

I write on behalf of Katherine Lee ("the Landowner") to provide a further update regarding the Landowner's continuing objection to the proposed third-party works, following the submission made at Deadline 4.

Engagement with UK Power Networks ("UKPN")

The draft Development Consent Order ("DCO") promoted by the Applicant includes powers relating to works to be undertaken by UKPN.

However, there remains a significant lack of clarity regarding the precise nature, extent, location and justification of the proposed UKPN works affecting the Landowner's interests. Whilst reference has been made to the rerouting of existing infrastructure to facilitate the Norwich to Tilbury Project, no detailed information has been provided in relation to the specific works proposed on, or affecting, the Landowner's land.

The Landowner received no communication from UKPN, nor from its appointed agent Dalcour Maclaren, until an introductory Microsoft Teams meeting held on 23 April 2026. That meeting was attended by Jack Cook and Dexter Myres of Dalcour Maclaren on behalf of UKPN, and Jane Kenny and David Jones of Savills on behalf of the Landowner. The meeting was introductory in nature and did not provide the detailed information required for the Landowner to properly understand the implications of the proposed works. During that meeting, it was confirmed that Fisher German had been engaging with UKPN regarding the retention of the third-party works within the neighbouring field that is already significantly affected by the Project and lies within the Order Limits (see attached plan).

Dalcour Maclaren subsequently requested copies of any written correspondence relating to those discussions, it was confirmed that no such correspondence had been issued or received. Dalcour Maclaren was directed to Nick Robinson of Fisher German, acting on behalf of the Applicant, who had been leading discussions with UKPN on this matter.

Since that meeting, there has been no further meaningful engagement from UKPN or Dalcour Maclaren beyond the verbal discussions referred to above. Efforts are currently being made to arrange a site meeting involving representatives from UKPN, Dalcour Maclaren, Savills and the Landowner.

Notwithstanding the proposed site meeting, the current position remains wholly unsatisfactory. UKPN continues to seek extensive rights over private land without having adequately engaged with the Landowner, provided sufficient information to demonstrate the necessity of its proposals, or properly assessed and explained the impacts on the farming operation. To date, the Landowner has received no substantive response, meaningful update, or satisfactory explanation from either the Applicant or UKPN regarding the fundamental issues affecting the farm and its ongoing operation.

Conclusion

Nearly a year after the submission of the Application, significant concerns remain unresolved. Engagement with the Landowner has been limited and wholly insufficient to enable a proper assessment of the impacts that the proposed development would have on the farming business.

This lack of engagement is particularly concerning given:

- The significant and long-term impact the proposals would have on the farming business;
- The scale of the proposed infrastructure crossing productive agricultural land;
- The extensive compulsory acquisition and rights powers being sought over privately owned land; and
- The requirement on applicants to demonstrate a compelling case in the public interest before powers of compulsory acquisition can be justified.

The Applicant submitted its application for a Development Consent Order on 29 August 2025, including powers for the compulsory acquisition of land and the acquisition of rights over substantial areas of the Landowner's holding. Despite the passage of considerable time, neither the Applicant nor UKPN has provided sufficient information or justification to support the extent of the powers sought.

In the absence of such information, and given the continuing failure to engage meaningfully with the Landowner on matters directly affecting the operation and viability of the farming business, the Landowner maintains that the proposals are unjustified, inadequately evidenced, unnecessary and disproportionate.

Written on behalf of the Landowner by Jane Kenny MRICS FAAV FALA

