

I write on behalf of Cullum Agri Ltd ("the Landowner") to provide a further update regarding the Landowner's continuing objection to the proposed overhead electricity transmission infrastructure crossing a significant area of the holding.

Update position

Following the submission made at Deadline 4, a further meeting was held on 19 June 2026 between the Applicant, Fisher German (acting on behalf of the Applicant) and Norfolk land agents representing landowners, to continue negotiations regarding the proposed Heads of Terms.

Whilst some positive progress has been made, there remain a number of fundamental issues that have yet to be resolved before generic Heads of Terms can be agreed. Thereafter, detailed site specific provisions will still need to be negotiated and agreed.

The Landowner's principal outstanding concerns remain:

The extent of the permanent and temporary land take required for the proposed development;

The siting of pylons and supporting infrastructure, particularly the need for structures to be positioned within field boundaries and other locations that minimise disruption to agricultural operations;

The continuing impact of the proposals on the efficient operation, viability and future management of the farming business.

To date, the Landowner has not received any substantive response or satisfactory update from the Applicant on these fundamental matters.

Engagement with UK Power Networks ("UKPN")

The draft Development Consent Order ("DCO") promoted by the Applicant includes powers relating to 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 meeting was held via Microsoft Teams on 23 April 2026.

That meeting was attended by [REDACTED] and [REDACTED] from Dalcour Maclaren on behalf of UKPN and [REDACTED] and [REDACTED] from Savills on behalf of the Landowner.

The meeting was introductory in nature and did not provide the detailed information required by the Landowner to understand the implications of the proposed works.

Since that date there has been no further meaningful engagement by UKPN nor their agents, Dalcour Maclaren. A site meeting is now scheduled to take place on 17 July 2026, involving representatives from UKPN, Dalcour Maclaren, Savills and the Landowner.

Notwithstanding that forthcoming meeting, the current position remains that UKPN is seeking extensive powers over private land without having adequately engaged with the Landowner or provided sufficient information regarding the impact of its proposals.

Engagement

Aside from the meeting referred to above concerning Heads of Terms, there has been no further meaningful engagement by either the Applicant or UKPN.

The Landowner finds this lack of engagement surprising and deeply concerning given:

The significant and long-term impact the proposals will have on the farming business;

The scale of the proposed infrastructure crossing productive agricultural land;

The extent of the compulsory acquisition and rights powers being sought; and

The requirement under the Planning Act 2008 framework for applicants to demonstrate a compelling case in the public interest for the acquisition of private rights and interests.

The Landowner remains willing to engage constructively. However, meaningful progress cannot be achieved in the absence of detailed information and genuine engagement from those seeking powers over the Landowner's property.

Conclusion

The Applicant submitted its application for a DCO on 29 August 2025, including powers for compulsory acquisition and the acquisition of rights over substantial areas of the Landowner's holding.

Nearly a year later, significant concerns remain unresolved. There continues to be a lack of essential information regarding both the Applicant's proposals and the proposed UKPN works. Furthermore, meaningful engagement has been limited and insufficient to address the substantial impacts that the proposed development would have on the farming business.

Accordingly, in these circumstances, the Landowner considers that the proposals, as currently presented, remain unjustified insofar as they affect the Landowner's land and interests.

Written by [REDACTED] MRICS FAAV FALA