (silt), GG22, B03 and AS05 are the relevant ones.</p> <p>The wider concern is that the Applicant is seeking consent on the basis of mitigation commitments (GG22, B03, AS05) that are themselves ongoing processes with no guaranteed outcome. The relevant mitigation will be developed by a future contractor, in liaison with LLFAs that have outstanding concerns.</p> <p>Policy hook: NPS EN-1 5.8.21; NPPF 173, 175, 181; PPG Flood Risk 028. Norfolk SoCG items 3.7.1–3.7.13 all Under Discussion.</p> <p>CNP test engages 4.1.7 — the document said to embody the mitigation hasn't been delivered.</p> <p>Recommendation: updated Drainage Strategy by Deadline 4, with a note showing how it addresses each Norfolk LIR concern at 10.1–10.2, 10.8 and 10.9.</p> |
| WE 1.2 | Appendix B of [APP-331] calculates floodplain storage loss for pylons in floodplains, but not for the Stour trenchless crossings. Why not? | Per EA SoCG item 3.2.24, agreed with EA that compensation storage isn't required for temporary works. Stour crossings largely temporary; only permanent feature is link boxes at cable joint bays with very small above-ground footprint. Mitigation secured by W07 in [REP2-014]. | <p>Reasonable. EA SoCG 3.2.24 records EA agreement that compensation storage isn't required for temporary works and that EA is broadly satisfied with the initial compensation storage details. Permanent pylon compensation storage in FZ3+CC is secured by W17.</p> <p>Policy hook: NPS EN-1 5.8.7; NPPF 181; PPG 049–053. CNP test: not engaged.</p> <p>Refinements: (a) put a number on the permanent above-ground footprint of the link boxes; (b) confirm whether the link box locations sit in FZ3 — if so, the Sequential/Exception Test reasoning at FRA 5.1–5.2 should cover them.</p> |

| Ref | ExA Question (summary) | Applicant's Response (summary) | Review & Policy |
|--------|---|--|--|
| WE 1.3 | Pylons East Anglia [RR-2973] raised: (1) scour for FZ3 pylons; (2) blockage scenarios for haul road culverts; (3) hydraulic calcs for the Tilbury North box culvert; (4) tightening W07; (5) River Tas / Wid modelling. | (1) Velocity modelling disproportionate; FZ3 pylons designed via FWRA under GH02. (2) Neither EA nor LLFAs requested blockage modelling; GG22, GG32, B03, W02 cover silted runoff. (3) W08 secures box culvert design at future stages. (4) W07 redraft proposed (see WE 1.11). (5) Tas/Wid not addressed. | <p>The most contested response in Section 18, and only partly adequate.</p> <p>(1) Scour: GH02 is a contractor-led pre-construction exercise undertaken once foundation solutions are known and won't be informed by velocity modelling because none is being undertaken. EA SoCG 3.2.20 (FRA scope) is Agreed — that matters for EA permitting but doesn't close the planning point under NPS EN-1 5.8.7.</p> <p>(2) Blockage modelling: "LLFAs haven't requested it" isn't a substantive answer. 50% / 100% blockage scenarios are industry-standard for permanent culverts.</p> <p>(3) Tilbury North: deferral to detailed design under W08 is reasonable in principle, but Essex SoCG 3.8.3–3.8.7 record the matter as unresolved.</p> <p>(4) W07: the wording adopted in CoCP Rev C isn't the wording proposed in the response.</p> <p>(5) Tas/Wid: the response doesn't address the point. The Applicant should either commission its own modelling — standard for FRAs supporting development in FZ3 — or justify why it's disproportionate.</p> <p>Policy hook: NPS EN-1 5.8.7; NPPF 181; PPG 028.</p> <p>CNP test: the strongest single row for the 4.1.7 exception. The Tilbury North culvert and the unmodelled Tas/Wid reaches sit in the "unacceptable interference with flood" category until shown otherwise.</p> |
| WE 1.4 | Essex CC LIR 4.7.21: Essex applies a 45% climate change rainfall allowance and asks the Applicant to confirm parameters are agreed with the EA. | Confirmed. 2.3 of [APP-331] applies the 45% uplift to surface water drainage designs. Agreed via LLFA engagement and pre-submission sharing of the FRA with Essex CC. Also confirmed in [REP1-072]. | <p>Fine on the climate-change point. EA upper-end allowance for the Combined Essex catchment is 45% (2050s) / 40% (2070s); the Applicant uses 45% via the exception rule, which is conservative and correct. Essex SoCG 3.8.1 confirms it.</p> <p>Policy hook: EA Climate Change Allowances guidance (May 2022); Essex SuDS Design Guide 2020. CNP test: not engaged on the 45% point itself, but the wider Essex concerns below feed into Issue 1.</p> <p>Unaddressed Essex concerns: Essex SoCG 3.8.1 also records that the FRA contains no specified discharge limits and no detail on managing surface water when control limits are exceeded. The 1-year greenfield discharge rate from permanent and temporary built-up areas (Essex SuDS Design Guide 2020) should be applied throughout (Essex SoCG 3.8.3, 3.8.10).</p> |
| WE 1.5 | Several RRs from property owners raise concern about increased flood risk. Provide a schedule of location-by-location responses, | Schedule of ~30 location entries across all eight Project sections. Each pairs RR-IDs with the affected waterbody, the concern | The response ticks the box in areas but the same handful of generic CoCP commitments (typically GG22, AS05, W07, W09, W13, W14, sometimes B03/B26) get recycled across very different concerns at very different locations. There's no site-specific assessment of how the cited commitments would actually mitigate the risk identified at any of the named locations. |

| Ref | ExA Question (summary) | Applicant's Response (summary) | Review & Policy |
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| | communication status, and how mitigation is secured in the dDCO. | raised and a list of CoCP commitments said to mitigate. All reference Requirement 4. | <p>RR-2169 (Billericay, Wid) raises cumulative soil compaction over a multi-kilometre haul road corridor — answered with GG28 (ground protection mats) and AS01 (soil handling), neither of which addresses catchment-scale runoff change. RR-1937 (Long Stratton Road, Tas tributary) identifies a specific hydrological sensitivity at a watercourse the FWEP records as “Unknown” — answered with the same generic suite.</p> <p>Policy hook: ExA Rule 17 letter [PD-012] of 3 March 2026 asked for site-specific responses where locational detail is provided, and the Applicant accepted this in WE 1.1. The Section 18 schedule doesn't meet that standard.</p> <p>CNP test: where third parties have raised specific residual flood risk to their land and the response is generic, this contributes cumulatively to the 4.1.7 picture.</p> |
| WE 1.6 | LLFAs request a construction surface water drainage strategy secured in the dDCO; Norfolk CC notes precedent. Explain consideration. | Quotes commitment GG22 in [REP2-014] in full, which secures preparation of a Surface Water Management Plan substantially in accordance with the Drainage Strategy [REP1-072] and developed in liaison with the LLFAs. | <p>The response describes what GG22 does but doesn't engage with Norfolk's substantive point — that the Strategy itself (not a future Plan) should be a certified or specifically secured DCO document. GG22 is a process commitment. It commits a future contractor to prepare a Plan, in accordance with a Strategy that hasn't been finalised, in liaison with LLFAs that have outstanding concerns. There's precedent for securing drainage documents directly in DCOs, and the response doesn't address why that approach isn't appropriate here.</p> <p>Policy hook: Planning Act 2008 Schedule 3 (certification); NPS EN-1 5.8.20–5.8.24 read with 5.8.36.</p> <p>CNP test engages 4.1.7 — process commitment, not mitigation that's been applied at the time of decision.</p> <p>Recommendation: updated Drainage Strategy (a) certified as a DCO document under WE 1.10, and (b) cross-referenced in Requirement 4 such that the SWMP must be substantially in accordance with the certified version.</p> |
| WE 1.7 | Confirm whether all surface water runoff from construction sites and permanent works will be managed in line with SuDS guidance and designed to ensure no impact on third-party land and downstream catchment. State how this is secured in the dDCO. | Confirms runoff will be managed in line with the National Standards for SuDS (Defra, 2025) and relevant LLFA guidance, designed for no impact on third-party land and downstream catchments. References [REP1-072]; further iteration to follow with LLFA | <p>The commitment to the Defra National Standards for SuDS (June 2025) and LLFA guidance is welcome. The 2025 Standards are a step up from the 2015 standards they replaced, with seven outcome-based standards covering runoff destination, first-5mm interception, extreme rainfall, water quality, amenity, biodiversity and lifecycle design. Committing to comply sets an appropriately high bar.</p> <p>The commitment isn't yet substantiated. The updated Drainage Strategy [doc 8.2 Final Issue A, February 2026] doesn't yet show compliance with the seven Standards — particularly Standard 1 (justification where lower-priority discharge destinations are used), Standard 2 (first-5mm interception, no calcs presented), Standards</p> |

| Ref | ExA Question (summary) | Applicant's Response (summary) | Review & Policy |
|----------------------|--|--|---|
| | | <p>comments and drainage layout figures. GG22 secures the SWMP via Requirement 4.</p> | <p>4–6 (water quality / amenity / biodiversity tested via SuDS management trains, not via simple attenuation ponds), and Standard 7 (lifecycle maintenance regime in Table 9.1).</p> <p>“No impact on third-party land” can't be verified without catchment areas, runoff calcs and exceedance flow routes. Appendix A has pond reference numbers, catchment areas, attenuation volumes and discharge rates, but doesn't show how discharge points or exceedance routes interface with downstream third-party land at a catchment-by-catchment level.</p> <p>EA SoCG 3.2.22 sets out four specific requirements the updated Strategy should demonstrate: (a) infiltration SuDS not in contaminated ground; (b) max 2.0 m depth bgl; (c) min 1.2 m clearance between SuDS base and peak seasonal groundwater levels; (d) only roof water direct to soakaway, road/hardstanding via treatment train. The current Strategy doesn't test against (b) or (d), and the Phase 1 Contamination Assessment that would inform (a) hasn't been provided.</p> <p>Policy hook: NPPF (December 2024) 182; National Standards for SuDS (Defra, June 2025) Standards 1–7; CIRIA C753; NPS EN-1 5.8.7.</p> <p>CNP test: “No impact on third-party land” is the 4.1.7 “no unacceptable risk to onshore flood” test in different language. On the present evidence the commitment can't be verified — including by the LLFA whose statutory job it is to do so.</p> <p>Recommendation: next iteration of the Drainage Strategy to set out compliance against each of the seven 2025 Standards with the supporting calcs, and to be issued to all four LLFAs in time for their SoCGs to reflect their positions on it.</p> |
| <p>WE 1.8</p> | <p>Essex CC LIR 4.7.25 states the LLFA “retains certain concerns that have not been addressed from previous discussions... without feedback or discussion from the Applicant. This uncertainty gives cause for concern”. Explain how the ExA can be assured concerns will be resolved.</p> | <p>Notes Applicant's commitment to collaborative working with LLFAs. References pre-application engagement. April 2026 meetings arranged to discuss LLFA comments on [REP1-072]. Updated Strategy at a future deadline. “The Applicant is confident drainage matters will be</p> | <p>Confidence isn't assurance. The state of the SoCGs is the appropriate test:</p> <ul style="list-style-type: none"> • Norfolk CC SoCG — every Hydrology, Land Drainage and Flood Risk item (3.7.1 to 3.7.13) Under Discussion. • Essex CC SoCG — every item in section 3.8 (3.8.1 to 3.8.13) Under Discussion. • EA SoCG — most Hydrology / Flood Risk matters Agreed; four contaminated land / groundwater items (3.4.6 to 3.4.9) Under Discussion. • Affinity Water SoCG — zero matters Agreed; ten Under Discussion. <p>Policy hook: NPS EN-1 5.8.36; Planning Act 2008 examination procedure (signed SoCGs as the appropriate test of LLFA agreement).</p> |

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| | | resolved by the close of examination.” | <p>CNP test engages 4.1.7 — at the formal SoCG record, two of the four LLFAs do not agree the residual flood risk is mitigated as far as possible.</p> <p>Recommendation: as a condition of further reliance on the Drainage Strategy, the ExA should require signed SoCGs with all four LLFAs covering Section 18 by Deadline 6.</p> |
| WE 1.9 | Water Management Alliance RR notes that surface water discharge into watercourses they are responsible for needs consent. Confirm how this is secured in the dDCO and whether agreement has been reached. | Project proposes to disapply s23 of the Land Drainage Act 1991 through Protective Provisions agreed with the relevant drainage authorities including the WMA. Provisions being negotiated; drafts shared and updates received from WMA. | <p>Reasonable. Disapplication of s23 with bespoke Protective Provisions is the standard approach on linear NSIPs.</p> <p>Policy hook: Land Drainage Act 1991 s23; Planning Act 2008 s120. CNP test: not engaged.</p> <p>Recommendation: WMA Protective Provisions tracked through SoCG updates and ideally agreed in principle before close of examination. “Agreed subject to drafting refinement” should be the target.</p> |
| WE 1.10 | Essex CC LIR 4.7.26 expresses concern that the dDCO, Schedule of Requirements and EM don't highlight existing flood risk, the need for managing it, or overland flows. Suggests FRA and SWMS should be certified documents, and a CEMP should be drafted. | Flood risk and drainage measures in [APP-331] and [REP1-072] are secured via CoCP commitments under Requirement 4. No further controls needed. Outline CoCP includes information typically in a CEMP, so a separate CEMP isn't required. Applicant content to list [REP1-072] as a certified document if the ExA considers it appropriate, but certification “does not mean greater control”. | <p>Partly conceded. The offer to certify the Drainage Strategy is welcome and should be accepted. Two qualifiers to push back on:</p> <p>First, certification “does not mean greater control” is misleading. Certification under Schedule 3 has direct legal weight: the certified version is the version against which compliance is measured, and departures need a non-material or material change application. The qualifier suggests parity between certified and uncertified documents that doesn't hold.</p> <p>Second, the FRA [APP-331] isn't offered for certification — only the Strategy. The FRA is the foundational document for flood risk on the Project. The argument that the FRA is “already captured” via CoCP commitments understates how much of it is policy reasoning and assessment that doesn't have a corresponding CoCP commitment.</p> <p>Policy hook: Planning Act 2008 Schedule 3; NPS EN-1 5.8.21. CNP test: not directly engaged here, but a certified updated Strategy is part of the route out of the 4.1.7 exception.</p> <p>Recommendation: both the FRA [APP-331] and the updated Drainage Strategy certified as DCO documents.</p> |
| WE 1.11 | Outline CoCP commitment W07 states works in FZ3 will be laid out | Confirms the Sequential Test has been applied; clarifies the intent | <p>The proposed W07 redraft is an improvement on the original, but the wording adopted in CoCP Rev C isn't the same wording — the substantive clause that responded to the ExA's clarity concern (“ensuring the most</p> |

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| | <p>in accordance with the Sequential Test. The ExA and certain LLFAs believe this lacks clarity. Explain what is meant and provide a reworded commitment.</p> | <p>of W07 is to ensure the most vulnerable components are placed in the lowest-risk areas. Proposes a W07 redraft including the clause “ensuring the most vulnerable components are placed in the areas at lowest risk”.</p> | <p>vulnerable components are placed in the areas at lowest risk”) has been removed. That's a material discrepancy.</p> <p>Beyond W07, the Sequential Test reasoning at FRA 5.1 is very thin (six paragraphs) and doesn't engage with the four-step PPG 028 approach. A working-area-scale sequential approach via W07 is necessary but not sufficient — the project-scale Sequential Test in the FRA itself should be expanded.</p> <p>Norfolk SoCG 3.7.13 records the LLFA's view that surface water flooding is inadequately considered in the sequential test and the FRA, and that the FRA lacks site-specific modelling, detailed drainage design annexes and consistent application of stated methodologies. Under Discussion.</p> <p>Policy hook: NPPF 173–175; PPG Flood Risk 028; NPS EN-1 5.8.21.</p> <p>CNP test: engages 4.1.7 — Norfolk records the FRA itself as inadequate on the sequential test for surface water.</p> <p>Recommendation: (a) amend W07 in the next CoCP iteration to include the missing clause; (b) expand the Sequential and Exception Test reasoning at FRA 5.1–5.2 to engage with the four-step PPG approach.</p> |
| <p>WE 1.12</p> | <p>Outline CoCP commitment W04 states active private water supplies will be identified through landowner discussions and appropriate measures will be “considered”. The ExA considers “considered” insufficiently robust. Propose reworded commitment.</p> | <p>Describes the existing approach: ES Appendix 9.3 [APP-184] includes private water supplies and a qualitative groundwater risk assessment. Locations on ES Figure 9.5 [APP-190] (except South Norfolk, GDPR). Where impacts unlikely or further investigation required, GH11 (Hydrogeological Risk Assessment) applies.</p> | <p>The Applicant has missed an opportunity. The W04 wording in CoCP Rev C is materially stronger than the wording the ExA was unhappy with — it commits to a 24-hour initial response, mandatory mitigation where risk is identified, mandatory investigation, and mandatory remediation where works are shown to be the cause. That's the kind of strengthened commitment the ExA asked for. The Applicant should have led with the new W04 wording, not described the assessment process.</p> <p>Separate point not addressed: EA SoCG 3.4.6–3.4.9 (contaminated land, groundwater) record the EA's request to be a named consultee on the discharge of Requirement 4. That goes beyond consultation under the existing GH11 / W04 mechanism — it's a request for a substantive role that isn't in Schedule 3 of the dDCO. Under Discussion. The WE 1.12 response doesn't engage with this.</p> <p>Policy hook: NPS EN-1 5.3 and 5.8.36; Water Resources Act 1991; Private Water Supplies (England) Regulations 2016. CNP test: not directly engaged on the W04 wording, but the unaddressed EA SoCG items feed into the cumulative picture.</p> <p>Recommendation: (a) the ExA should be directed to W04 in CoCP Rev C as the answer to the wording concern; (b) the dDCO should be amended to make the EA a named consultee on the discharge of Requirement 4 for contaminated land, groundwater and private water supplies, in line with EA SoCG 3.4.6–3.4.9.</p> |

| Ref | ExA Question (summary) | Applicant's Response (summary) | Review & Policy |
|---------|--|---|---|
| WE 1.13 | Holton St Mary PC notes drainage works planned from haul road into a stream west of Sandpits Lane, in an area rich in wildlife including otter habitat. Provide ecological impact analysis and propose mitigation. | Drainage Strategy 5.4.33 describes treatment via attenuation pond. Pond shown on ES Figure 4.1. Ecological impact in ES Chapter 12 12.8 and ES Chapter 8 [AS-026]. Mitigation secured by W13, GG22, GG23, AS05. Otter survey [AS-039] found no confirmed holts; pre-construction surveys to be undertaken; if holts found, 30 m exclusion and Natural England licence sought. | <p>Ecology not within our remit to advise.</p> <p>On the surface water treatment design, the response leans on Drainage Strategy 5.4.33 (channel drain to attenuation pond with treatment element). That's a reasonable description, but the Strategy doesn't actually demonstrate the treatment train meets the CIRIA C753 simple index water quality assessment for the receiving watercourse. For a small ordinary watercourse with otter habitat the simple index would point to a treatment train of vegetated swale + sediment forebay + wet pond, not just a settlement pond.</p> <p>Policy hook: CIRIA C753; WFD / EPR 2016; National Standards for SuDS (Defra, June 2025) Standard 4. CNP test: not directly engaged.</p> <p>Recommendation: updated Drainage Strategy to test the proposed treatment train at this location against the CIRIA C753 simple index and confirm or upgrade as appropriate.</p> |
| WE 1.14 | Anglian Water indicate a Water Resource Assessment template is with the Applicant. Confirm completion and submission deadline. | Draft WRA submitted to Anglian Water for feedback. Intends to complete submission of all required WRAs by Deadline 6. | <p>Deadline 6 is reasonable provided the WRA addresses the substantive water resource concerns raised by Anglian Water and Affinity Water in their RRs and SoCGs.</p> <p>Policy hook: Water Resources Act 1991; NPS EN-1 5.18. CNP test: not engaged. To be tracked through to Deadline 6.</p> |
| WE 1.15 | MCA requests confirmation of whether any rivers within the Order Limits fall within the jurisdiction of a Statutory Harbour Authority or Local Navigation Authority. | Project entirely within Thames and East England MCA authority area. No Ports or Marine Offices within Order Limits. No rivers within Order Limits fall within the jurisdiction of an SHA or LNA (e.g. Canal & River Trust). | <p>Fine. The response is factually clear and the statement that no rivers within the Order Limits fall within the jurisdiction of an SHA or LNA is sufficient.</p> <p>Policy hook: Pilotage Act 1987; Harbours Act 1964; relevant local navigation Acts. CNP test: not engaged. No issue arising.</p> |
| WE 1.16 | Affinity Water owns and operates Ardleigh reservoir. What are the remaining issues giving rise to Affinity Water maintaining their | Outstanding items: detailed design engagement on interactions with Affinity Water assets, cost recovery mechanisms, | <p>The response understates the position. Affinity Water SoCG records zero matters Agreed and ten matters Under Discussion. The substantive items include:</p> |

| Ref | ExA Question (summary) | Applicant's Response (summary) | Review & Policy |
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| | <p>objection and what progress is being made?</p> | <p>and bespoke Protective Provisions. Further details in [REP1-076]. Engagement continues to bring items to an agreed state.</p> | <ul style="list-style-type: none"> • Item 6.1 (Overhead Line Crossing of Ardleigh Reservoir) — compulsory purchase rights are sought, the site is jointly owned with Anglian Water, and as of 16 February 2026 no joint meeting between Affinity, Anglian Water and National Grid had taken place. • Item 6.10 (Protective Provisions) — Affinity records that the standard set in Part 1 of Schedule 16 to the dDCO “fall short of providing it with the necessary protections” and that even the bespoke draft Protective Provisions “still do not include a number of matters which Affinity would expect to be covered for its benefit”. Unresolved. • Item 6.9 (Cost Recovery) — the cost recovery mechanism for Affinity's detailed design engagement and any necessary diversions hasn't been agreed. • Items 6.2 to 6.8 — underground cable interactions, haul road crossings, bellmouth junctions, crossing protections, UKPN wood pole dismantling, UKPN cable crossings, AC interference. All Under Discussion as of February 2026. <p>Policy hook: Planning Act 2008 ss122–123; Water Industry Act 1991. CNP test: Protective Provisions for a strategic public water supply asset (Ardleigh Reservoir) where the SoCG records zero matters Agreed engages the 4.1.7 “unacceptable risk to human health and public safety” limb as well as the onshore flood limb (drinking water resource).</p> <p>Recommendation: the ExA should require (a) the joint meeting between National Grid, Affinity Water and Anglian Water on the Ardleigh Reservoir compulsory purchase by Deadline 4 with a brief minute submitted to the Examination Library; (b) the bespoke Affinity Water Protective Provisions agreed in principle and submitted with the next dDCO iteration.</p> |