

From: Grace Gardiner
Sent: 04 August 2026 17:01
To: Norwich to Tilbury
Cc: [REDACTED]
Subject: Deadline 8 Response – Norwich to Tilbury

Good afternoon,

Response for Deadline 8
4th August 2026
Submitted on behalf of Affected Parties represented by: [REDACTED]
[REDACTED]
Subject: Update on voluntary acquisition Heads of Terms

This submission provides a further update following our representations at Deadline 7.

The majority of the matters raised in our Deadline 7 submission remain outstanding. While there has been some further correspondence with National Grid, this has not resolved the principal concerns raised and clarity has not been provided on various points raised during Heads of Terms negotiations .

We have asked National Grid to identify where, within the draft DCO and accompanying application documents, the various rights and powers proposed to be acquired are set out. This includes clarification of the rights that National Grid would obtain in respect of the permanent easement and how those rights compare with the provisions they are seeking via the voluntary Heads of Terms. This information is necessary to enable affected landowners to understand the distinction between compulsory rights via the DCO and the terms being offered through voluntary agreement.

We have been provided with the following explanation from Fisher German: *“The matters listed below are not specifically addressed within the Draft DCO itself but would ordinarily be dealt with through the detailed negotiation of the Heads of Terms and the subsequent Deed of Grant of Easement/Rights”*

For your information, the *“matters listed below”* referred to above are:

- Alienation
- the Grantor’s retained rights
- the rights to be granted to the Grantee
- the rights to be included within the deed of easement
- the final easement area
- cable depth
- restrictions on use of land

Without clarification on where and if the above matters are in the DCO application, agents and affected parties are not fully informed enough to make a fully informed assessment of the options or properly understand the extent of the rights that may be imposed under the DCO.

The specific concerns raised at Deadline 7 regarding the Heads of Terms remain unresolved and National Grid appear to no longer be open to agreeing any changes.

There also continues to be insufficient engagement from UK Power Networks in relation to the proposed undergrounding and associated works.

A number of important technical matters also remain outstanding. These include, among other things, confirmation of the proposed line heights, applicable safety clearances and the practical restrictions that may arise beneath and adjacent to the overhead lines. These details are necessary for landowners to understand the likely effect of the development on agricultural operations, machinery, future land use and development potential.

We have consistently been advised by National Grid that the proposed easement payment rates were historically agreed with the NFU. However, the NFU has indicated that it was not party to any such discussions or agreement. This apparent discrepancy requires clarification. National Grid should also provide a clear explanation of how the proposed payments for the permanent rights being acquired have been assessed. This information is necessary so that affected landowners can properly understand whether the proposed payments reflect the nature and extent of the permanent rights sought. Without that information, interested parties are unable to make a properly informed comparison between the voluntary terms being offered and the compensation that may otherwise be available through the statutory process.

Many of the interested parties we represent also support the representations made concerning the wider adequacy of the application and consultation process. In particular, there remain concerns that reasonable alternatives have not been properly considered, that the consultation process has not been undertaken in accordance with the required procedures, the rights being acquired are greater than necessary, and that insufficient information has been provided to enable affected parties to understand and respond fully to the proposals.

Kind regards,

[Redacted Signature]

Chartered Surveyor

Tel: [Redacted]

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