

AENC-NG-CNS-REP-0366

Norwich to Tilbury

Volume 8: Examination Documents

Document: 8.4.12.2 Response to ISH2 Action Point 27 - Masterplans

Final Issue A

June 2026

Planning Inspectorate Reference: EN020027

nationalgrid

Contents

1.	About this Document	1
1.1	Introduction	1
2.	Applicant's Response to Action Point 27 from ISH 2	2
2.1	Action Point 27	2
2.2	Engagement Undertaken	3
2.3	Draft Constraints and Opportunities Plans	3
2.4	Status of the Draft Opportunities Plans	4
2.5	Applicant's Position on Compensation	4
2.6	Deliverability Considerations	5
2.7	Position of Parties	6
2.8	Conclusion	6
Appendix A	Action Point 27 – Waveney Valley (including Snow Street, Roydon, Roydon Fen and Wortham Ling)	7
Appendix B	Action Point 27 – Gipping Valley Constraints and Opportunities Plans	1
Appendix C	Action Point 27 – Burstall and Bramford Constraints and Opportunities Plans	2
Appendix D	Action Point 27 – Ardleigh and Little Bromley Constraints and Opportunities Plans	3
Appendix E	Action Point 27 – Colne Valley (including Fordham, Ford Street, Aldham) Constraints and Opportunities Plans	4
Appendix F	Action Point 27 – Great and Little Waltham Constraints and Opportunities Plans	5
Appendix G	Action Point 27 – Ingatestone and Buttsbury Constraints and Opportunities Plans	6
Appendix H	Action Point 27 –Hutton, Mountnessing, Havering's Grove Constraints and Opportunities Plans	7
Appendix I	Action Point 27 – Tilbury Constraints and Opportunities Plans	8

1. About this Document

1.1 Introduction

- 1.1.1 This document provides National Grid Electricity Transmission plc's (the Applicant's) response to Action Point 27 addressed to the Applicant arising at Issue Specific Hearing 2 (ISH 2) held on 28 April, 29 April and 1 May 2026.
- 1.1.2 The Examining Authority issued a list of action points during the hearing and subsequently published the actions from ISH 2 in written form on 7 May 2026 **[EV9-023]**.
- 1.1.3 This document provides a response to Action Point 27 which the Applicant was unable to respond to at Deadline 4.

2. Applicant's Response to Action Point 27 from ISH 2

2.1 Action Point 27

- 2.1.1 Action Point 27 identified in Action Points from Issue Specific Hearing 2 (ISH 2) **[EV9-023]** stated - *ExQ1 LV 1.28 and masterplans - Masterplans to be provided at the next deadline, with an agreed position in terms of compensation measures for residual effects on the specified landscapes by deadline 5 (Wednesday 10 June).*
- 2.1.2 At ISH 2 and in response to action point 27 in **8.5.8 Applicant's Responses to Issue Specific Hearing 2 [REP4-302]**, the Applicant agreed to provide the Examining Authority with plans which set out the constraints and opportunities relating to topics of interest at certain locations as set out in ExQ1 LV 1.28. Action Point 27 also requested an agreed position in terms of compensation measures for residual effects on the specified landscapes by Deadline 5.
- 2.1.3 This response should be read in the context that the Applicant's position remains that any requirement for landscape and visual compensation must be considered against the relevant NPSs and applicable statutory tests, including Regulation 122 of the Community Infrastructure Levy Regulations 2010.
- 2.1.4 Action Point 27 relates directly to ExQ1 LV1.28 which stated:
ExQ1 LV1.28 Coordinated masterplans:
In their LIR, Babergh DC, Mid Suffolk DC and Suffolk CC **[REP1-178]** request that coordinated masterplans be produced covering landscape, ecology, archaeology and rights of way in highly affected areas – suggesting that plans are produced for Bramford, Burstall and the Gipping and Waveney Valleys. The Examining Authority consider there is merit in this request and ask that coordinated masterplans are produced for the following areas, and that built heritage is also included in the plans:
- Gipping Valley
 - Waveney Valley (including Snow Street, Roydon, Roydon Fen and Wortham Ling)
 - Burstall & Bramford
 - Ardleigh & Little Bromley
 - Colne Valley (including Fordham, Ford Street, Aldham)
 - Great & Little Waltham
 - Ingatestone & Buttbury
 - Hutton/ Mountnessing/ Havering's Grove

- 2.1.5 The Applicant previously responded to this request in **8.9.1 Applicant's Responses to First Written Questions [REP3-074]**. Whilst the Applicant maintains the position set out in this response on the policy requirement for landscape compensation, it acknowledges the discussion held during ISH 2 and committed to providing additional information to assist the Examining Authority's consideration of the matters raised and respond to Action Point 27 from ISH 2.

2.2 Engagement Undertaken

- 2.2.1 The Applicant had already been engaging with the local authorities to seek to understand and obtain further detail of their landscape and visual compensation requests. Following ISH 2, the Applicant undertook, as it indicated it would, further engagement, with the objectives of Action Point 27 framing the scope of the communication. All relevant local planning authorities were contacted seeking further information regarding potential compensation and enhancement measures, and meetings were held with those authorities that responded.
- 2.2.2 A summary of this engagement is provided in the Applicant's response to part b) of **ExQ2 LV 2.17 in 8.9.2 Applicant's Response to Second Written Questions [Revision A]**. Through this process, the Applicant engaged with all relevant County Councils and Unitary Authority crossed by the Project, together with two district councils. Discussions focused on the locations identified by the Examining Authority and explored opportunities that the local authorities identified. Responses have been received from the respective County Councils and Unitary Authority covering the full extent of the Project.
- 2.2.3 In addition to stakeholder engagement, the Applicant considered opportunities that might exist through the local plans and as indicated through local authority responses, considered Landscape Character Areas and Local Nature Recovery Strategies (LNRS). The latter having been consulted upon recently and mapped locally to show opportunities for woodland, hedgerow and grassland types of outcomes considered desirable locally. These aspects and other more detailed requests were discussed at each of the local authority meetings.

2.3 Draft Constraints and Opportunities Plans

- 2.3.1 The draft plans submitted at Deadline 5 have been prepared in response to Action Point 27 and are intended to assist the Examining Authority's understanding of:
- The principal constraints relating to landscape, ecology, archaeology, built heritage and public rights of way within the identified locations, and
 - Potential local environmental opportunities that have been discussed during engagement with relevant authorities or identified through review of relevant local strategies
- 2.3.2 The Applicant notes that, during ISH 2, the Examining Authority indicated that the plans should illustrate both constraints and opportunities within the specified locations. The Applicant therefore considered how best to present the relevant information in a clear and concise manner. It has elected to provide two types of plans in each case:

- Constraints Plans – identifying the principal local landscape, ecological, archaeological, heritage and public rights of way constraints and focussed on the relevant locations set out in ExQ1 LV1.28 and considered at the ISH 2 in the detailed agenda
- Draft Opportunities Plans - identifying our understanding of potential opportunities that could enhance the fabric of the existing local landscape and habitat connectivity e.g. hedgerow improvements to field/footpath boundaries.

2.3.3 In addition, the Applicant has prepared equivalent material for the Tilbury North Substation area. Whilst this location was not specifically identified in ExQ1 LV1.28, Thurrock Council made representations regarding compensatory measures in this area, and the Applicant considered it appropriate to provide comparable information for the Examining Authority's consideration.

2.3.4 The draft constraints and opportunities plans have been shared or shown to the relevant authorities who responded to the Applicant and contributed to their production in advance of Deadline 5.

2.4 Status of the Draft Opportunities Plans

2.4.1 The opportunities plans are in draft and provided to assist the Examining Authority in response to Action Point 27. In broad terms, the opportunities identified are potential enhancement measures and not mitigation. The potential enhancement opportunities identified, if implemented, would not materially change the ES assessment of landscape and visual effects.

2.4.2 The opportunities identified have been informed by discussions with local authorities and review of relevant local strategies. However, the draft plans are illustrative in nature and should not be taken as indicating agreement by the Applicant that additional landscape or visual compensation is required, justified by policy, or necessary to make the development acceptable in planning terms. The position in respect of the need and justification for any proposed landscape compensation will need to be considered against the NPS policy framework and the relevant statutory tests including Regulation 122 of the CIL Regulations 2010.

2.4.3 The identification of a potential compensatory opportunity as requested does not demonstrate that the measure is a necessary compensation for the Project in accordance with policy.

2.5 Applicant's Position on Compensation

2.5.1 The Applicant's position in relation to the policy requirement for landscape and visual compensation remains unchanged from that set out at ISH 2 and detailed in Section 8.2e of **8.5.7 Applicant's Written Summary of Oral Submissions to Issue Specific Hearing 2 [REP4-302]**.

2.5.2 The Applicant considers that appropriate mitigation has already been incorporated into the Project development through route selection, design development, adherence to relevant national policy and guidance including the Holford and Horlock Rules, and commitments secured through the draft DCO and associated management plans. These measures include, amongst other matters:

- Route alignment and design refinement informed by environmental constraints and relevant national guidance
- Reinstatement and mitigation planting proposals
- Commitments within **7.2 Outline Code of Construction Practice [Revision E]**, **7.3 Outline Construction Traffic Management Plan [REP4-174]**, **7.4 Outline Landscape and Ecological Management Plan [Revision E]**, **7.6 Outline Public Rights of Way Management Plan [REP4-178]** and **7.5 Outline Archaeological Mitigation Strategy and Outline Written Scheme of Investigation [APP-328]**.

2.5.3 The Applicant has also made commitments in the form of the 3:1 replacement planting for individual trees and trees within small groups, in addition to enhancement measures through the commitment to realise no less than 10% Biodiversity Net Gain (BNG) to align with national policy, and furtherance through environmental measures contributing towards the natural beauty special qualities and key characteristics of protected landscapes.

2.5.4 The Applicant takes the view that if all harm occasioned by linear projects such as this fell to be the subject of mitigation or full compensation then that would be clearly set out in the National Policy Statements and also delivered in other relevant cases. As stated in Section 8.2e of [REP4-302] some forms of compensation are required and are necessary (and provided) full compensation for all harm is not required and would be disproportionate. The ExA is referred to the legal submission and unchallenged findings on these issues in the BTNO decision, please see ExA's Recommendation Report¹ (paragraphs 3.9.142-3.9.157).

2.5.5 The Applicant therefore considers that the Project already incorporates appropriate mitigation, compensatory, enhancement and furtherance measures.

2.5.6 The Applicant understands that the local planning authorities accept that any compensation sought should be a matter of planning judgment and should meet the tests for the imposition of requirements or the taking into account of planning obligations, namely the tests of necessity, reasonable relationship, and proportionality. Through our engagement Suffolk and Norfolk County Councils have, in addition, shared a CIL compliance statement with the Applicant.

2.6 Deliverability Considerations

2.6.1 Much of what is being requested and shown indicatively on the draft opportunities plans falls outside of the Order Limits for the Project, and on land that is not within the Applicant's ownership or control. Delivery of such measures could not be assured without third party/landowner agreement. No discussions have yet been held with the relevant landowners, and no agreement has been reached to pursue compensation or enhancement measures between the Applicant and other parties. Any such schemes, if delivered, would need to be provided on a voluntary basis i.e. with landowner consent. If, contrary to the Applicant's submissions, any of the enhancement measures are considered by the Examining Authority to be necessary, further work would be required to determine the criteria and scope for the specific locations.

¹ The Planning Inspectorate (2024) Bramford to Twinstead Reinforcement Examining Authority's Report of Findings and Conclusions and Recommendation to the Secretary of State for Energy Security and Net Zero

- 2.6.2 The linkages of the opportunities to the LNRSs and the opportunities identified within these documents, whilst they do not convey any landowner agreement, provide an indication of the desired environmental outcomes in the area and some high-level strategic support.
- 2.6.3 There are some elements of the measures identified on the draft opportunities plans which relate to land within local authority ownership where there may be a greater degree of confidence in the delivery of measures, if required, and also where the opportunities identified comprise a financial contribution to an existing project e.g. the Waveney and Little Ouse Recovery (WaLOR) project.

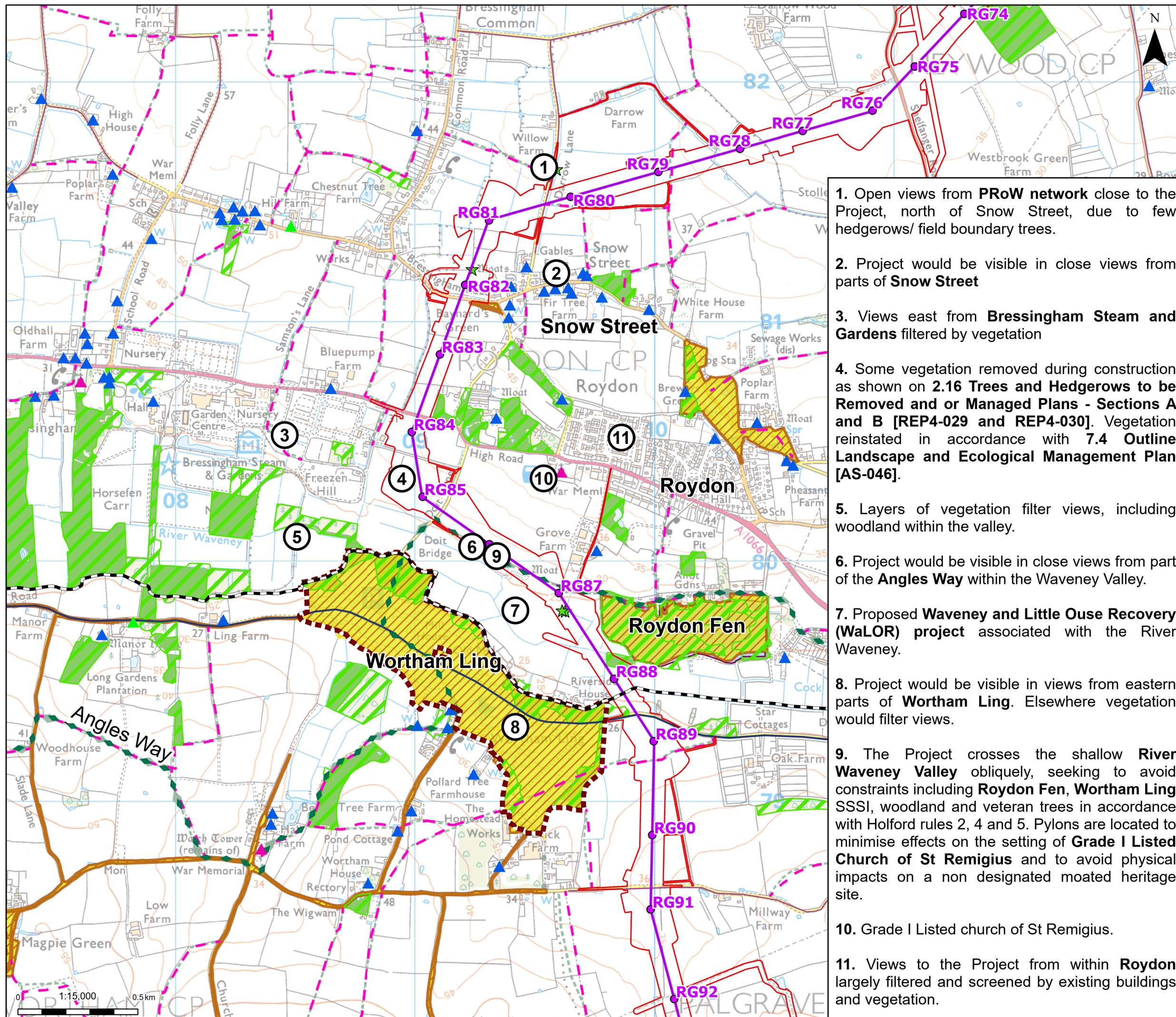
2.7 Position of Parties

- 2.7.1 The Applicant considers that a number of common themes emerged during engagement with the local authorities, particularly relating to improvements to the fabric of the local landscape and habitat connectivity.
- 2.7.2 Whilst constructive discussions have taken place on the potential opportunities with a reasonable level of consensus, the Applicant maintains its position as set out above and at ISH 2 on the policy position. Therefore, no agreed position has yet been reached between the Applicant and the relevant authorities regarding the policy justification for such compensatory measures. It is therefore not possible at this stage to set out a fully agreed position as requested. All parties are working towards an agreed position which will likely set out matters not agreed on this issue as in BTNO.

2.8 Conclusion

- 2.8.1 The Applicant has responded to Action Point 27 by preparing constraints and draft opportunities plans for the locations identified by the Examining Authority and by undertaking further engagement with relevant authorities to better understand their requests and aspirations.
- 2.8.2 The Applicant considers that the submitted material provides the Examining Authority with a useful overview of the principal environmental constraints and potential opportunities associated with each location for its consideration.
- 2.8.3 However, the Applicant's position remains that any requirement for landscape and visual compensation must be considered against the relevant NPSs and applicable statutory tests, including Regulation 122 of the Community Infrastructure Levy Regulations 2010. It will be for the local authorities to provide sufficient justification that compensatory measures are necessary for the purposes of these tests. The draft opportunities plans, subject to further detailed consideration, could provide the basis for delivery. This is a matter ultimately for the Secretary of State to consider and determine.
- 2.8.4 At this stage, no final agreed position has been reached between the parties regarding landscape and visual compensation measures. The Applicant will however continue to engage with the relevant authorities regarding the plans. The matter could potentially be considered further at ISH 3.

Appendix A Action Point 27 – Waveney Valley (including Snow Street, Roydon, Roydon Fen and Wortham Ling)



Order limits

- Project section line
- Proposed standard lattice pylon location
- Proposed overhead line alignment

Proposed project design details

- Quiet lanes
- Designated lanes
- Long distance path
- On road national cycle networks
- Sites of Special Scientific Interest
- Local Nature Reserves
- Open access land
- Countryside and rights of way (CROW) conclusive registered common land
- Deciduous woodland
- National forest inventory
- Conservation areas

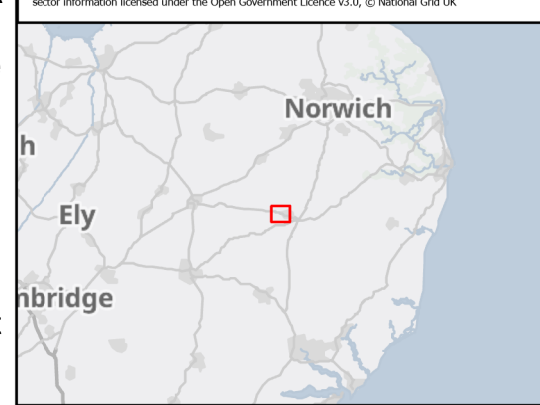
Constraints

Listed buildings

- Grade I
- Grade II
- Grade II*
- Veteran Trees

Public Rights of Way

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Rev	Date	Description	Drawn	Check	Approv
A	June 2026	FOR DCO APPLICATION	XX	AF	KB

PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

Title:
Action Point 27: Waveney Valley (including Snow Street, Roydon Fen and Wortham Ling) - Draft Constraints Plan

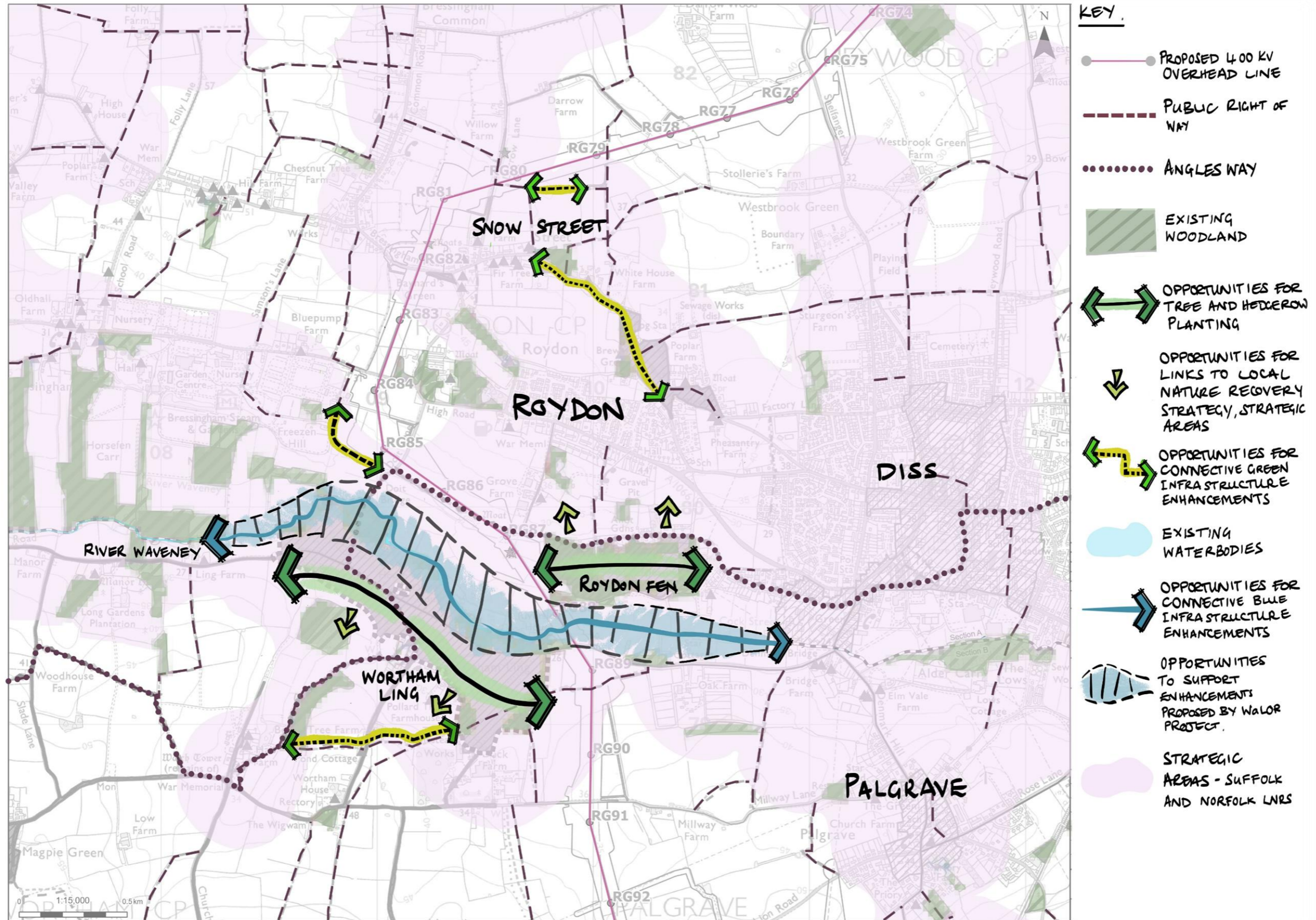
Designed	R. Geatrix	Date	June 26
Drawn	S. Sarkar	Date	June 26
Checked	A. Fell	Date	June 26
Approved	K. Burrows	Date	June 26
Scale:	1:15,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

Suitability Description:
Accepted as Concept Stage












Drawing Number:
10059280-ARC-EGN-ZZ-DR-ZZ-00928
Revision:
A

- Open views from **PRoW network** close to the Project, north of Snow Street, due to few hedgerows/ field boundary trees.
- Project would be visible in close views from parts of **Snow Street**
- Views east from **Bressingham Steam and Gardens** filtered by vegetation
- Some vegetation removed during construction as shown on **2.16 Trees and Hedgerows to be Removed and or Managed Plans - Sections A and B [REP4-029 and REP4-030]**. Vegetation reinstated in accordance with **7.4 Outline Landscape and Ecological Management Plan [AS-046]**.
- Layers of vegetation filter views, including woodland within the valley.
- Project would be visible in close views from part of the **Angles Way** within the Waveney Valley.
- Proposed **Waveney and Little Ouse Recovery (WaLOR)** project associated with the River Waveney.
- Project would be visible in views from eastern parts of **Wortham Ling**. Elsewhere vegetation would filter views.
- The Project crosses the shallow **River Waveney Valley** obliquely, seeking to avoid constraints including **Roydon Fen, Wortham Ling SSSI**, woodland and veteran trees in accordance with Holford rules 2, 4 and 5. Pylons are located to minimise effects on the setting of **Grade I Listed Church of St Remigius** and to avoid physical impacts on a non designated moated heritage site.
- Grade I Listed church of **St Remigius**.
- Views to the Project from within **Roydon** largely filtered and screened by existing buildings and vegetation.

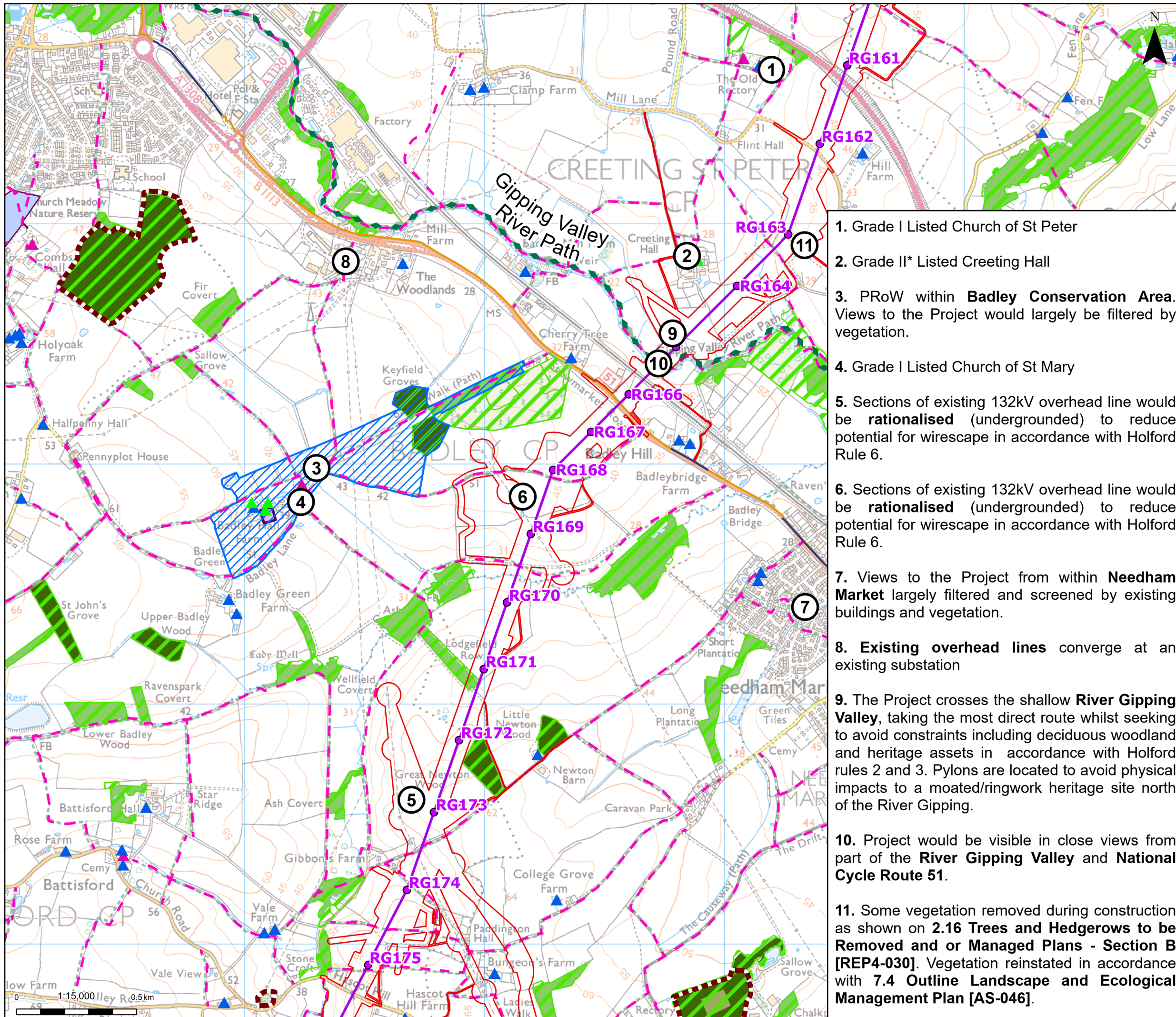
Action Point 27: Waveney Valley – Draft Opportunities Plan



KEY

-  PROPOSED 400 KV OVERHEAD LINE
-  PUBLIC RIGHT OF WAY
-  ANGLES WAY
-  EXISTING WOODLAND
-  OPPORTUNITIES FOR TREE AND HEDGEROW PLANTING
-  OPPORTUNITIES FOR LINKS TO LOCAL NATURE RECOVERY STRATEGY, STRATEGIC AREAS
-  OPPORTUNITIES FOR CONNECTIVE GREEN INFRASTRUCTURE ENHANCEMENTS
-  EXISTING WATERBODIES
-  OPPORTUNITIES FOR CONNECTIVE BLUE INFRASTRUCTURE ENHANCEMENTS
-  OPPORTUNITIES TO SUPPORT ENHANCEMENTS PROPOSED BY WALOR PROJECT
-  STRATEGIC AREAS - SUFFOLK AND NORFOLK LNRs

Appendix B Action Point 27 – Gipping Valley Constraints and Opportunities Plans



Order limits

Proposed project design details

- Proposed standard lattice pylon location
- Proposed overhead line alignment

Constraints

Listed buildings

- Grade I
- Grade II
- Grade II*

Public Rights of Way

Long distance path

Traffic free national cycle networks

On road national cycle networks

Sites of Special Scientific Interest

Local Nature Reserves

Deciduous woodland

Ancient & Semi-Natural Woodland

Ancient Replanted Woodland

National forest inventory

Conservation areas

Scheduled monuments

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- Grade I Listed Church of St Peter
- Grade II* Listed Creeting Hall
- PRoW within **Badley Conservation Area**. Views to the Project would largely be filtered by vegetation.
- Grade I Listed Church of St Mary
- Sections of existing 132kV overhead line would be **rationalised** (undergrounded) to reduce potential for wirescape in accordance with Holford Rule 6.
- Sections of existing 132kV overhead line would be **rationalised** (undergrounded) to reduce potential for wirescape in accordance with Holford Rule 6.
- Views to the Project from within **Needham Market** largely filtered and screened by existing buildings and vegetation.
- Existing overhead lines** converge at an existing substation
- The Project crosses the shallow **River Gipping Valley**, taking the most direct route whilst seeking to avoid constraints including deciduous woodland and heritage assets in accordance with Holford rules 2 and 3. Pylons are located to avoid physical impacts to a moated/ringwork heritage site north of the River Gipping.
- Project would be visible in close views from part of the **River Gipping Valley** and **National Cycle Route 51**.
- Some vegetation removed during construction as shown on **2.16 Trees and Hedgerows to be Removed and or Managed Plans - Section B [REP4-030]**. Vegetation reinstated in accordance with **7.4 Outline Landscape and Ecological Management Plan [AS-046]**.



Rev	Date	Description	Drawn	Check	Approv
A	June 2026	FOR DCO APPLICATION	SS	AF	KB

PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

Title:
Action Point 27: Gipping Valley - Draft Constraints Plan

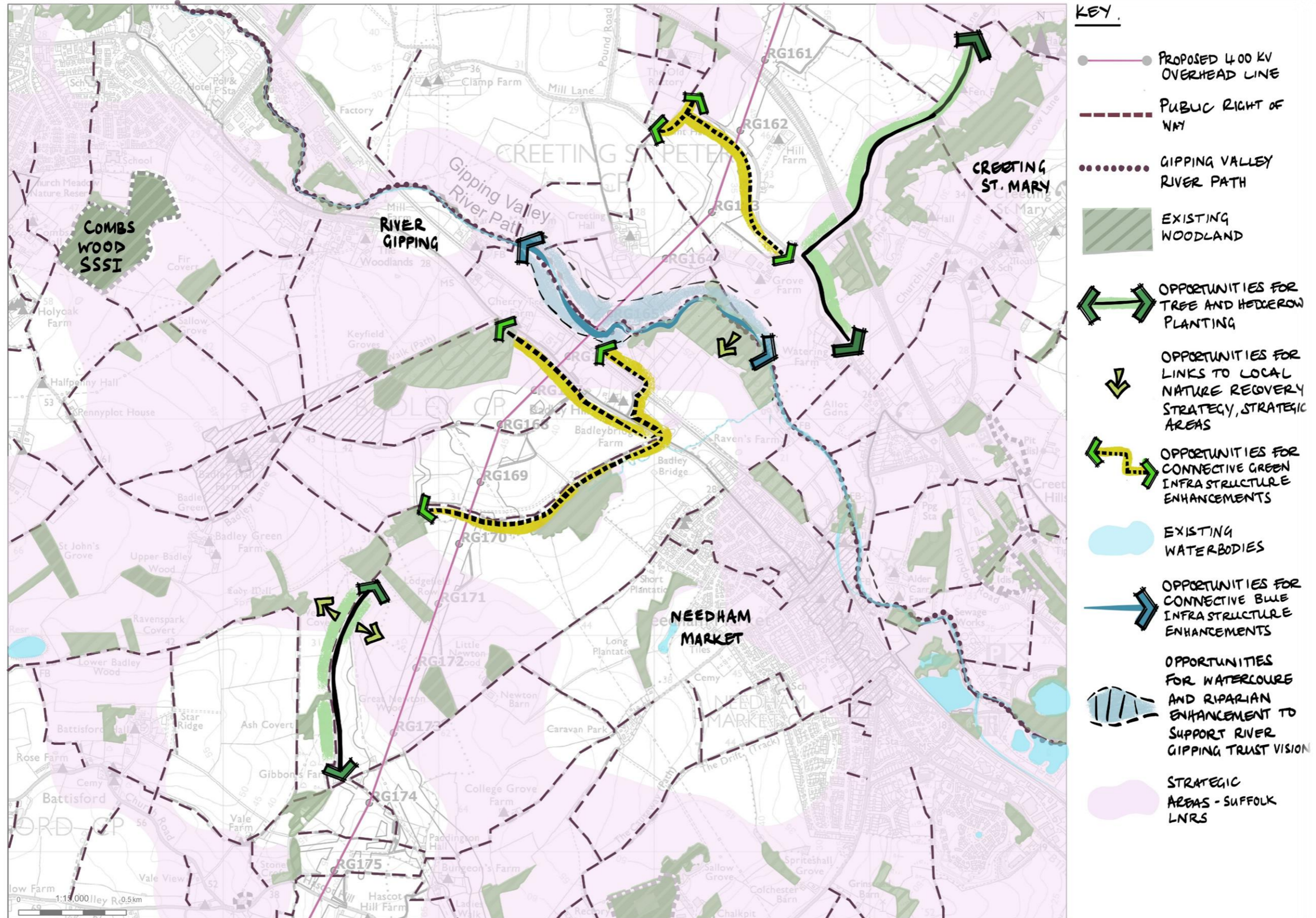
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Drawn	S. Sarkar	Date	June 26
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Approved	K. Burrows	Date	June 26
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Suitability Code:	A2	Project Number:	10059280

Suitability Description:
 Accepted as Concept Stage

Drawing Number:
 10059280-ARC-EGN-ZZ-DR-ZZ-00927

Revision:
 A

Action Point 27: Gipping Valley – Draft Opportunities Plan



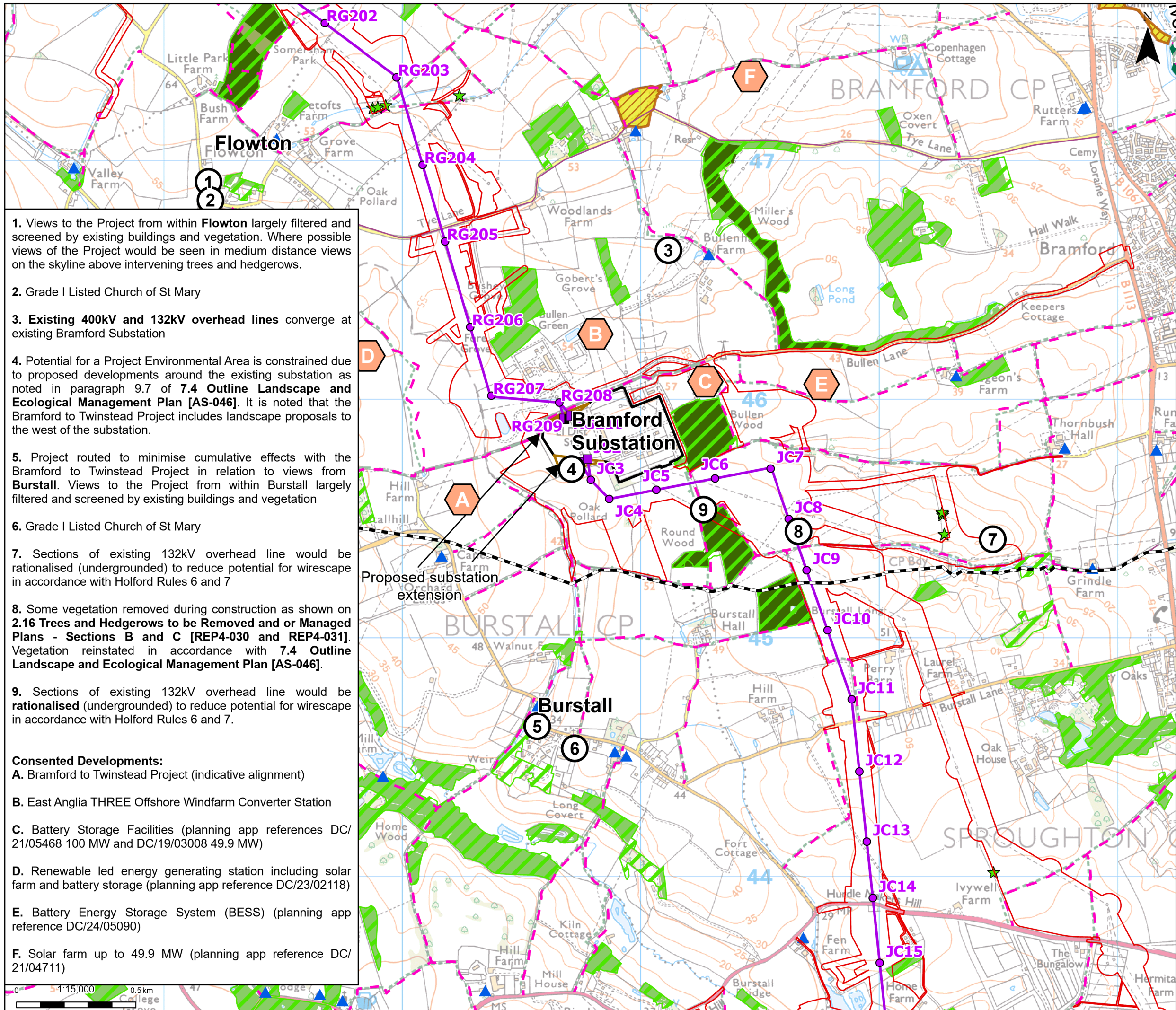
Appendix C

Action Point 27 –

Burstall and Bramford

Constraints and

Opportunities Plans



Order limits

Project section line

Proposed project design details

- Proposed full line tension gantry
- Proposed low duty gantry
- Proposed standard lattice pylon location
- Proposed overhead line alignment
- Bramford Substation
- Bramford Substation Extension

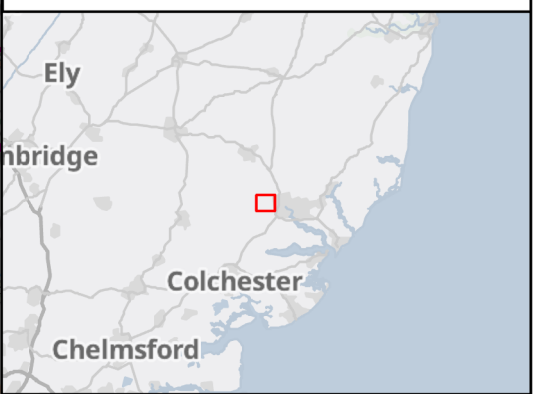
Constraints

Listed buildings

- Grade I
- Grade II
- Grade II*
- Veteran Trees
- Public Rights of Way
- Designated lanes
- Long distance path
- Open access land
- Countryside and rights of way (CRoW) conclusive registered common land
- Deciduous woodland
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- National forest inventory
- Consented developments

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- Views to the Project from within **Flowton** largely filtered and screened by existing buildings and vegetation. Where possible views of the Project would be seen in medium distance views on the skyline above intervening trees and hedgerows.
 - Grade I Listed Church of St Mary
 - Existing 400kV and 132kV overhead lines** converge at existing Bramford Substation
 - Potential for a Project Environmental Area is constrained due to proposed developments around the existing substation as noted in paragraph 9.7 of **7.4 Outline Landscape and Ecological Management Plan [AS-046]**. It is noted that the Bramford to Twinstead Project includes landscape proposals to the west of the substation.
 - Project routed to minimise cumulative effects with the Bramford to Twinstead Project in relation to views from **Burstall**. Views to the Project from within Burstall largely filtered and screened by existing buildings and vegetation
 - Grade I Listed Church of St Mary
 - Sections of existing 132kV overhead line would be rationalised (undergrounded) to reduce potential for wirescape in accordance with Holford Rules 6 and 7
 - Some vegetation removed during construction as shown on **2.16 Trees and Hedgerows to be Removed and or Managed Plans - Sections B and C [REP4-030 and REP4-031]**. Vegetation reinstated in accordance with **7.4 Outline Landscape and Ecological Management Plan [AS-046]**.
 - Sections of existing 132kV overhead line would be **rationalised** (undergrounded) to reduce potential for wirescape in accordance with Holford Rules 6 and 7.
- Consented Developments:**
- A.** Bramford to Twinstead Project (indicative alignment)
 - B.** East Anglia THREE Offshore Windfarm Converter Station
 - C.** Battery Storage Facilities (planning app references DC/21/05468 100 MW and DC/19/03008 49.9 MW)
 - D.** Renewable led energy generating station including solar farm and battery storage (planning app reference DC/23/02118)
 - E.** Battery Energy Storage System (BESS) (planning app reference DC/24/05090)
 - F.** Solar farm up to 49.9 MW (planning app reference DC/21/04711)



Rev	Date	Description	Drawn	Check	Approv
A	June 2026	FOR DCO APPLICATION	SS	AF	KB

PROJECT:
nationalgrid Norwich to
 Tilbury

Planning Inspectorate App Number: EN020027

Title:
**Action Point 27: Burstall & Bramford -
 Draft Constraints Plan**

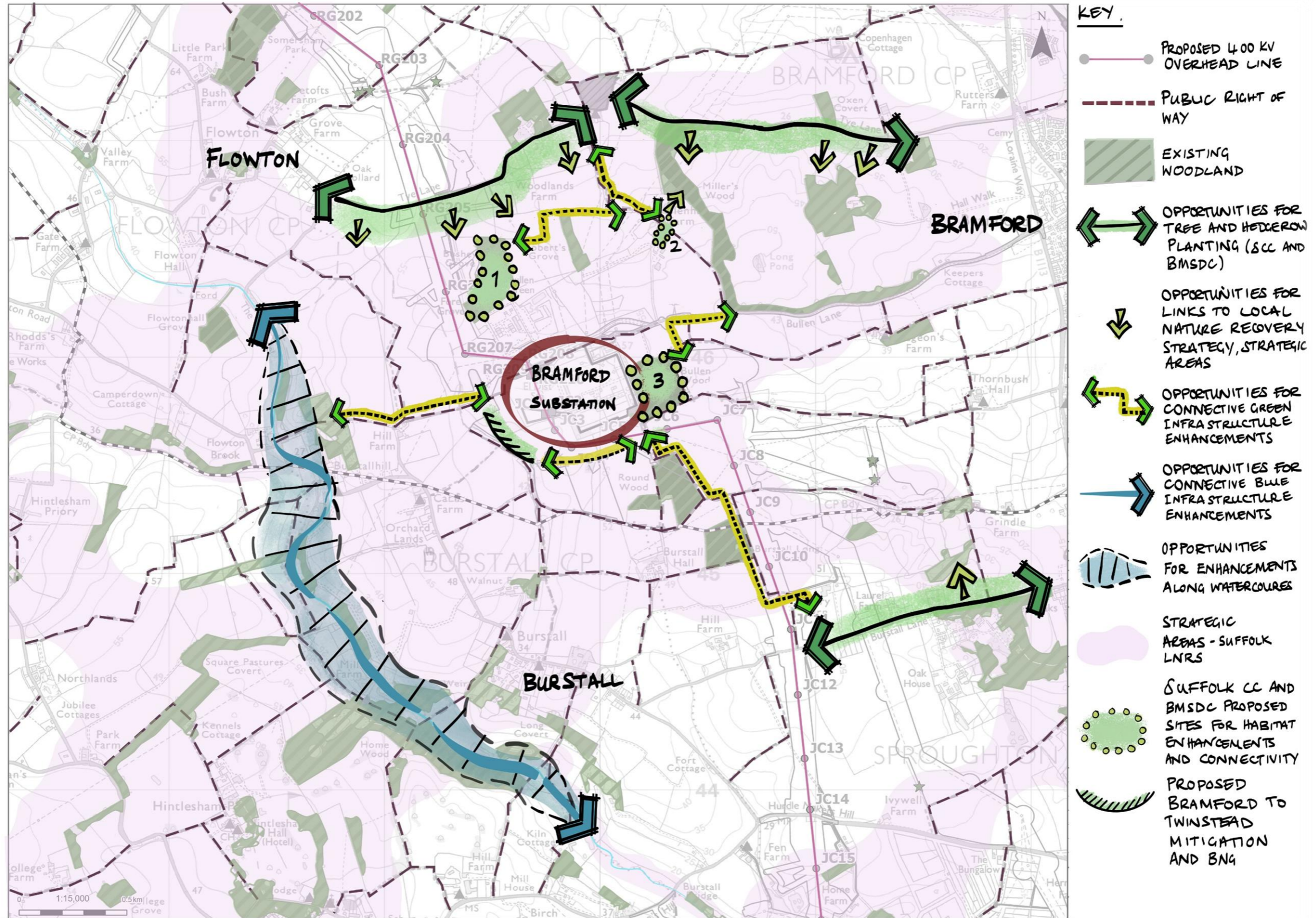
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Approved	K. Burrows	Date	June 26
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Suitability Code:	A2	Project Number:	10059280

Suitability Description:
 Accepted as Concept Stage

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 10059280-ARC-EGN-ZZ-DR-ZZ-00929

Revision:
 A

Action Point 27: Burstall & Bramford – Draft Opportunities Plan



Appendix D

Action Point 27 –

Ardleigh and Little

Bromley Constraints

and Opportunities

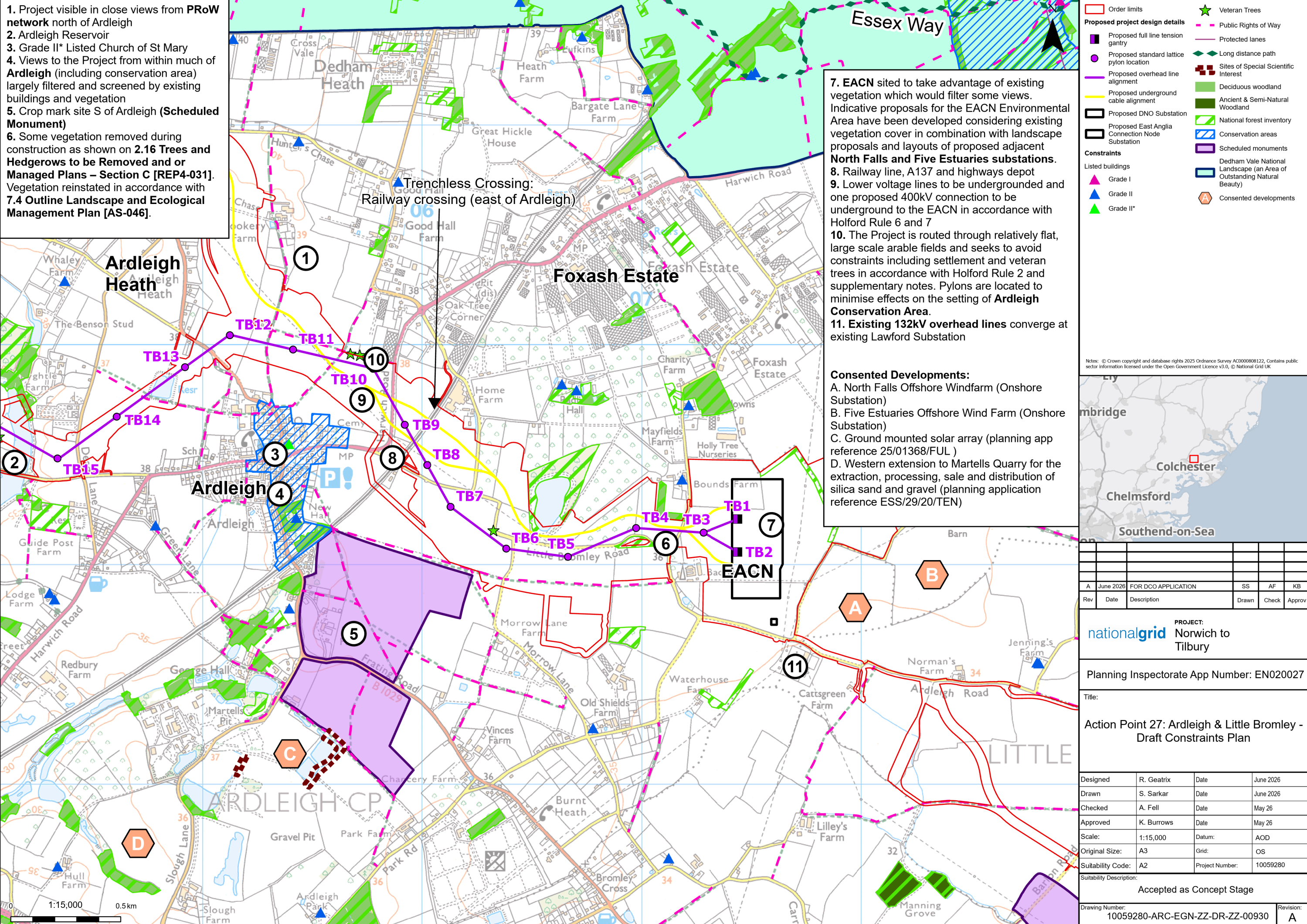
Plans

1. Project visible in close views from **PRoW network** north of Ardleigh
2. Ardleigh Reservoir
3. Grade II* Listed Church of St Mary
4. Views to the Project from within much of **Ardleigh** (including conservation area) largely filtered and screened by existing buildings and vegetation
5. Crop mark site S of Ardleigh (**Scheduled Monument**)
6. Some vegetation removed during construction as shown on **2.16 Trees and Hedgerows to be Removed and or Managed Plans – Section C [REP4-031]**. Vegetation reinstated in accordance with **7.4 Outline Landscape and Ecological Management Plan [AS-046]**.

7. **EACN** sited to take advantage of existing vegetation which would filter some views. Indicative proposals for the EACN Environmental Area have been developed considering existing vegetation cover in combination with landscape proposals and layouts of proposed adjacent **North Falls and Five Estuaries substations**.
8. Railway line, A137 and highways depot
9. Lower voltage lines to be undergrounded and one proposed 400kV connection to be underground to the EACN in accordance with Holford Rule 6 and 7
10. The Project is routed through relatively flat, large scale arable fields and seeks to avoid constraints including settlement and veteran trees in accordance with Holford Rule 2 and supplementary notes. Pylons are located to minimise effects on the setting of **Ardleigh Conservation Area**.
11. Existing 132kV overhead lines converge at existing Lawford Substation

Consented Developments:

- A. North Falls Offshore Windfarm (Onshore Substation)
- B. Five Estuaries Offshore Wind Farm (Onshore Substation)
- C. Ground mounted solar array (planning app reference 25/01368/FUL)
- D. Western extension to Martells Quarry for the extraction, processing, sale and distribution of silica sand and gravel (planning application reference ESS/29/20/TEN)



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A	June 2026	FOR DCO APPLICATION	SS	AF	KB

PROJECT: **nationalgrid** Norwich to Tilbury

Planning Inspectorate App Number: EN020027

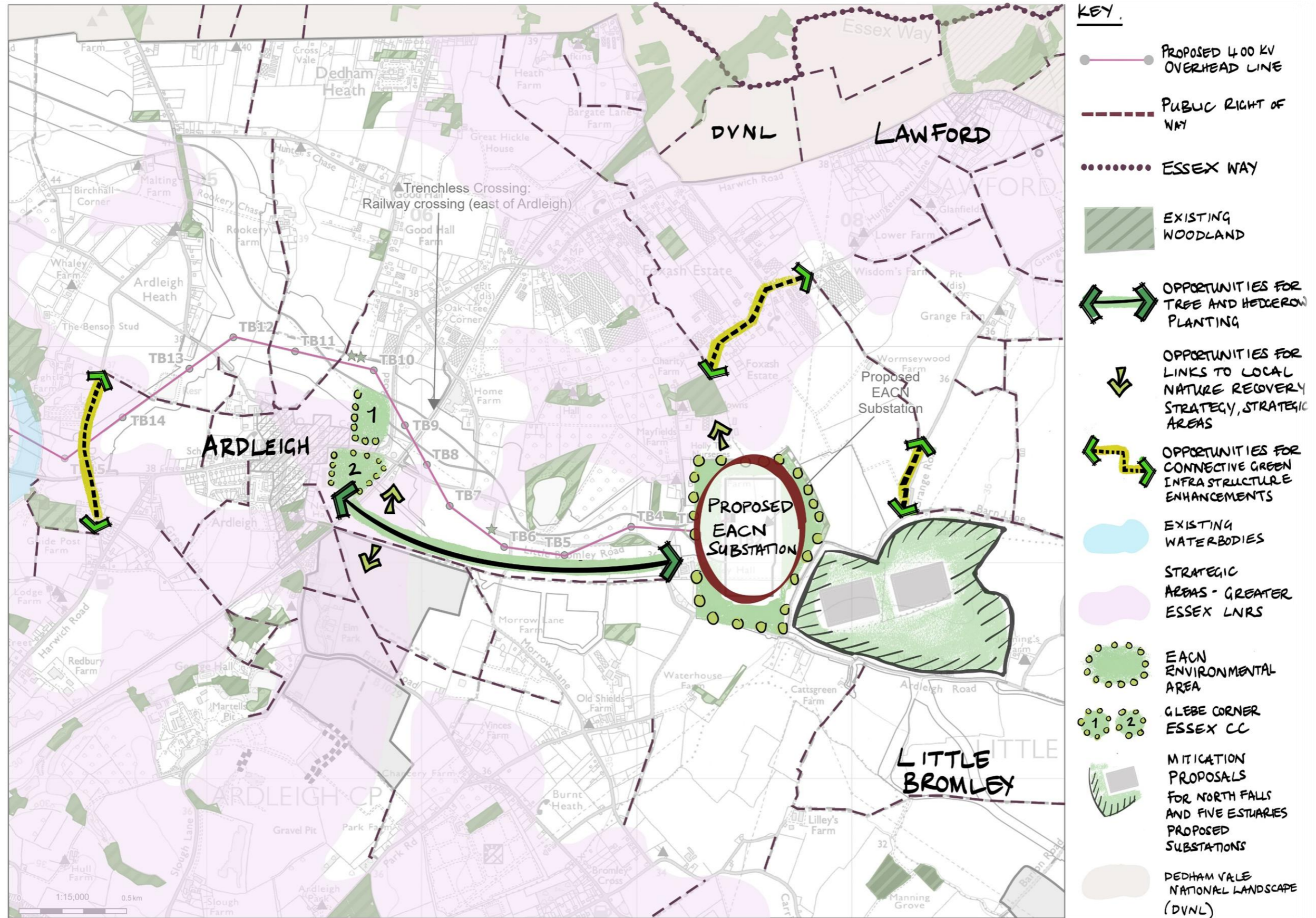
Title: **Action Point 27: Ardleigh & Little Bromley - Draft Constraints Plan**

Designed	R. Geatrix	Date	June 2026
Drawn	S. Sarkar	Date	June 2026
Checked	A. Fell	Date	May 26
Approved	K. Burrows	Date	May 26
Scale:	1:15,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

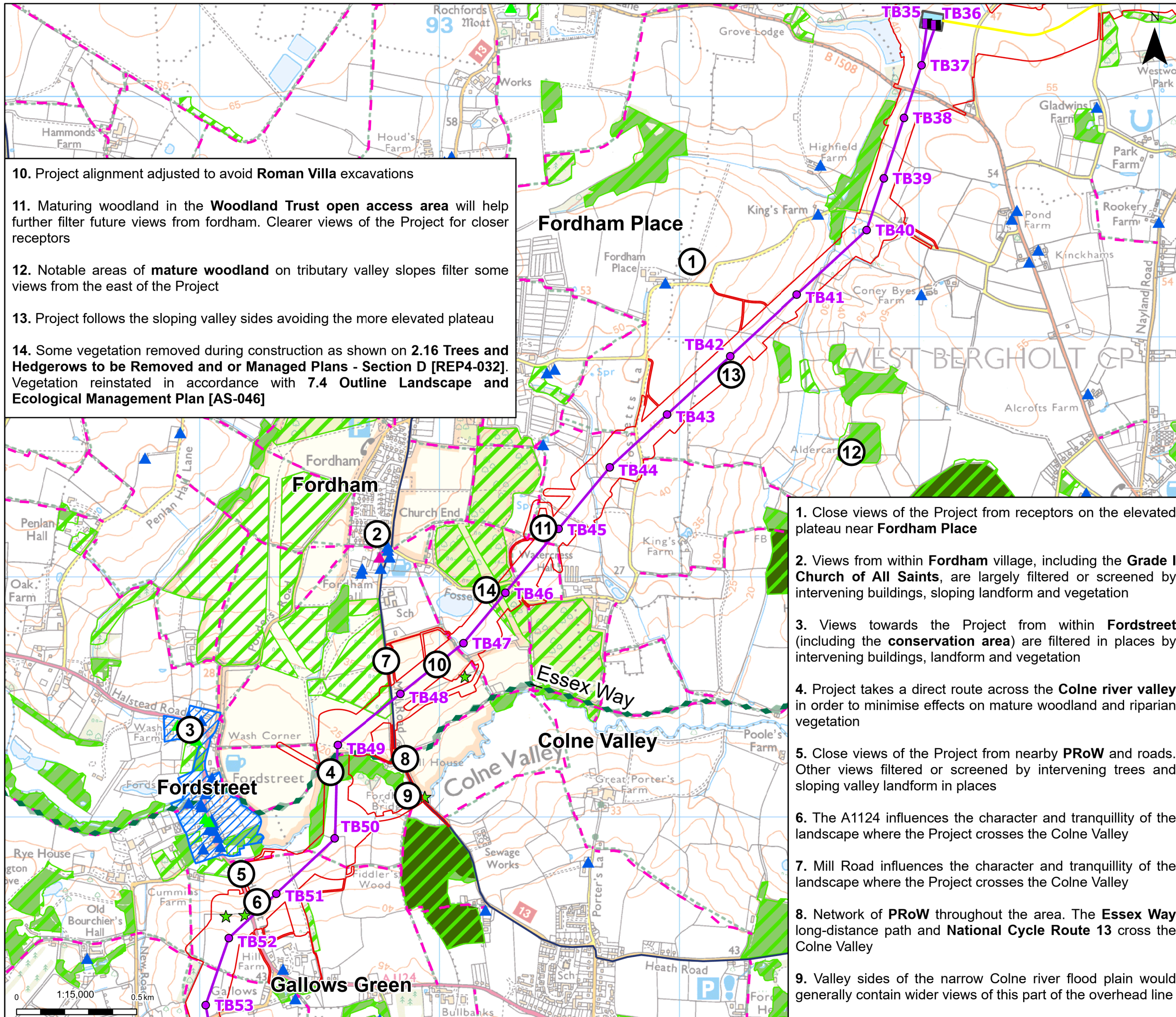
Suitability Description: **Accepted as Concept Stage**

Drawing Number: **10059280-ARC-EGN-ZZ-DR-ZZ-00930** Revision: **A**

Action Point 27: Ardleigh & Little Bromley – Draft Opportunities Plan



**Appendix E
Action Point 27 –
Colne Valley
(including Fordham,
Ford Street, Aldham)
Constraints and
Opportunities Plans**



Order limits

Proposed project design details

- Proposed full line tension gantry
- Proposed standard lattice pylon location
- Proposed overhead line alignment
- Proposed underground cable alignment
- Proposed cable sealing end compound

Constraints

Listed buildings

- Grade I
- Grade II
- Grade II*
- Veteran Trees
- Public Rights of Way
- Long distance path
- On road national cycle networks
- Open access land
- Countryside and rights of way (CROW) conclusive registered common land
- Deciduous woodland
- Ancient & Semi-Natural Woodland
- National forest inventory
- Conservation areas

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- Project alignment adjusted to avoid **Roman Villa** excavations
- Maturing woodland in the **Woodland Trust open access area** will help further filter future views from fordham. Clearer views of the Project for closer receptors
- Notable areas of **mature woodland** on tributary valley slopes filter some views from the east of the Project
- Project follows the sloping valley sides avoiding the more elevated plateau
- Some vegetation removed during construction as shown on **2.16 Trees and Hedgerows to be Removed and or Managed Plans - Section D [REP4-032]**. Vegetation reinstated in accordance with **7.4 Outline Landscape and Ecological Management Plan [AS-046]**



- Close views of the Project from receptors on the elevated plateau near **Fordham Place**
- Views from within **Fordham** village, including the **Grade I Church of All Saints**, are largely filtered or screened by intervening buildings, sloping landform and vegetation
- Views towards the Project from within **Fordstreet** (including the **conservation area**) are filtered in places by intervening buildings, landform and vegetation
- Project takes a direct route across the **Colne river valley** in order to minimise effects on mature woodland and riparian vegetation
- Close views of the Project from nearby **PRoW** and roads. Other views filtered or screened by intervening trees and sloping valley landform in places
- The **A1124** influences the character and tranquillity of the landscape where the Project crosses the Colne Valley
- Mill Road** influences the character and tranquillity of the landscape where the Project crosses the Colne Valley
- Network of **PRoW** throughout the area. The **Essex Way** long-distance path and **National Cycle Route 13** cross the Colne Valley
- Valley sides of the narrow Colne river flood plain would generally contain wider views of this part of the overhead line

Rev	Date	Description	Drawn	Check	Approv
A	June 2026	FOR DCO APPLICATION	SS	AF	KB

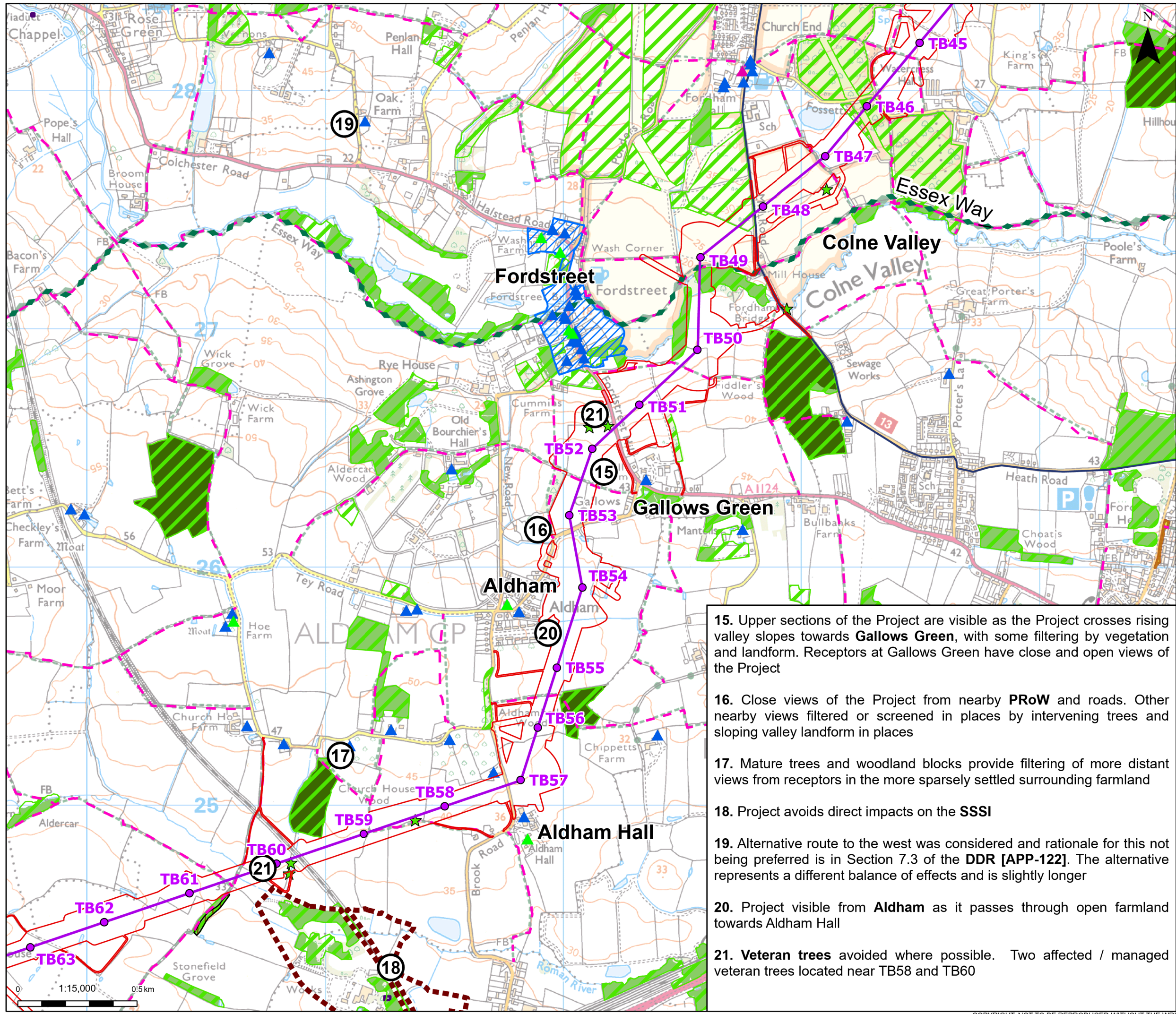
PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

Title:
Action Point 27: Colne Valley (including Fordham, Ford Street, Aldham) - Draft Constraints Plan
 Page 1 of 2

Designed	R. Geatrix	Date	June 26
Drawn	S. Sarkar	Date	June 26
Checked	A. Fell	Date	June 26
Approved	K. Burrows	Date	June 26
Scale:	1:15,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

Suitability Description: Accepted as Concept Stage	
Drawing Number: 10059280-ARC-EGN-ZZ-DR-ZZ-00931	Revision: A



Order limits

Proposed project design details

- Proposed standard lattice pylon location
- Proposed overhead line alignment

Constraints

Listed buildings

- Grade I
- Grade II
- Grade II*
- Veteran Trees

Public Rights of Way

- Long distance path
- On road national cycle networks

Sites of Special Scientific Interest

- Open access land
- Countryside and rights of way (CROW) conclusive registered common land
- Deciduous woodland
- Ancient & Semi-Natural Woodland
- National forest inventory
- Conservation areas
- Scheduled monuments
- Ancient Woodland Sites that are not shown on the Ancient Woodland Inventory (as per DCO Submission)

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- 15. Upper sections of the Project are visible as the Project crosses rising valley slopes towards **Gallows Green**, with some filtering by vegetation and landform. Receptors at Gallows Green have close and open views of the Project
- 16. Close views of the Project from nearby **PRoW** and roads. Other nearby views filtered or screened in places by intervening trees and sloping valley landform in places
- 17. Mature trees and woodland blocks provide filtering of more distant views from receptors in the more sparsely settled surrounding farmland
- 18. Project avoids direct impacts on the **SSSI**
- 19. Alternative route to the west was considered and rationale for this not being preferred is in Section 7.3 of the **DDR [APP-122]**. The alternative represents a different balance of effects and is slightly longer
- 20. Project visible from **Aldham** as it passes through open farmland towards Aldham Hall
- 21. **Veteran trees** avoided where possible. Two affected / managed veteran trees located near TB58 and TB60

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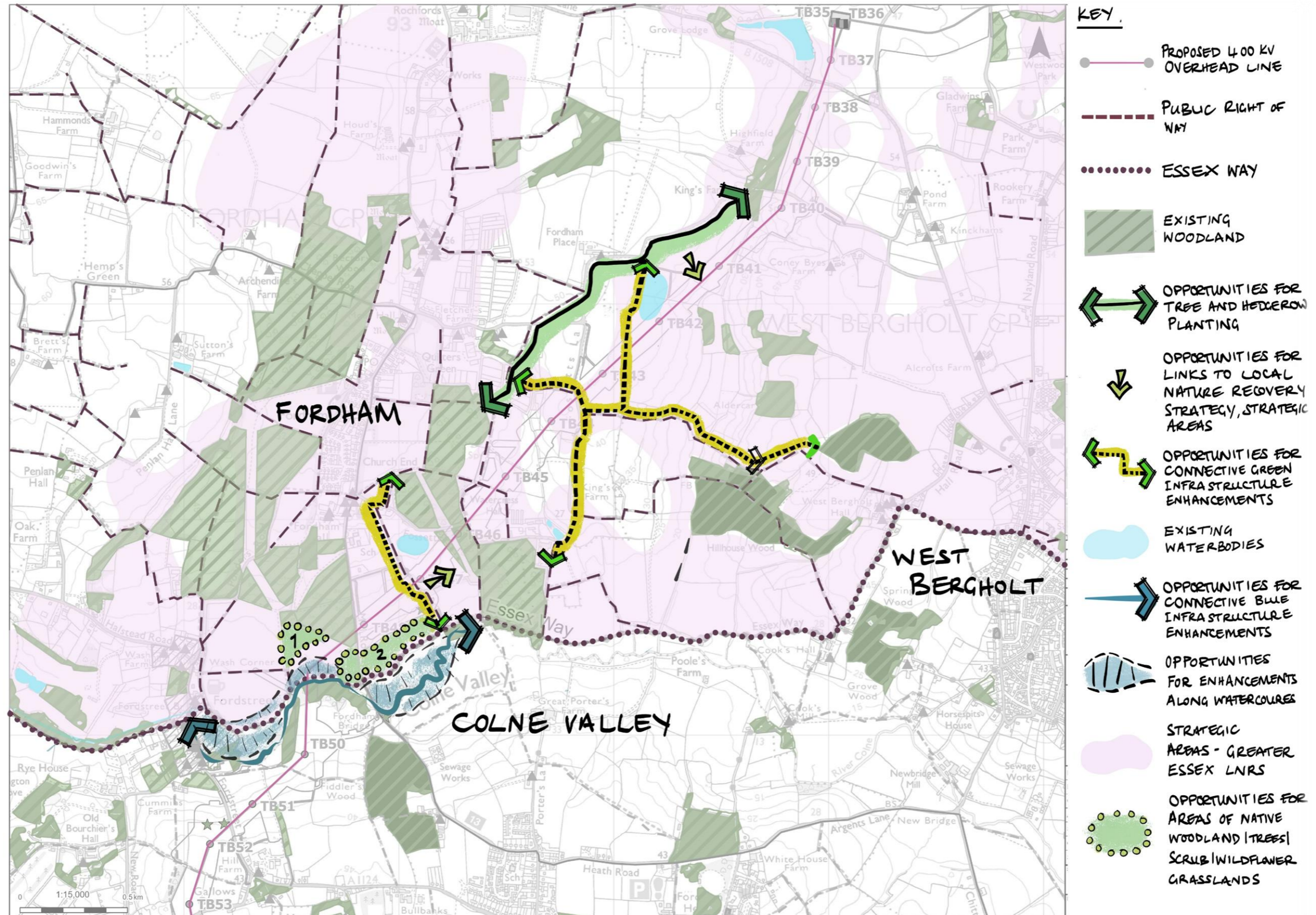
PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

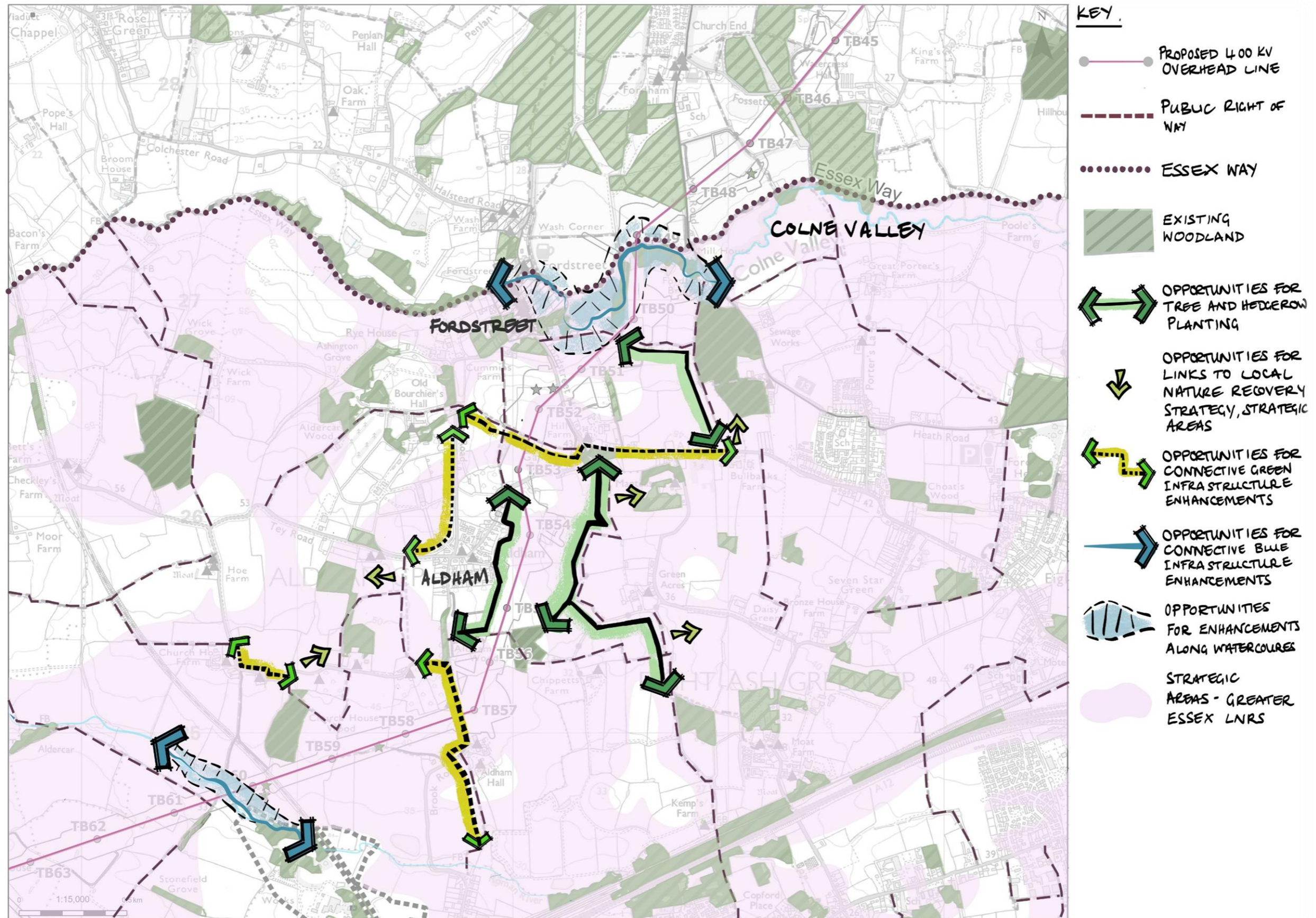
Title:
Action Point 27: Colne Valley (including Fordham, Ford Street, Aldham) - Draft Constraints Plan
 Page 2 of 2

Designed	R. Geatrix	Date	June 26
Drawn	S. Sarkar	Date	June 26
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Suitability Code:	A2	Project Number:	10059280
Suitability Description: Accepted as Concept Stage			
Drawing Number:	10059280-ARC-EGN-ZZ-DR-ZZ-00931	Revision:	A

Action Point 27: Colne Valley (north) – Draft Opportunities Plan



Action Point 27: Colne Valley (south) – Draft Opportunities Plan



Appendix F

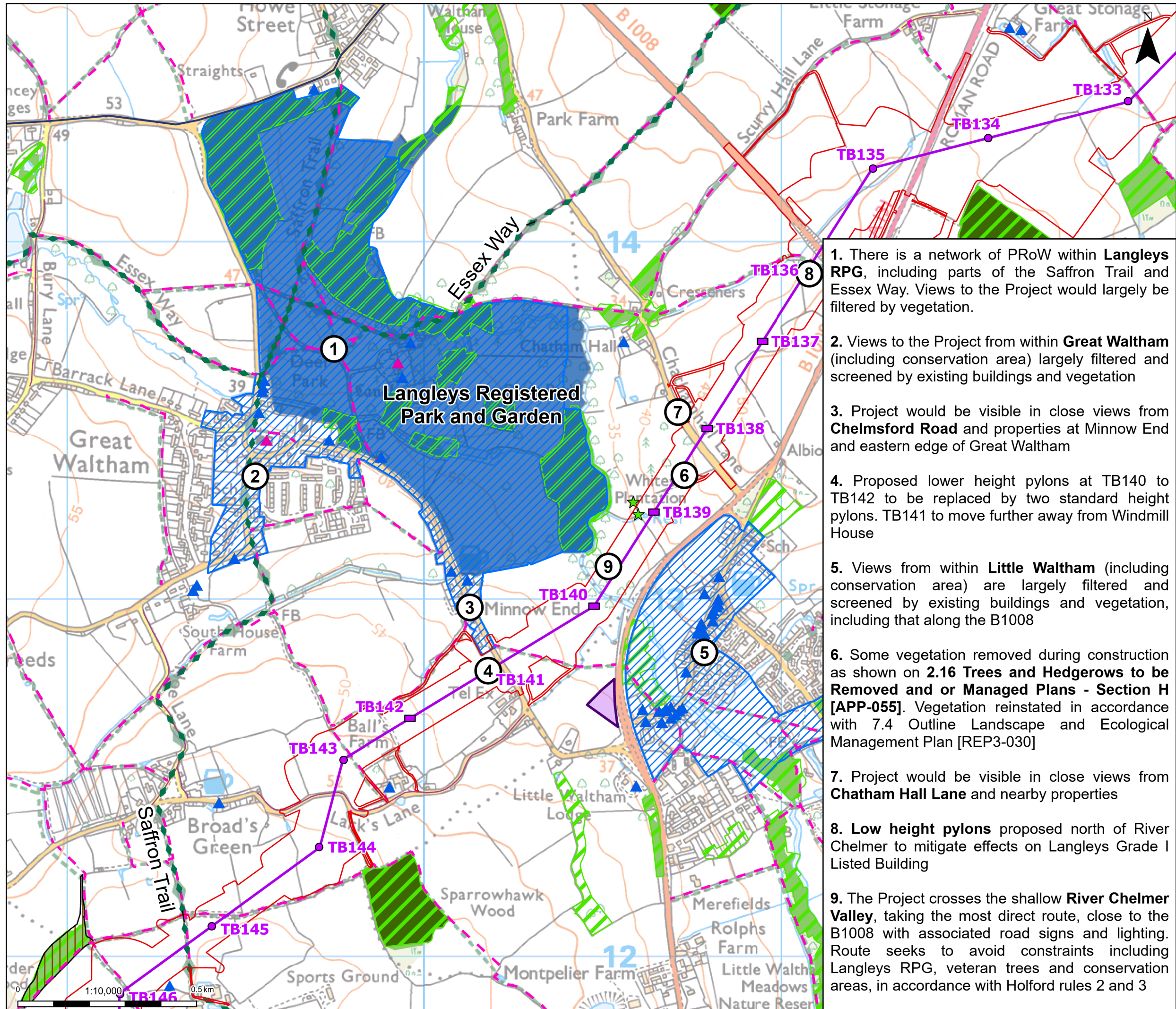
Action Point 27 –

Great and Little

Waltham Constraints

and Opportunities

Plans



Order limits

Proposed project design details

- Proposed low height pylon location
- Proposed standard lattice pylon location
- Proposed overhead line alignment

Constraints

Listed buildings

- Grade I
- Grade II
- Veteran Trees
- Public Rights of Way
- Protected lanes
- Long distance path
- On road national cycle networks
- Deciduous woodland
- Ancient & Semi-Natural Woodland
- National forest inventory
- Registered parks and gardens grade II
- Conservation areas
- Scheduled monuments
- Ancient Woodland Sites that are not shown on the Ancient Woodland Inventory (as per DCO Submission)

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1. There is a network of PRoW within **Langleys RPG**, including parts of the Saffron Trail and Essex Way. Views to the Project would largely be filtered by vegetation.
2. Views to the Project from within **Great Waltham** (including conservation area) largely filtered and screened by existing buildings and vegetation
3. Project would be visible in close views from **Chelmsford Road** and properties at Minnow End and eastern edge of Great Waltham
4. Proposed lower height pylons at TB140 to TB142 to be replaced by two standard height pylons. TB141 to move further away from Windmill House
5. Views from within **Little Waltham** (including conservation area) are largely filtered and screened by existing buildings and vegetation, including that along the B1008
6. Some vegetation removed during construction as shown on **2.16 Trees and Hedgerows to be Removed and or Managed Plans - Section H [APP-055]**. Vegetation reinstated in accordance with 7.4 Outline Landscape and Ecological Management Plan [REP3-030]
7. Project would be visible in close views from **Chatham Hall Lane** and nearby properties
8. **Low height pylons** proposed north of River Chelmer to mitigate effects on Langleys Grade I Listed Building
9. The Project crosses the shallow **River Chelmer Valley**, taking the most direct route, close to the B1008 with associated road signs and lighting. Route seeks to avoid constraints including Langleys RPG, veteran trees and conservation areas, in accordance with Holford rules 2 and 3



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A	June 2026	FOR DCO APPLICATION	SS	AF	KB

PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

Title:
Action Point 27: Great & Little Waltham - Draft Constraints Plan

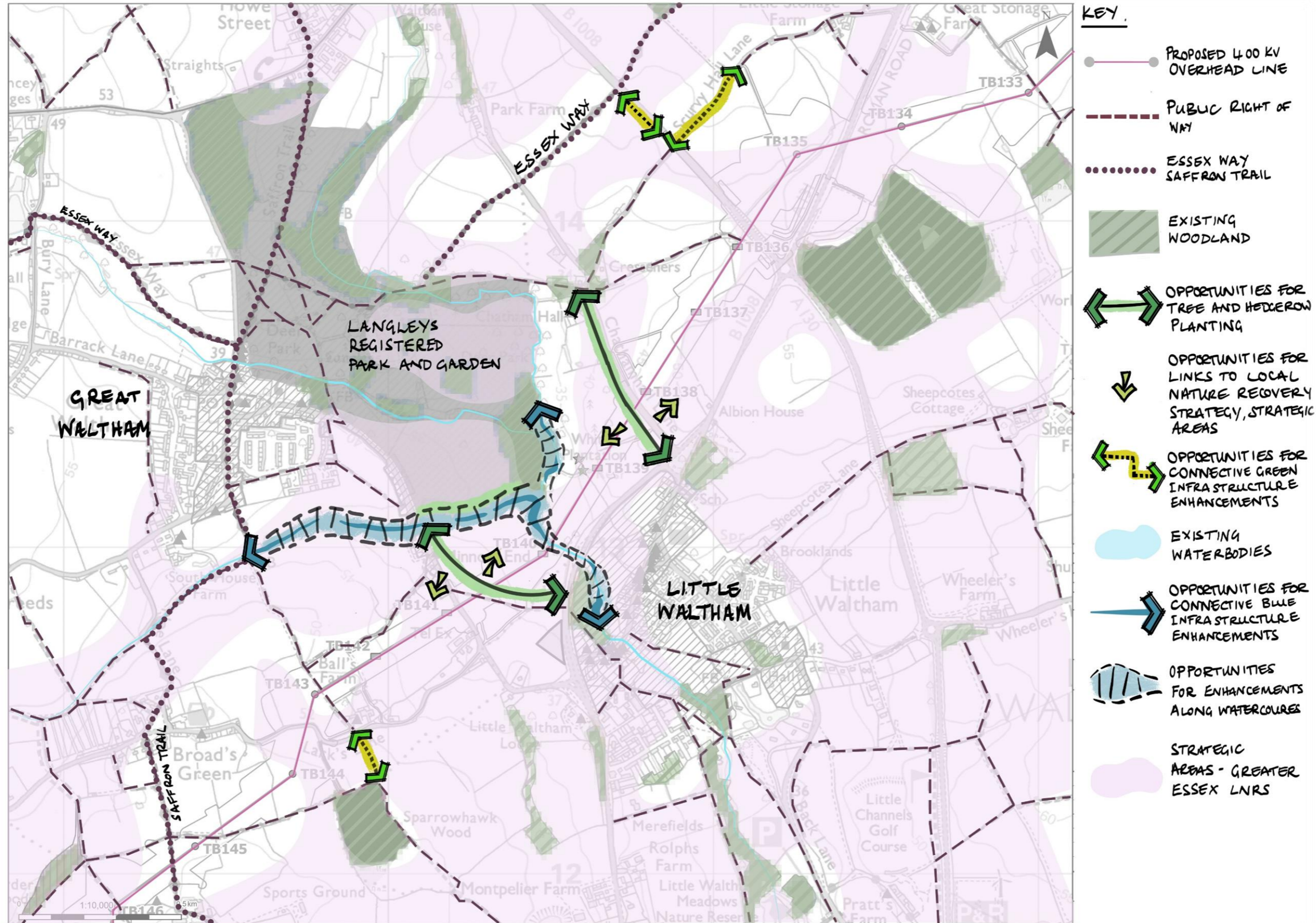
Designed	R. Geatrix	Date	June 26
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Checked	A. Fell	Date	June 26
Approved	K. Burrows	Date	June 26
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Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

Suitability Description:
Accepted as Concept Stage

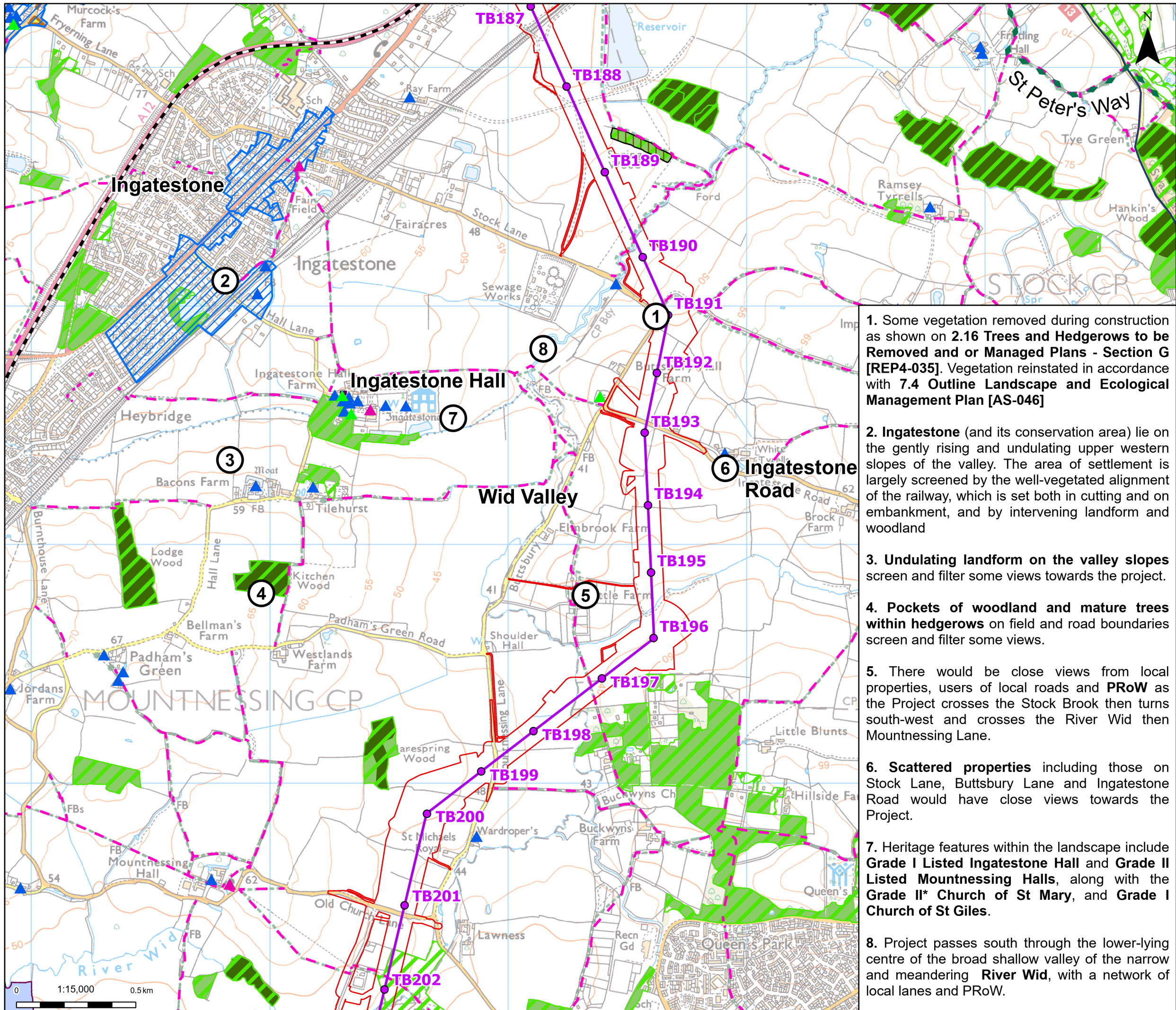
Drawing Number:
10059280-ARC-EGN-ZZ-DR-ZZ-00932

Revision:
A

Action Point 27: Great and Little Waltham – Draft Opportunities Plan



Appendix G Action Point 27 – Ingatestone and Buttsbury Constraints and Opportunities Plans



Order limits

Project section line

Proposed project design details

- Proposed standard lattice pylon location
- Proposed overhead line alignment

Constraints

Listed buildings

- Grade I
- Grade II
- Grade II*
- Veteran Trees

Other Constraints

- Public Rights of Way
- Protected lanes
- Long distance path
- On road national cycle networks
- Local Nature Reserves
- Open access land
- Countryside and rights of way (CRoW) conclusive registered common land
- Deciduous woodland
- Ancient & Semi-Natural Woodland
- National forest inventory
- Conservation areas
- Scheduled monuments
- Ancient Woodland Sites that are not shown on the Ancient Woodland Inventory (as per DCO Submission)

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1. Some vegetation removed during construction as shown on 2.16 Trees and Hedgerows to be Removed and or Managed Plans - Section G [REP4-035]. Vegetation reinstated in accordance with 7.4 Outline Landscape and Ecological Management Plan [AS-046]

2. Ingatestone (and its conservation area) lie on the gently rising and undulating upper western slopes of the valley. The area of settlement is largely screened by the well-vegetated alignment of the railway, which is set both in cutting and on embankment, and by intervening landform and woodland

3. Undulating landform on the valley slopes screen and filter some views towards the project.

4. Pockets of woodland and mature trees within hedgerows on field and road boundaries screen and filter some views.

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A	June 2026	FOR DCO APPLICATION	SS	AF	KB

5. There would be close views from local properties, users of local roads and PRoW as the Project crosses the Stock Brook then turns south-west and crosses the River Wid then Mountnessing Lane.

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Planning Inspectorate App Number: EN020027

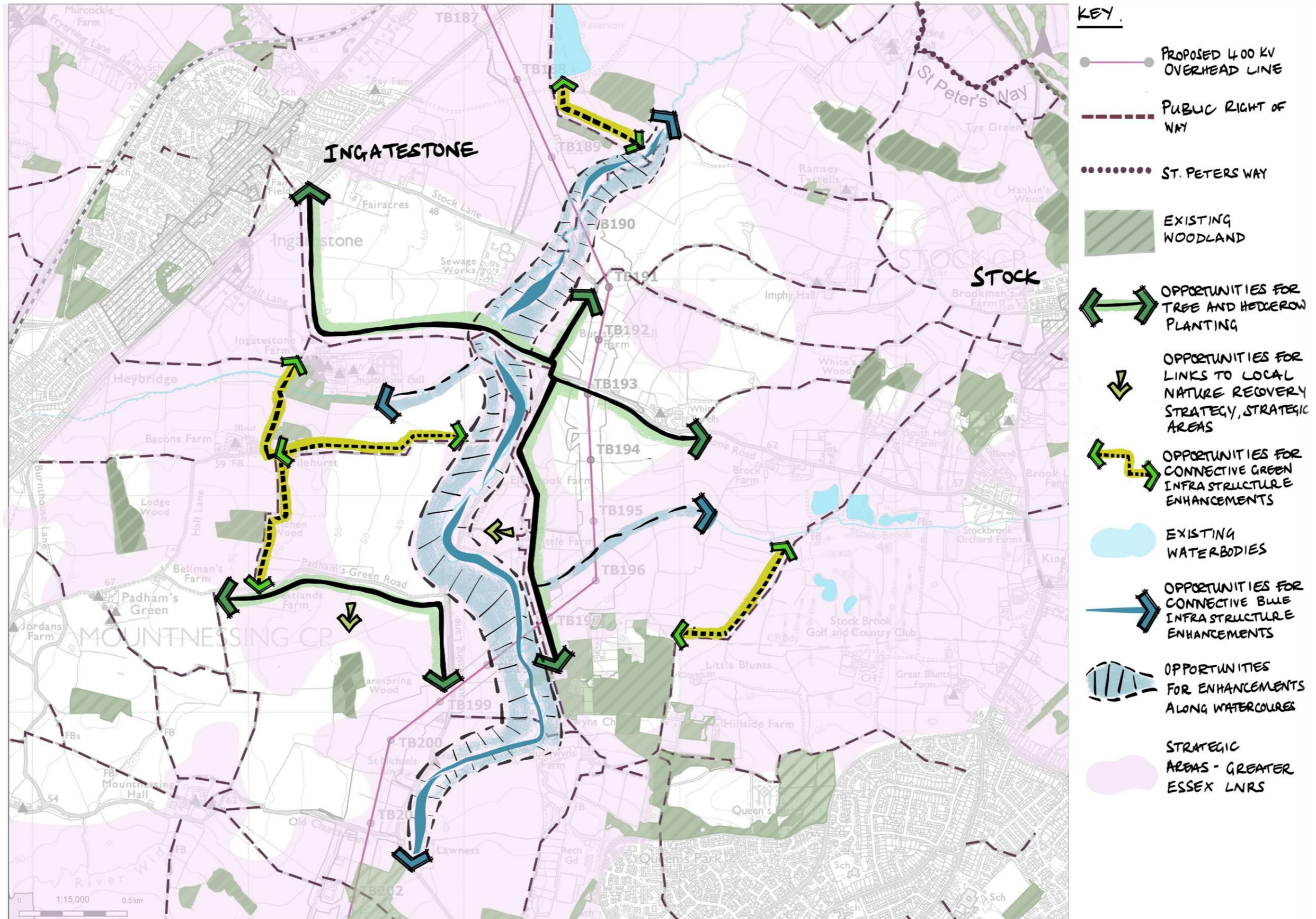
Title: Action Point 27: Ingatestone & Buttsbury - Draft Constraints Plan

Designed	R. Geatrix	Date	June 26
Drawn	S. Sarkar	Date	June 26
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Approved	K. Burrows	Date	June 26
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Original Size:	A3	Grid:	OS
Suitability Code:	A2	Project Number:	10059280

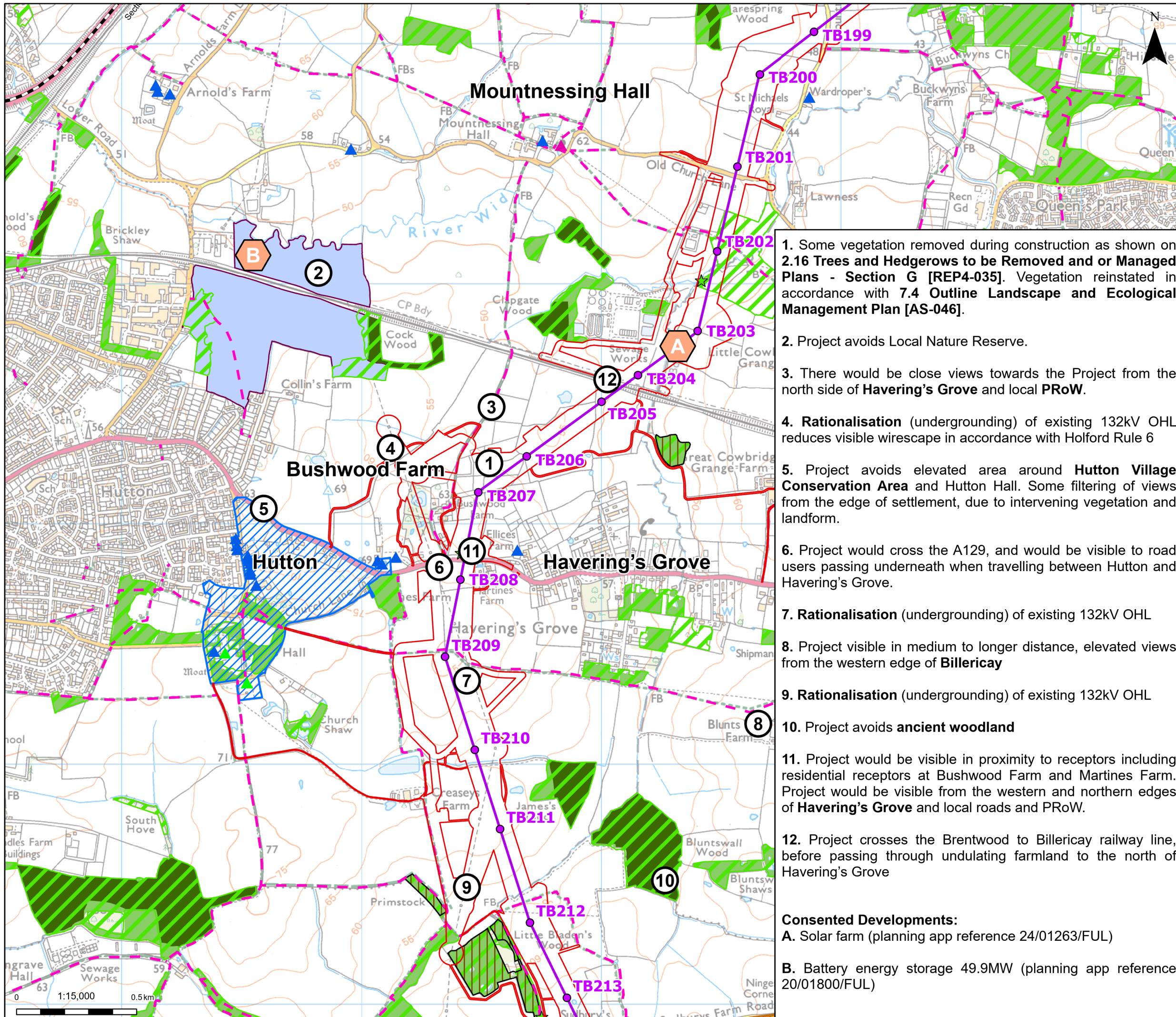
Suitability Description: Accepted as Concept Stage

Drawing Number: 10059280-ARC-EGN-ZZ-DR-ZZ-00933 Revision: A

Action Point 27: Ingatestone and Buttsbury – Draft Opportunities Plan



**Appendix H
Action Point 27 –
Hutton,
Mountnessing,
Havering's Grove
Constraints and
Opportunities Plans**



Order limits

Proposed project design details

- Proposed standard lattice pylon location
- Proposed overhead line alignment

Constraints

Listed buildings

- Grade I
- Grade II
- Grade II*
- Veteran Trees
- Public Rights of Way
- On road national cycle networks
- Local Nature Reserves
- Open access land
- Countryside and rights of way (CRoW) conclusive registered common land
- Deciduous woodland
- Ancient & Semi-Natural Woodland
- National forest inventory
- Conservation areas
- Ancient Woodland Sites that are not shown on the Ancient Woodland Inventory (as per DCO Submission)
- Consented developments

- Some vegetation removed during construction as shown on 2.16 Trees and Hedgerows to be Removed and or Managed Plans - Section G [REP4-035]. Vegetation reinstated in accordance with 7.4 Outline Landscape and Ecological Management Plan [AS-046].
- Project avoids Local Nature Reserve.
- There would be close views towards the Project from the north side of **Havering's Grove** and local PRoW.
- Rationalisation** (undergrounding) of existing 132kV OHL reduces visible wirescape in accordance with Holford Rule 6
- Project avoids elevated area around **Hutton Village Conservation Area** and Hutton Hall. Some filtering of views from the edge of settlement, due to intervening vegetation and landform.
- Project would cross the A129, and would be visible to road users passing underneath when travelling between Hutton and Havering's Grove.
- Rationalisation** (undergrounding) of existing 132kV OHL
- Project visible in medium to longer distance, elevated views from the western edge of **Billericay**
- Rationalisation** (undergrounding) of existing 132kV OHL
- Project avoids **ancient woodland**
- Project would be visible in proximity to receptors including residential receptors at Bushwood Farm and Martines Farm. Project would be visible from the western and northern edges of **Havering's Grove** and local roads and PRoW.
- Project crosses the Brentwood to Billericay railway line, before passing through undulating farmland to the north of Havering's Grove



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A	June 2026	FOR DCO APPLICATION	SS	AF	KB

PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

Title:
Action Point 27: Hutton/ Mountnessing/ Havering's Grove - Draft Constraints Plan

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Suitability Code:	A2	Project Number:	10059280

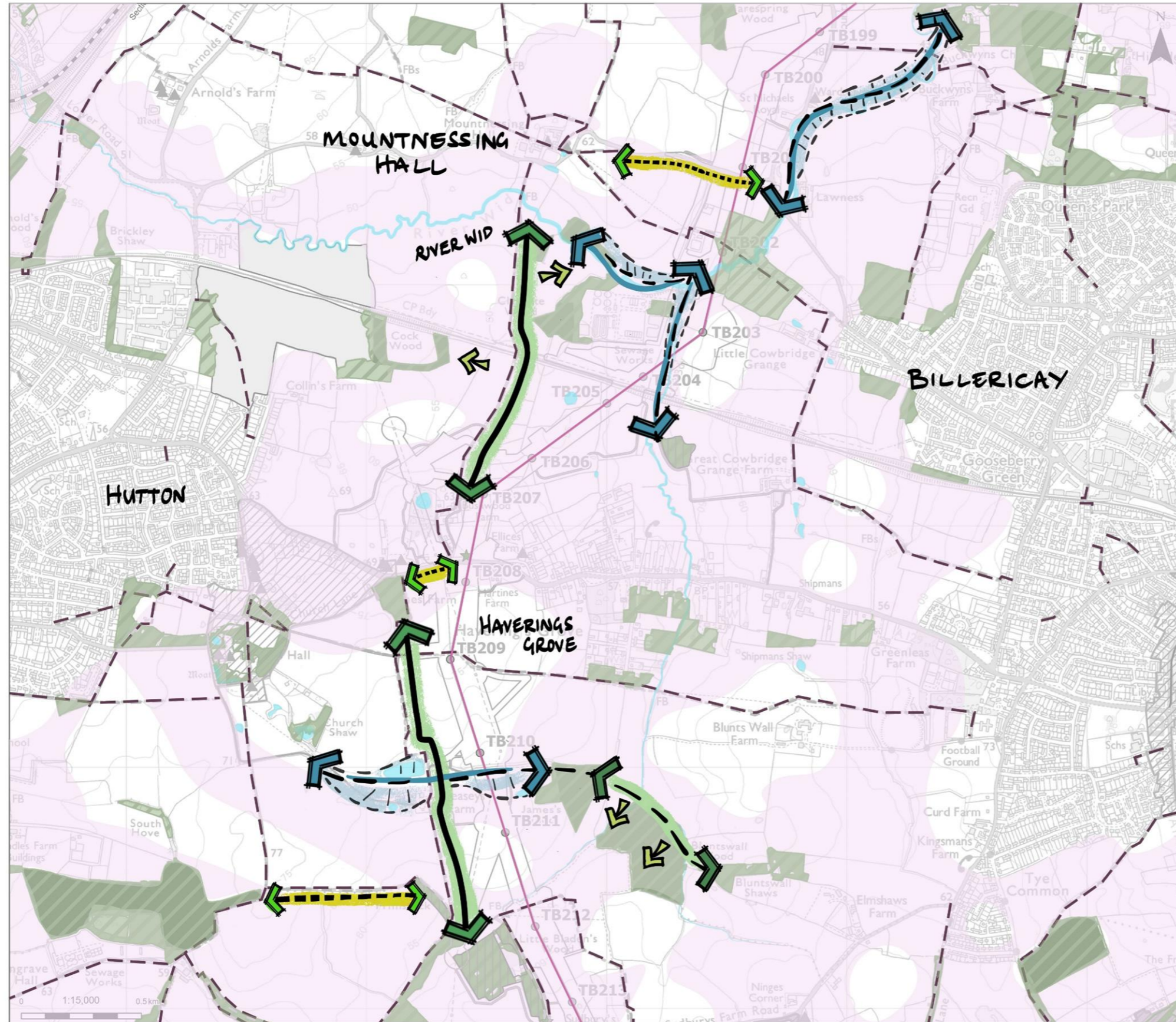
Suitability Description:
 Accepted as Concept Stage








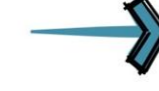


Drawing Number: 10059280-ARC-EGN-ZZ-DR-ZZ-00934	Revision: A
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Consented Developments:

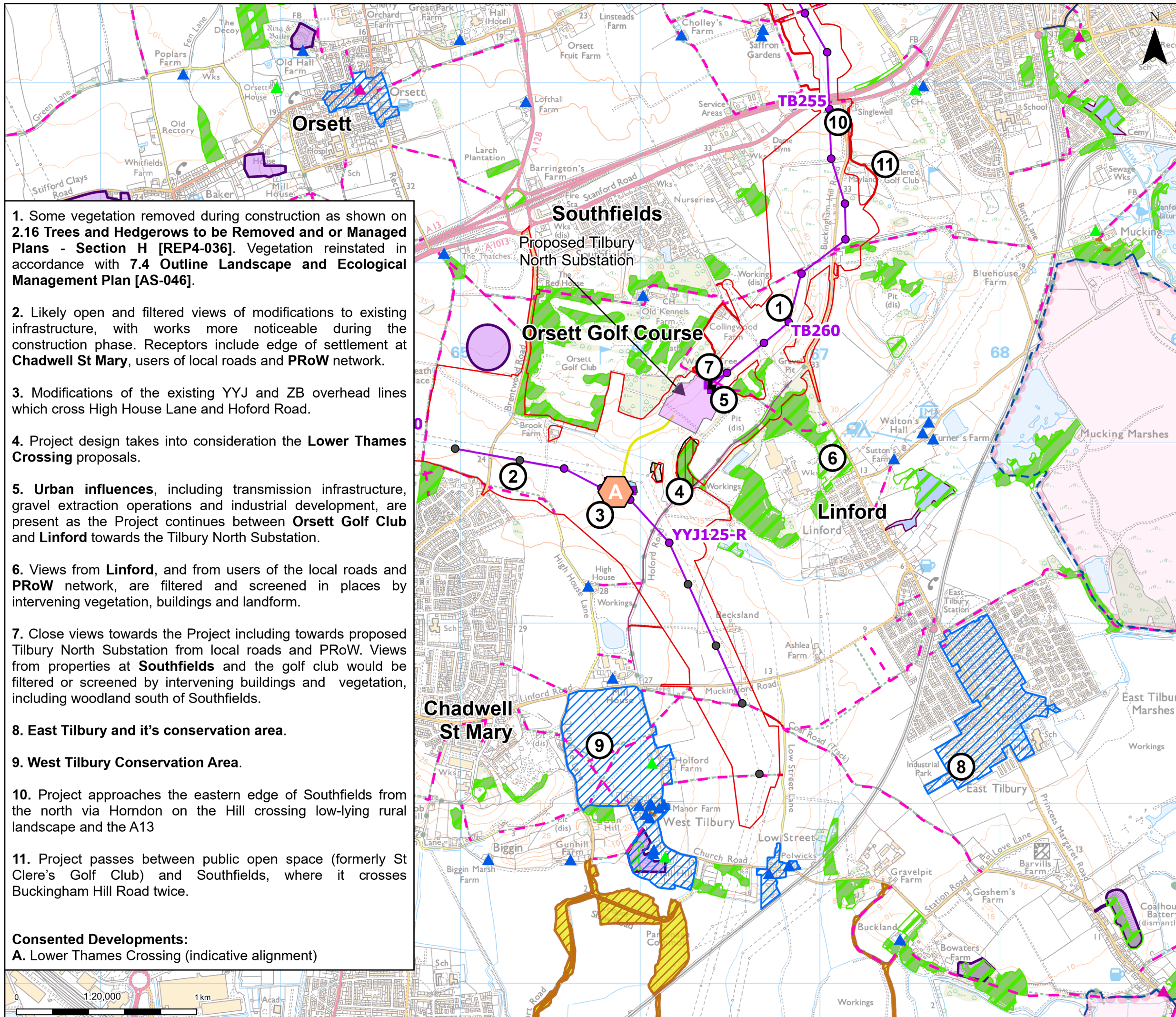
- Solar farm (planning app reference 24/01263/FUL)
- Battery energy storage 49.9MW (planning app reference 20/01800/FUL)

Action Point 27: Hutton/ Mountnessing/ Havering's Grove– Draft Opportunities Plan



- KEY**
-  PROPOSED 400 KV OVERHEAD LINE
 -  PUBLIC RIGHT OF WAY
 -  EXISTING WOODLAND
 -  OPPORTUNITIES FOR TREE AND HEDGEROW PLANTING
 -  OPPORTUNITIES FOR LINKS TO LOCAL NATURE RECOVERY STRATEGY, STRATEGIC AREAS
 -  OPPORTUNITIES FOR CONNECTIVE GREEN INFRASTRUCTURE ENHANCEMENTS
 -  EXISTING WATERBODIES
 -  OPPORTUNITIES FOR CONNECTIVE BLUE INFRASTRUCTURE ENHANCEMENTS
 -  OPPORTUNITIES FOR ENHANCEMENTS ALONG WATERCOURSES LAKES AND POND MOSAICS
 -  STRATEGIC AREAS - GREATER ESSEX LNRS

Appendix I Action Point 27 – Tilbury Constraints and Opportunities Plans



- Order limits
 - King Charles III england coast path
 - Traffic free national cycle networks
 - On road national cycle networks
 - Sites of Special Scientific Interest
 - Local Nature Reserves
 - Open access land
 - Countryside and rights of way (CRoW) conclusive registered common land
 - Deciduous woodland
 - Ancient & Semi-Natural Woodland
 - National forest inventory
 - Conservation areas
 - Scheduled monuments
 - Ancient Woodland Sites that are not shown on the Ancient Woodland Inventory (as per DCO Submission)
 - Conservation protected lanes
 - Consented developments
- Proposed permanent design details**
- Proposed full line tension gantry
 - Proposed low duty gantry
 - Existing Pylons
 - Proposed standard lattice pylon location
 - Proposed overhead line alignment
 - Proposed Tilbury North Substation
 - Proposed underground cable alignment
 - Proposed cable sealing end (CSE) compounds
- Constraints**
- Listed buildings
- Grade I
 - Grade II
 - Grade II*

1. Some vegetation removed during construction as shown on **2.16 Trees and Hedgerows to be Removed and or Managed Plans - Section H [REP4-036]**. Vegetation reinstated in accordance with **7.4 Outline Landscape and Ecological Management Plan [AS-046]**.

2. Likely open and filtered views of modifications to existing infrastructure, with works more noticeable during the construction phase. Receptors include edge of settlement at **Chadwell St Mary**, users of local roads and **PRoW** network.

3. Modifications of the existing YYJ and ZB overhead lines which cross High House Lane and Hoford Road.

4. Project design takes into consideration the **Lower Thames Crossing** proposals.

5. **Urban influences**, including transmission infrastructure, gravel extraction operations and industrial development, are present as the Project continues between **Orsett Golf Club** and **Linford** towards the Tilbury North Substation.

6. Views from **Linford**, and from users of the local roads and **PRoW** network, are filtered and screened in places by intervening vegetation, buildings and landform.

7. Close views towards the Project including towards proposed Tilbury North Substation from local roads and PRoW. Views from properties at **Southfields** and the golf club would be filtered or screened by intervening buildings and vegetation, including woodland south of Southfields.

8. **East Tilbury and it's conservation area.**

9. **West Tilbury Conservation Area.**

10. Project approaches the eastern edge of Southfields from the north via Horndon on the Hill crossing low-lying rural landscape and the A13

11. Project passes between public open space (formerly St Clere's Golf Club) and Southfields, where it crosses Buckingham Hill Road twice.

Consented Developments:
A. Lower Thames Crossing (indicative alignment)

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Rev	Date	Description	Drawn	Check	Approv
A	June 2026	FOR DCO APPLICATION	SS	AF	KB

PROJECT:
nationalgrid Norwich to Tilbury

Planning Inspectorate App Number: EN020027

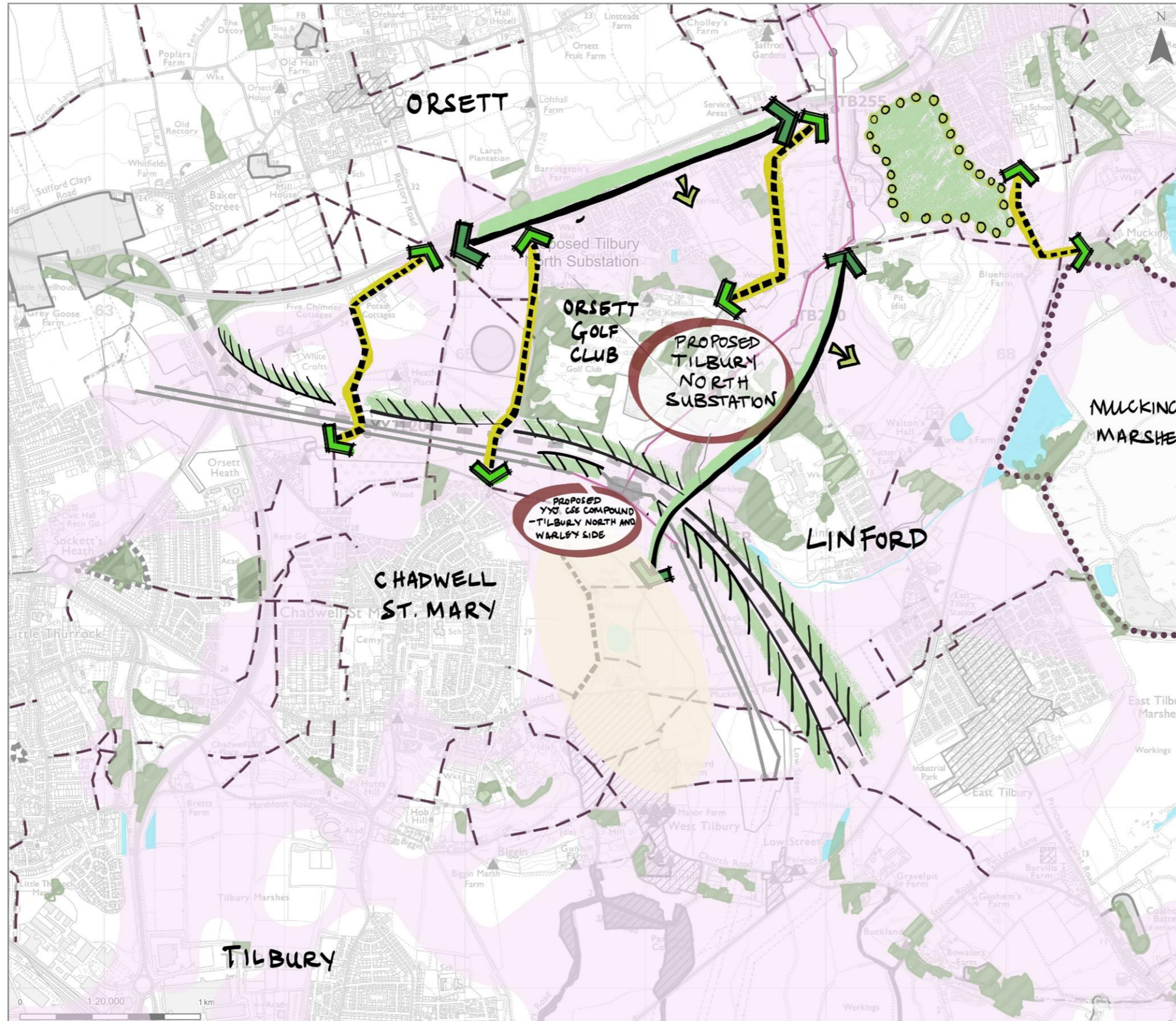
Title:
Action Point 27: Tilbury North - Draft Constraints Plan - Scenario B

Designed	R. Geatrix	Date	June 26
Drawn	S. Sarkar	Date	June 26
Checked	A. Fell	Date	June 26
Approved	K. Burrows	Date	June 26
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Suitability Code:	A2	Project Number:	10059280

Accepted as Concept Stage

Drawing Number:	10059280-ARC-EGN-ZZ-DR-ZZ-00936	Revision:	A
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Action Point 27: Tilbury – Draft Opportunities Plan



- KEY**
- PROPOSED 400 KV OVERHEAD LINE
 - EXISTING 400 KV OVERHEAD LINE
 - - - - PUBLIC RIGHT OF WAY
 - KING CHARLES III ENGLAND COAST PATH
 - EXISTING WOODLAND
 - ↔ OPPORTUNITIES FOR TREE AND HEDGEROW PLANTING
 - ↓ OPPORTUNITIES FOR LINKS TO LOCAL NATURE RECOVERY STRATEGY, STRATEGIC AREAS
 - ↔ OPPORTUNITIES FOR CONNECTIVE GREEN INFRASTRUCTURE ENHANCEMENTS
 - EXISTING WATERBODIES
 - STRATEGIC AREAS - GREATER ESSEX LNRS
 - EXISTING AND PROPOSED PUBLIC OPEN SPACE
 - - - - PROPOSED LOWER THAMES CROSSING ALIGNMENT
 - PROPOSED MITIGATION ALONG LOWER THAMES CROSSING
 - PROPOSED CHADWELL ST. MARY HOUSING ALLOCATION

National Grid plc
National Grid House,
Warwick Technology Park,
Gallows Hill, Warwick.
CV34 6DA United Kingdom

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